



AGENDA SUMMARY

City Council Meeting
November 4, 2025

Agenda Item: 2.

Subject Title: Ordinance 2025-16 SE B-1 Buildings Over 18,000 SF - *First Reading*

Objective:

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 102 of the Land Development Code of the City of Minneola Relating to Building Sizes Authorized in the B-1 Zoning District: Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

Summary:

Currently, B-1 zoning requires buildings to be no more than 18,000 square feet. Anything larger requires a variance from City Council. Per a request from City Council, buildings larger than 18,000 can apply for a special exception rather than a variance.

Exhibits:

1. Ordinance 2025-16 SEU Building Size in B-1
2. business-impact-estimate_Building Size in B-1 as SEU

Options:

1. Approve the ordinance as presented.
2. Approve the ordinance with conditions.
3. Postpone approval of ordinance.
4. Deny approval of ordinance.

Fiscal Impact:

Undetermined

Staff Recommendation:

Staff Recommends Approval.

ORDINANCE 2025-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 102 OF THE LAND DEVELOPMENT CODE OF THE CITY OF MINNEOLA RELATING TO BUILDING SIZES AUTHORIZED IN THE B-1 ZONING DISTRICT: PROVIDING FOR CONDITIONS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Code currently establishes a maximum building area to 18,000 square feet in the Business District (B-1); and

WHEREAS, the B-1 zoning district is intended to provide convenient commercial and service uses to meet the daily needs of surrounding neighborhoods and the traveling public while maintaining compatibility with nearby residential and civic uses; and

WHEREAS, the City Council recognizes that certain beneficial commercial, institutional, and community-oriented uses—such as grocery stores, fitness facilities, medical clinics, and other neighborhood-serving developments—may require building sizes exceeding 18,000 square feet to operate effectively and serve the needs of residents; and

WHEREAS, the City Council desires to allow flexibility for such uses while retaining appropriate public review and site-specific consideration through the Special Exception Use process; and

WHEREAS, the City Council finds that requiring a Special Exception Use approval for buildings larger than 18,000 square feet will enable evaluation of site design, access, buffering, and compatibility with adjacent properties on a case-by-case basis; and

WHEREAS, this amendment is consistent with and implements the goals, objectives, and policies of the City of Minneola Comprehensive Plan by promoting balanced economic development, efficient land use, and high-quality design within the City's established commercial corridors; and

WHEREAS, the City Council of the City of Minneola finds it in the best interest of the public health, safety, and welfare to adopt this ordinance amending Chapter 102 of the Land Development Code to provide for such Special Exception Use review.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above are true and correct and incorporated herein as legislative findings of the City Council.

Section 2. Implementation. The City of Minneola Land Development Code is hereby amended to read as follows [deleted text will be ~~stricken through~~ and new changes are underlined.]:

A. Amendment to Section 102-343: Uses permitted as special exception uses upon approval.

Uses permitted as special exception uses upon approval in the B-1 district are as follows:

(18) Buildings exceeding 18,000 square feet gross floor area.

B. Amendment to Section 102-345. - Design standards.

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

~~(1) The maximum building area shall be 18,000 square feet. Residential uses will only be allowed if mandated by law or as provided in section 102-343.~~

Section 3. Conflicts. All Ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Codification. This Ordinance shall be effective immediately upon passage.

Section 5. Severability. The provisions of this Ordinance are intended to be incorporated into the Code of Ordinances of the City of Minneola, Florida, and sections of this ordinance may be renumbered, re-lettered, and the word “ordinance” may be changed to “section,” “article,” or any other word or phrase in order to accomplish such intention.

Section 6. Effective Date. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

PASSED AND ORDAINED in regular session of the City Council of the City of Minneola, Lake County, Florida, this _____ day of _____, 2025.

THE CITY OF MINNEOLA FLORIDA,

BY: _____
Pat Kelley, Mayor

ATTEST: _____
Kristine Thompson, Clerk

Approved as to form:

Scott A. Gerken, City Attorney

CITY OF MINNEOLA, FLORIDA

Business Impact Estimate

Ordinance No. 2025-16

An Ordinance Amending Chapter 102 of the Land Development Code Relating to Building Sizes Authorized in the B-1 Zoning District.

1. Purpose of the Proposed Ordinance

The purpose of Ordinance 2025-16 is to amend Chapter 102 of the City's Land Development Code to allow structures exceeding 18,000 square feet within the Business District (B-1) zoning category upon approval as a Special Exception Use (SEU).

Currently, the Code limits all buildings in the B-1 district to a maximum of 18,000 square feet. The amendment maintains that threshold as the default standard but provides flexibility for larger commercial, institutional, and community-serving buildings when appropriate site-specific conditions can be applied through the special exception review process.

2. Estimated Economic Impact on Businesses Within the City

The proposed ordinance is expected to have a positive economic impact on existing and prospective businesses within the City.

- **Increased Flexibility:** The amendment removes a rigid size cap and allows consideration of larger commercial projects (e.g., grocery stores, medical offices, fitness centers, or retail establishments) that were previously prohibited in the B-1 district.
- **Business Attraction and Retention:** Expanding development options in the B-1 district may attract new investment and retain businesses that might otherwise locate in neighboring jurisdictions.
- **Neutral Compliance Costs:** The ordinance does not impose new fees, taxes, or operational mandates on existing businesses. The only procedural requirement added is the need for Special Exception Use approval for buildings exceeding 18,000 square feet.
- **Minimal Administrative Costs:** Application review costs are limited to the standard special exception review fees, which are already established in the City's adopted fee schedule.

3. Estimated Impact on Business Productivity, Private-Sector Employment, and Innovation

The ordinance is not expected to negatively impact business productivity or employment. To the contrary, the increased flexibility to develop larger facilities may:

- Enable expansion of existing local businesses into larger premises;
- Encourage new commercial construction;
- Generate short-term construction employment and long-term operational jobs; and
- Promote innovation in site design and mixed-use development within the B-1 district.

Overall, the ordinance is anticipated to have a net positive or neutral impact on private-sector productivity and employment.

4. Estimated Costs of Compliance for Businesses

No new regulatory costs, equipment purchases, reporting obligations, or operational changes are imposed. Businesses seeking to construct buildings larger than 18,000 square feet will be required to:

- Submit a Special Exception Use application (in lieu of a Variance application); and
- Comply with existing design, parking, access, and buffering standards as reviewed through the established public hearing process.

The costs associated with the application (survey, site plan preparation, and public notice) are comparable to other development approvals and are not considered substantial.

5. Statement on Whether the Ordinance Is Likely to Directly or Indirectly Increase Regulatory Costs

The ordinance is not expected to increase regulatory costs as defined in Section 120.54(2), Florida Statutes. The Special Exception Use process is already an established component of the City's Land Development Code and does not constitute a new or more burdensome form of regulation. Currently, applications are required to submit a Variance application, which is more burdensome than the SEU application.

6. Good Faith Estimate of the Number of Businesses Likely to Be Affected

Because the ordinance provides an additional opportunity rather than a restriction, the number of affected businesses is minimal. Approximately 20–30 parcels within the City are zoned B-1. Any property owner proposing a building over 18,000 square feet would be eligible to apply for a Special Exception Use, but no existing businesses are immediately impacted.

7. Additional Information

This ordinance provides a beneficial and flexible amendment to the City's Land Development Code that encourages responsible economic growth while maintaining appropriate safeguards for compatibility.

It imposes no new financial burden or operational constraint on existing businesses and is therefore not expected to have an adverse economic impact as defined in Section 166.041(4), Florida Statutes.