

ORDINANCE NO. _____

(19-T-52)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS TO ESTABLISH DISTANCE SEPARATION REQUIREMENTS AND SUPPLEMENTAL USE REGULATIONS RELATING TO SELF-STORAGE FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, numerous discussions have ensued amongst City staff and the City Commission regarding the establishment of distance requirements and use regulations for self-storage facilities within the City; and

WHEREAS, based upon those discussion the Planning and Development Services staff along reviewed the current Zoning and Land Development Regulations and have determined that the regulations relating to self-storage facilities could be revised to establish distance separation requirements and supplemental use regulations; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text amendment of regulatory controls may be filed; and

WHEREAS, on September 12, 2019, the Planning and Development Board, acting as the City's local planning agency, reviewed the proposed text amendment at a duly noticed public hearing and have forwarded its recommendation of approval to the City Commission; and

WHEREAS, the City Commission following review and public hearing, accepts such recommendations as set forth herein and finds them to be in the best interest of the citizens of Hollywood; and

WHEREAS, Section 166.041(3)(c)(2), Florida Statutes, requires that the local governing body shall hold two advertised public hearings on the proposed ordinance and at least one hearing shall be held after 5:00 PM, unless the local governing body, by a majority plus one vote, elects to conduct that hearing at another time of day.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Coding: Words in ~~struck-through~~ type are deletions from existing law; words underscored are additions.

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That Article 3, Section 3.23 entitled “Distance Separation Requirements” of the Zoning and Land Development Regulations is amended as follows:

ARTICLE 3: GENERAL PROVISIONS

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§3.23 Distance Separations Requirements.

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

All distance separation shall be measured linearly, from closest property line to closest property line, by an actual or imaginary straight line upon the ground or in the air. Any other provision of this Code to the contrary notwithstanding, there shall be no variances of the above distance requirements granted for any reason.

Section 3: That Article 4, Section 4.22 entitled “Supplemental Use Regulations” of the Zoning and Land Development Regulations is amended as follows:

ARTICLE 4: SCHEDULE OF DISTRICT, USE AND SETBACK REGULATIONS

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§4.22 Supplemental User Regulations.

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U. T. Artisan and Maker Manufacturing and Spaces shall be subject to the following:

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U. 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.

Section 4: That Article 7, Section 7.2 entitled “Amount of Required Off-Street Parking” of the Zoning and Land Development Regulations is amended as follows:

ARTICLE 7: OFF-STREET PARKING AND LOADING

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§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 |
|---|---|--|
| 1. Apartment Unit (bldg.) | 1.5 unit | Development with more than 10 units, then 1 per 5 units (marked guest parking) |
| 2. Auto Repair Garage, paint and body shops, auto/truck sales | 1 per 400 sq. ft. | Vehicle sales 1 space per 400 sq. ft. of enclosed floor area + 1 space 10,000 sq. ft. of lot area used for sales |
| 3. Bowling Alley | 2 spaces per alley | 1 per 100 sq. ft. of area used for accessory uses |
| 4. Cabana Clubs | 1.5 per cabana | |
| 5. Charter, tour, or sightseeing boats | 1 per 4 persons including crew and passengers | Calculation based on the maximum number of occupants (passengers and |

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| | | crew) allowed on the boat by the U.S. Coast Guard |
| 6. Churches and other places of worship | See Special Conditions | 1 per 60 sq. ft. of floor area available for seating and 1 per 4 fixed seats. Parking only required for main sanctuary or largest meeting room whichever is greater and for office spaces. |
| 7. Community Res. Facility | See Special Conditions | Level 1 facility = 2 spaces; Level 2 & 3 facility 2 spaces + 1 space per 10 beds |
| 8. Dormitories, fraternities | 1.5 per bed + 1 space for owner/operator | |
| 9. Duplex | 4 spaces | If in a development with 4 units, then 1 per 10 units (marked guest parking) |
| 10. Funeral Home | See Special Conditions | 1 per 60 sq. ft. of floor area available for seating and 1 per 4 fixed seats |
| 11. Golf Course | 4 per playing hole | 1 per 60 sq. ft. of floor area in club facilities |
| 12. Golf Driving Range | 2 per driving tee | Excluded - those accessory to Golf Course |
| 13. Hospital | 1 per bed | +1 per 200 sq. ft. in outpatient facility (diagnosis and treatment areas), + 1 per 200 sq. ft. of emergency room |
| 14. Hotel or motel | 1 per unit | Accessory uses 65% of requirement |
| 15. Industrial | 1 per 400 sq. ft. | Non-industrial Uses: 1 per 400 sq. ft. of office space |
| 16. Life Care Facility or similar use with beds | 1 per 10 beds | 2 for facility |
| 17. Manufacturing | 1 per 400 sq. ft. | Non-manufacturing uses: 1 per 400 sq. ft. |

