



**AGENDA SUMMARY  
MINNEOLA CITY COUNCIL**

**March 2, 2010**

**AGENDA ITEM TAB: 2c  
SUBJECT TITLE: Ordinance 2009 – 26, Shed Placement**

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**OBJECTIVE:** To amend Chapter 102, Sections 102-62(4) (c), 102-82(2) (c), 102-102(2) (c), 102-132(2) (c), 102-162(4) (c), 102-192(4) (c), and 102-222(3) (c) of the City of Minneola, Florida Land Development Regulations.

**SUMMARY:** the City of Minneola recognizes the need to periodically update and modify the provisions within the City Land Development Regulations; and recognizes that these updated provisions shall improve the overall appearance of the City of Minneola. Updating the shed placement requirements will serve the best interests of the residents of the City of Minneola.

**1<sup>st</sup> Reading Feb. 2, 2010; requested to be on Mar. 2<sup>nd</sup> consent agenda**

**OPTIONS:** Approve - Approve with Changes - Deny

**STAFF RECOMMENDATION:** The Planning & Zoning Commission met January 11, 2010, Ms. Zielonka made a motion to recommend approval of Ordinance 2009 - 26 as written, seconded by Mr. Flowers. Vote of 5-0 to recommend approval of Ordinance 2009 - 26 as written. (Ms. Veit and Mr. Humphries absent)

**FISCAL IMPACT:**

**COORDINATION:**

City Attorney \_\_\_\_\_  
City Manager \_\_\_\_\_

City Engineer \_\_\_\_\_  
Finance Director \_\_\_\_\_

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**ORDINANCE 2009-26**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR AMENDMENT OF THE MINNEOLA LAND DEVELOPMENT REGULATIONS; SPECIFICALLY AMENDING SECTION 102, UPDATING PROVISIONS, RESTRICTIONS AND CRITERIA FOR THE PLACEMENT OF SHEDS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE MINNEOLA LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Land Development Regulations (LDRs) of the City of Minneola provide and establish shed placement requirements; and

**WHEREAS**, the City of Minneola recognizes the need to periodically update and modify the provisions within the LDRs; and

**WHEREAS**, the City of Minneola recognizes that these updated provisions shall improve the overall appearance of the City of Minneola; and

**WHEREAS**, updating the shed placement requirements will serve the best interests of the residents of the City of Minneola.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:**

**Section 1.** Chapter 102, Sections 102-62(4)(c), 102-82(2)(c), 102-102(2)(c), 102-132(2)(c), 102-162(4)(c), 102-192(4)(c), and 102-222(3)(c) of the City of Minneola, Florida Land Development Regulations are hereby amended to read as follows:

c. Such shed, storage building, or similar structure shall be placed at the rear of the dwelling unit on the lot. For purposes of this section, the rear of a dwelling unit is defined as ~~that section of the dwelling unit directly opposite the front door~~ the area from a perceived horizontal line across the back of the dwelling unit to the rear property line subject to setback requirements and easements.

**Section 2.** The provisions of this Ordinance shall become effective immediately upon passing.

**Section 3.** All ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section 4.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

**Section 5.** The provisions of this ordinance are intended to be incorporated into the Land Development Regulations of the City of Minneola, Florida, and the sections of this ordinance may be renumbered, relettered, and the word “ordinance” may be changed to “section,” “article,” or such other word or phrase in order to accomplish such intention.

**PASSED AND ORDAINED** this 2<sup>nd</sup> day of March, 2010, by the City Council of the City of Minneola, Florida.

\_\_\_\_\_  
PAT KELLEY, Mayor

ATTEST:

\_\_\_\_\_  
JANET McDANIEL, City Clerk

Passed First Reading 02-02-2010

Passed Second Reading 03-02-2010

Approved as to form and legality:

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SCOTT A. GERKEN, City Attorney