



**Planning, Zoning & Economic Development
Memorandum**

DATE: October 7, 2015

TO: Mayor and City Council

THRU: Laurence Leeds, AICP
Director of Planning, Zoning & Economic Development

FROM: Gayle Easterling, AICP
Senior Planner

SUBJECT: Proposed zoning ordinance allowing self-storage facilities in certain districts
(PP15-0017)

EXHIBITS TO BE INCLUDED: Zoning district site map and City Council Meeting minutes of May 13, 2015.

BACKGROUND

In 1997 the code was amended to allow self-storage facilities as a permitted use in the B-5P zoning district and to allow the use as a permitted conditional use in the B-3P and B-7P zoning districts if those districts were located within the State Road 7 SPI-2 overlay district. In 2002, the State Road 7 SPI-2 overlay district was revised into a zoning district designation that eliminated the B-3P and B-7P zoning districts and listed self-storage facilities as a prohibited use. As a result, self-storage facilities are permitted only in the B-5P zoning district, a very small geographic area located southeast of the Tech Park. It is unclear from the current language in the code if the citywide prohibition was intentional or an unintended result of the change in SPI-2 from an “overlay district” to a “freestanding zoning district”. Self-storage facilities currently exist on State Road 7 (SPI-2 Hybrid Commercial), on Cleary Boulevard between Pine Island Road and Nob Hill Road (B7-Q), at the northwest corner of Nob Hill Road and Broward Boulevard (B-7Q), and behind the Chevron gas station on N.W. 56th Avenue (B-7Q).

ANALYSIS

The proposed code amendment would regulate self-storage facilities as a conditional use in the B-3P and B-7P zoning districts, but only if said districts are located west of Flamingo Road and north of Sunrise Boulevard. The proposed code amendment would also allow self-storage as a conditional use in the SPI-2 (Hybrid Commercial) zoning district designation when such district lies north of Sunrise Boulevard so self-storage would not be reintroduced on State Road 7. Staff has proposed supplemental regulations to prohibit outside storage of vehicles and require certain architectural design elements for new self-storage facilities. The use will remain as a permitted use in the B-5P zoning district.

City Council, at their meeting of May 13, 2015, directed staff to proceed with review of the Ordinance by the Planning and Zoning Board and consideration for adoption by the City Council. The Planning and Zoning Board, at their meeting of July 7, 2015, recommended approval of the Ordinance subject to changing the maximum allowable height to 4 stories but not to exceed 45 feet.

REQUEST

Staff requests City Council consideration of the proposed Ordinance on first reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PLANTATION PERTAINING TO THE SUBJECT OF ZONING; AMENDING THE MASTER LIST OF BUSINESS USES WITHIN SECTION 27-613.2 TO PERMIT SELF – STORAGE FACILITIES WITHIN THE SPI-2 HC: HYBRID COMMERCIAL SUBDISTRICT; AMENDING THE SUPPLEMENTAL REGULATIONS WITHIN SECTION 27-613.3; AMENDING THE MASTER LIST OF BUSINESS USES WITHIN SECTION 27-720 TO PERMIT SELF-STORAGE FACILITIES WITHIN THE B-3P AND B-7P ZONING DISTRICTS; AMENDING THE SUPPLEMENTAL REGULATIONS WITHIN SECTION 27-721; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1: Sec. 27-613.2 of the Plantation Code of Ordinances, entitled “Master list of State Road 7 SPI-2 Subdistrict uses”, is hereby amended to read as follows:

Sec. 27-613.2. Master list of State Road 7 SPI-2 Subdistrict uses.

BUSINESS LISTINGS	Prohibited	AM: Auto Mall	HCS: Healthcare Services	PO: Professional Office	HC: Hybrid Commercial	FCC: Four Corners Commercial	AC: Artisan Commerce
...							
Self-storage facility - <u>Conditional use only*</u>	X				<u>X*</u> 38		

SECTION 2: Sec. 27-613.3(38) of the Plantation Code of Ordinances, entitled “Supplemental regulations to the master list of State Road 7 SPI-2 Subdistrict uses”, is hereby amended to read as follows:

**Sec. 27-613.3. Supplemental regulations to the master list of State Road 7
SPI-2 Subdistrict uses.**

- (38) A self-storage facility is permitted as a conditional use in the HC Hybrid Commercial Subdistrict, if such district lies north of Sunrise Boulevard. Any self-storage facility or warehouse which has been lawfully established and is operating in the city as of August 1, 1997, shall be permitted to continue business as a conditional use. Any such lawful use which is in existence which is later destroyed for any reason or abandoned may be re-established at the same location, subject to conditional use approval. The owner or operator of any such existing use may be permitted to expand such use at the existing location if conditional use permission is granted for such expansion. Self-storage facilities shall be subject to the following requirements:
- a. The maximum building height shall be 35 feet (3 stories).
 - b. Sales, service and repair uses and activities of any kind are prohibited, including but not limited to: auctions, commercial, wholesale, or retail sales, or garage sales; servicing and repair of motor vehicles, boats, trailers, lawn mowers, appliances, or similar equipment; operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, or other similar equipment; and the operation of a distribution business is not permitted within the individual storage units or bays.
 - c. Loading areas and overhead doors cannot be located on the primary façade of self-storage buildings or facing any single family residential zoning district.
 - d. The building design of a self-storage facility shall avoid the appearance of large, blank, unarticulated surfaces for the building's faces:
 1. Variations in color shall be used;
 2. Variations in surface texture shall be used;
 3. Exterior wall planes should not exceed fifty (50) feet without a facade offset of twelve (12) inches or more; and
 4. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall be treated and articulated to create a three-dimensional elevation to reduce the impact of building mass (e.g., covered entryways, recessed doors or windows [except where daylight design warrants against such elements being recessed in order to maximize the benefit of energy sources], stucco bands, stepback walls, etc). Segmented shading or architectural elements which are allowed on the exterior of any the building facade or designed to reduce building mass may protrude into the setback area.
 - e. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall have a minimum of 20% glazed. Windows must not be false or applied. If the window openings are into the storage area, translucent material must be used.
 - f. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall be composed of at least seventy-five (75) percent of Class 1 or 2 materials, with at least ten (10) percent of Class 1 material as the total facade.

