

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: September 12, 2019

FILE: 19-T-52

TO: Planning and Development Board/Local Planning Agency

FROM: Leslie A. Del Monte, Planning Manager

SUBJECT: Text Amendment to the Zoning and Land Development Regulations relative to self-storage facilities.

REQUEST:

A Text Amendment to the Zoning and Land Development Regulations relative to self-storage facilities.

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward ***a recommendation of approval*** to the City Commission.

REQUEST

In an effort to provide development standards for self-storage facilities, defined in Article 2 as *a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, individuals, organizations and other residential uses for self-service storage of personal property*, the text amendment proposes to amend Article 3, 4 and 7 of the Zoning and Land Development Regulations.

The request proposes to amend Article 3, 4 and 7 in the following manner:

* * *

§ 3.23 Distance Separation Requirements.

* * *

- G. The distance separation requirements for self-storage facilities shall be ¼ mile between a self-storage facility and another self-storage facility.

* * *

§ 4.22 Supplemental Use Regulations.

* * *

- V. Self-storage facilities shall be subject to the following:

1. Minimum lot size: 1 acre.
2. Buildings shall be designed in a contextual manner which responds to the character of its surrounding areas; and incorporate massing articulation, ground floor active uses, transparency, pedestrian connectivity, screening, and buffering, where appropriate.
3. Individual storage units shall not be accessible from the public right-of-way.
4. Loading areas and overhead doors shall not be located on primary frontage or fronting single-family residential zoning districts.

* * *

§ 7.2. Amount of Required Off-Street Parking.

A. The required off-street parking spaces shall be provided and maintained on the basis of the following minimum requirements listed in Article 7 except in the Regional Activity Center and Downtown and Beach Community Redevelopment Districts where each District shall have specific off-street parking requirements as identified in Article 4.

Use	Required No. of Spaces	Special Conditions; Additional Spaces Required
* * *	* * *	* * *
<u>30. Self-Storage Facility</u>	<u>1 per 10,000 sq. ft.</u>	
* * *	* * *	* * *

SITE INFORMATION

Owner/Applicant: City of Hollywood
Address/Location: Citywide

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment are consistent with the Comprehensive Plan, based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

The proposed text amendment is consistent with the City's Comprehensive Plan goal to encourage positive economic development by providing consistency with the State legislature and further defining the use to eliminate conflict.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principle:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: The proposed amendment is consistent with the City's Comprehensive Plan as outlined previously in the Consistency section of this Report. Proposing this distance separation creates an incentive for a greater mix of active uses, indirectly benefiting the adjacent community; while maintaining the intent of the regulations. Furthermore, providing for a separate parking requirement for self-storage facilities will eliminate the need for this variance request during development.

FINDING: Consistent

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: While conditions have not changed dramatically, there has been a considerable amount of development which has triggered the applicability and implementation of these regulations. Having these case studies has provided a platform for finding ways to enhance and improve the code; while still maintaining its original intent.

FINDING: Consistent