



**AGENDA SUMMARY  
MINNEOLA CITY COUNCIL**

**March 2, 2010**

**AGENDA ITEM TAB: 2d  
SUBJECT TITLE: Ordinance 2009 – 28 – Design Standards**

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**OBJECTIVE:** Chapters 94 and 102 of the City of Minneola, Florida Land Development Regulations be amended to incorporate changes in site design requirements and standards.

**SUMMARY:** the City of Minneola finds and determines that it is necessary to periodically update and modify the site design standard provisions within the City Land Development Regulations; and determines that these updated provisions shall improve the overall appearance of the City of Minneola; and updating the site design standard requirements will serve the citizens and best interests of the City of Minneola.

**1<sup>st</sup> reading Feb. 2, 2010 council requested this be on the Mar. 2, 2010 consent agenda,**

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

**STAFF RECOMMENDATION:** The Planning & Zoning Commission Met on January 11, 2010, Ms. Zielonka made a motion to recommend approval of Ordinance 2009-28 with changes to Section 2(1), seconded by Mr. Flowers. Motion passed by a vote of 3-2 (Mr. Humphries and Ms. Veit absent) to recommend approval of Ordinance 2009-28 as written with changes to Section 2(1) which was amended to read: “an existing building or project where the cost of such additional renovation or redevelopment exceed 50% of the value of the structure”

**FISCAL IMPACT:**

**COORDINATION:**

*“Delivering Excellence”*

**ORDINANCE 2009-28**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING THE CITY OF MINNEOLA LAND DEVELOPMENT REGULATIONS; SPECIFICALLY AMENDING SECTIONS 94 AND 102 REGARDING RESTRICTIONS AND CRITERIA FOR SITE DESIGN STANDARDS 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 certain site design standard requirements; and

**WHEREAS**, the City of Minneola City Council finds and determines that it is necessary to periodically update and modify the site design standard provisions within the LDRs; and

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

**WHEREAS**, updating the site design standard requirements will serve the citizens and best interests of the City of Minneola.

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

**Section 1.** That Sections 94 and 102 of the City of Minneola, Florida Land Development Regulations be amended to incorporate changes in site design requirements and standards, as further described within this legislation below.

**Section 2.** Section 94-2(1) of the City of Minneola Land Development Regulations is hereby amended to read as follows:

(1) *Renovations and redevelopment.* In the case of additions or renovations to, or redevelopment of, an existing legally non-conforming building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the value of the existing structures or 20 percent of the square footage of the existing structures, the provisions of this chapter shall apply. Nothing contained herein shall relieve any property owner from complying with the requirements set forth in section 10 of Ordinance 2009-28, which requires that non-conforming exterior colors of all existing buildings and projects subject to Chapter 94 be brought into compliance with the color-related provisions of Chapter 94 no later than twelve months from the date of final passage of Ordinance 2009-28.

**Section 3.** The title of Section 94-3 of the City of Minneola Land Development Regulations is hereby amended to read as follows:

Architectural and site design standards and guidelines for commercial buildings and projects with a gross building area of 1,000 square feet or larger.

**Section 4.** Section 94-3(g)(11)(c) of the City of Minneola Land Development Regulations is hereby amended to read as follows:

c. *Predominant exterior colors.* The use of black, gray, fluorescent, primary, and/or secondary colors is prohibited as the predominant exterior building or roof colors. Earth tone colors are encouraged. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.

**Section 5.** The title of Section 94-4 of the City of Minneola Land Development Regulations is hereby amended to read as follows:

**Sec. 94-4. Architectural and site design standards and guidelines for commercial buildings and projects over 20,000 square feet in size.**

**Section 6.** Section 94-4(13)(c) of the City of Minneola Land Development Regulations is hereby amended to read as follows:

c. *Predominant exterior colors.* Earth tone colors are encouraged for exteriors. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.

