

ORDINANCE NO. 1018-2011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS AMENDING CODE OF ORDINANCE SECTION 150-011, UTILITY SHED, BY PROVIDING A NEW METHOD OF CALCULATING THE PERMITTED SIZE OF UTILITY SHEDS ON RESIDENTIAL HOMESITE PROPERTIES; IDENTIFYING A FURTHER LIMITATION ON PERMITTED SHED SIZES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, through the appeal of a variance denial from the Board of Adjustment, the City Council discussed the possible amendment of Code Section 150-011 regarding utility sheds; and,

WHEREAS, while it became apparent that an amendment to consider an increase in the size of utility sheds would be favorably received, the method of determining the sizes of permitted sheds came into question; and,

WHEREAS, the City Council discussed and debated an alternative method of determining the sizes of permitted sheds which would be more "homesite specific"; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate to provide a method of determining the authorized and approved sizes of utility sheds based upon the rear yard areas of each homesite property:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That Code of Ordinance Section 150-011, Utility Sheds, is hereby amended as follows:

Section 150-011. Utility Sheds.

- (A) Utility Sheds shall be constructed in the rear yard only, and there shall be no more than one utility shed on each residential homesite property in the city.
- (B) ~~Utility sheds shall be limited in size to not more than 100 square feet; shall be installed and anchored to a minimum four inch thick concrete slab in accordance with the South Florida Building Code, and shall otherwise conform to Chapter 151. There shall be no more than one utility shed per building site.~~

The permitted size of utility sheds on residential homesite properties in the City shall be limited to five (5%) percent of the rear yard area of the property, not to exceed a maximum size of two hundred fifty (250) square feet, and shall be installed and anchored in accordance with the applicable rules and regulations of the Florida Building Code.

- (C) Notwithstanding the provisions of the foregoing subsection (B), the permitted size of utility sheds shall be further limited by the maximum rear yard area coverage limitation of fifteen (15%) percent set forth in Code Section 150-041(A)(2).

~~(C)(D)~~

~~(D)(E)~~

Section 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 3: That the provisions of this Ordinance shall be effective immediately upon adoption by the City Council.

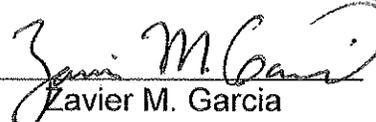
PASSED AND ADOPTED by the City Council of the City of Miami Springs,

Florida this 23rd day of May, 2011.

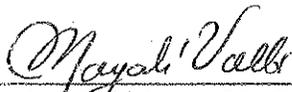
The motion to adopt the foregoing ordinance was offered on second reading by Vice Mayor Best, seconded by Councilman Espino, and on roll call the following vote ensued:

Vice Mayor Best	"aye"
Councilman Espino	"aye"
Councilman Lob	"aye"
Councilwoman Ator	"aye"
Mayor Garcia	"aye"




Xavier M. Garcia
Mayor

ATTEST:


Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Jan K. Seiden, Esquire
City Attorney

First reading: 05/09/2011
Second reading: 05/23/2011

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.