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| 18. Marina | 1 per 3 wet slips | Dry dock storage: 1 per 10 dry slips |
| 19. Mobile Home Park | 2 per mobile home | tandem allowed, 1.5 space per home if parking is in a parking lot |
| 20. Museums and libraries | 1 per 400 sq. ft. | |
| 21. Niteclub and/or bar | 1 per 60 sq. ft. of floor area available for seating or dancing | |
| 22. Offices, general, financial, bank medical, dental (including clinics), professional and non- professional | 1 per 250 sq. ft. | For O-1 zoning districts, see § 4.3.J |
| 23. Personal Service | 1 per 250 sq. ft. | |
| 24. Places of assembly such as auditoriums, convention halls, dance hall, skating rink, stadiums gymnasium fitness centers and sport facilities etc. | See Special Conditions | 1 per 4 seats or 1 per 60 sq. ft. of floor area available for seating |
| 25. Private clubs, lodges, union hall | See Special Conditions | 1 per 60 sq. ft. of floor area available for seating and 1 per 4 fixed seats Private clubs, lodges, union hall |
| 26. Psychic Help Uses | 1 per 250 sq. ft. | |
| 27. Restaurant | 60% times the gross floor area of bldg., then 1 per 60 sq. ft. of the resulting floor area | |
| 28. Restaurant, take out | 1 per 150 sq. ft. | Only applies to take out restaurants not to be applied to #24 |
| 29. Retail | 1 per 250 sq. ft. | |
| <u>30. Self-Storage Facility</u> | <u>1 per 10,000 sq. ft.</u> | |
| 30 <u>31. Service Station</u> | 1 per 250 sq. ft. of retail or office area | 1 space per repair bay |

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| 31 <u>32</u> . Schools, public or private | See Special Conditions | As established by State agency, private to use same standards |
| 32 <u>33</u> . Schools, Business Commercial, adult or trade | 1 per 60 sq. ft. of area available for seating | |
| 33 <u>34</u> . Shopping Center | 1 per 220 sq. ft. | No differentiation by Use, except for movie theaters (see Theater, hotel, apartment unit) Outdoor sales 1 per 1000 sq. ft. |
| 34 <u>35</u> . Single Family Residence | 2 spaces for residences with 2,000 sq. ft. or less | 1 space per 500 sq. ft above first 2,000 sq. ft.; provided, however, an addition of 500 sq. ft. or less with no bedroom shall not require any additional spaces. Total required spaces not to exceed 5. Tandem spaces allowed if carport or garage present |
| 35 <u>36</u> . Theater and places of assembly with fixed seating | 1 per 4 seats | 1 per movie booth |
| 36 <u>37</u> . Townhome | 2 per Unit | If in a development that has more than 4 units then 1 space per 5 units (marked guest) |
| 37 <u>38</u> . Warehouse | 1 per 1000 sq. ft. | Non-warehouse Uses: 1 per 1000 sq. ft. |
| 38 <u>39</u> . Yacht Club | 1 per 60 sq. ft. of area available for seating | See marina for wet and dry slips. |

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Section 4: That it is the intention of the City Commission and it is hereby ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations, and the sections of the Regulations may be renumbered to accomplish such intention.

Section 5: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, all regulations or parts of regulations, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised _____, 2019.

PASSED on first reading this _____ day of _____, 2019.

PASSED AND ADOPTED on second reading this _____ day of _____, 2020.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance of
the City of Hollywood, Florida, only.

DOUGLAS R. GONZALES, CITY ATTORNEY