**Section 7.** Section 102-255 of the City of Minneola Land Development Regulations is hereby amended to add the following:

**Sec. 102-255. Design Standards.**

Design standards in the I-1 district are as follows:

1. There are no minimum living area requirements.
2. The minimum lot size shall be 20,000 square feet.
3. The minimum lot width at the building setback line shall be 200 feet.
4. There are no minimum lot depth requirements.
5. The maximum floor area ratio is 1.0.
6. The minimum street frontage shall be 100 feet.
7. The minimum cul-de-sac frontage shall be 50 feet.
8. The maximum impervious surface area (which includes building coverage) shall be limited to 75 percent.
9. There are no minimum open space requirements.
10. The maximum building height is 35 feet.
11. The minimum setback requirements are as follows:
  - a. Front yard setback:
    1. Local roadway – 25 feet.
    2. Collector roadway – 25 feet.
    3. Arterial roadway – 50 feet.
  - b. Side yard setback when adjoining:
    1. Another lot – 10 feet.

2. Local roadway – 25 feet.
3. Collector roadway – 25 feet.
4. Arterial roadway – 50 feet.
- c. Rear yard setback: 25 feet.

12. Colors:

a. Predominant exterior colors. The use of black, grey, fluorescent, primary and/or secondary colors is prohibited as the predominant exterior building or roof colors. Earth tone colors are encouraged. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.

b. Building trim colors. Building trim and accent areas may feature any color(s) provided said color is limited to ten percent of the affected façade segment, with a maximum trim height of 24 inches total for its shortest distance.

**Section 8.** Section 102-345 of the City of Minneola Land Development Regulations is hereby amended to read as follows:

**Sec. 102-345. Design Standards.**

Design standards in the B-1 district are as follows:

1. There are no minimum living area requirements.
2. The minimum lot size shall be 22,500 square feet.
3. The minimum lot width shall be 150 feet.
4. There are no minimum lot depth requirements.
5. The maximum floor area ratio is 1.10.
6. The minimum street frontage shall be 50 feet.
7. The minimum cul-de-sac frontage shall be 25 feet.
8. The maximum impervious surface area, which includes building coverage, shall be limited to 90 percent.
9. There are no minimum open space requirements.
10. The maximum building height is 35 feet.
11. The minimum setback requirements are as follows:
  - a. Front yard setback:
    1. Local roadway – 25 feet.
    2. Collector roadway – 25 feet.
    3. Arterial roadway – 50 feet.
  - b. Side yard setback when adjoining:
    1. Another lot – 12 feet.
    2. Local roadway – 25 feet.
    3. Collector roadway – 25 feet.
    4. Arterial roadway – 50 feet.
  - c. Rear yard setback: 25 feet.

12. Colors:

a. Predominant exterior colors. The use of black, grey, fluorescent, primary and/or secondary colors is prohibited as the predominant exterior building or roof colors. Earth tone colors are encouraged. Earth tone is a color scheme that draws from a color palette of browns and tans. The colors in an earth tone scheme are muted in an emulation of natural colors.

b. Building trim colors. Building trim and accent areas may feature any color(s) provided said color is limited to ten percent of the affected façade segment, with a maximum trim height of 24 inches total for its shortest distance.

**Section 9.** The provisions of this ordinance shall become effective immediately upon passing for all new applications.

**Section 10.** A 12-month amnesty period following final passage of this Ordinance No. 2009-28, during which all existing properties must come into compliance with the color-related provisions contained herein in sections 94 and 102 of the City of Minneola Land Development Regulations, is hereby granted. Commercial locations will have three months from the final passage of Ordinance 2009-28 to submit a color palette and nine months from final passage to come into compliance. All properties found not in compliance at the end of the 12-month period may be subject to Code Enforcement action.

**Section 11.** All ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 12.** This Ordinance shall become effective immediately upon passing.

**Section 13.** 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 14.** The provisions of this ordinance are intended to be incorporated into the Code of Ordinances 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 2nd day of March, 2010, by the City Council of the City of Minneola, Florida.

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PAT KELLEY, Mayor

ATTEST:

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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