<u>Class 1</u>	<u>Class 2</u>
<u>Brick</u>	<u>Masonry stucco</u>
<u>Natural stone</u>	<u>Decorative concrete block or panels</u>
<u>Brick or stone veneer</u>	<u>Tile glazing and framing systems</u>
<u>Glass</u>	<u>Split face or fluted concrete masonry</u>
<u>Face brick</u>	<u>Factory glazed concrete masonry units</u>
<u>Stone veneer</u>	<u>Architectural, pre-cast concrete</u>
<u>Such other similar class 1 material as is approved by resolution of the city council</u>	<u>Such other similar class 2 material as is approved by resolution of the city council</u>

- g. The primary building color shall be a subdued, muted, natural or earth toned color. A brighter, non-natural color may be used for accent elements, doors, windows, and architectural details. No more than four (4) colors shall be used. Bright, highly reflective, or garish colors shall not be used. Color palates shall represent a harmonious and balanced theme, and shall not create major visual conflicts with surrounding buildings.
- h. Exterior walls constructed with metal panels shall not be allowed, metal buildings shall not be allowed.
- i. Corrugated metal roofs visible from the building exterior shall not be permitted. Standing seam metal roofs shall be allowed.
- j. Accessory buildings, regardless whether attached or detached from the principle building, shall be constructed of the same style, quality, and appearance as the principal building.

SECTION 3: Sec. 27-720 of the Plantation Code of Ordinances, entitled “Master list of business uses”, reads as follow:

Sec. 27-720. Master list of business uses.

BUSINESS LISTINGS	Prohibited	OB-C	B-1P	B-2P	B-3P	B-4P	B-5P	B-7P	B-2L	SPI-3
...										
Self-storage facility - Conditional use only*					X* 31		X	X* 31		

SECTION 4: Sec. 27-721(31) of the Plantation Code of Ordinances, entitled “Supplemental regulations to the master list of business uses”, is hereby amended to read as follows:

Sec. 27-721. Supplemental regulations to the master list of business uses.

- . . .
- (31) ~~Self-storage facility; warehouse.~~ A self-storage facility is permitted as a conditional use in the B-3P and B-7P districts, if such districts lie ~~within the State Road 7 SPI-2 District~~ north of Sunrise Boulevard or west of Flamingo Road. Any self-storage facility or warehouse which has been lawfully established and is operating in the city as of August 1, 1997, shall be permitted to continue business as a conditional use. Any such lawful use which is in existence which is later destroyed for any reason or abandoned may be re-established at the same location, subject to conditional use approval. The owner or operator of any such existing use may be permitted to expand such use at the existing location if conditional use permission is granted for such expansion. Self-storage facilities shall be subject to the following requirements:
- a. The maximum building height shall be 35 feet (3 stories).
 - b. Sales, service and repair uses and activities of any kind are prohibited, including but not limited to: auctions, commercial, wholesale, or retail sales, or garage sales; servicing and repair of motor vehicles, boats, trailers, lawn mowers, appliances, or similar equipment; operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, or other similar equipment; and the operation of a distribution business is not permitted within the individual storage units or bays.
 - c. Loading areas and overhead doors cannot be located on the primary façade of self-storage buildings or facing any single family residential zoning district.
 - d. The building design of a self-storage facility shall avoid the appearance of large, blank, unarticulated surfaces for the building's faces:
 1. Variations in color shall be used;
 2. Variations in surface texture shall be used;
 3. Exterior wall planes should not exceed fifty (50) feet without a facade offset of twelve (12) inches or more; and
 4. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall be treated and articulated to create a three-dimensional elevation to reduce the impact of building mass (e.g., covered entryways, recessed doors or windows [except where daylight design warrants against such elements being recessed in order to maximize the benefit of energy sources], stucco bands, stepback walls, etc). Segmented shading or architectural elements which are allowed on the exterior of any the building facade or designed to reduce building mass may protrude into the setback area.
 - e. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall have a minimum of 20% glazed. Windows must not be false or applied. If the window openings are into the storage area, translucent material must be used.
 - f. The face of any building fronting on a public right-of-way, as well as the face(s) of the building where the principal entrances are located, shall be composed of at least

seventy-five (75) percent of Class 1 or 2 materials, with at least ten (10) percent of Class 1 material as the total facade.

<u>Class 1</u>	<u>Class 2</u>
<u>Brick</u>	<u>Masonry stucco</u>
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<u>Stone veneer</u>	<u>Architectural, pre-cast concrete</u>
<u>Such other similar class 1 material as is approved by resolution of the city council</u>	<u>Such other similar class 2 material as is approved by resolution of the city council</u>

- g. The primary building color shall be a subdued, muted, natural or earth toned color. A brighter, non-natural color may be used for accent elements, doors, windows, and architectural details. No more than four (4) colors shall be used. Bright, highly reflective, or garish colors shall not be used. Color palates shall represent a harmonious and balanced theme, and shall not create major visual conflicts with surrounding buildings.
- h. Exterior walls constructed with metal panels shall not be allowed, metal buildings shall not be allowed.
- i. Corrugated metal roofs visible from the building exterior shall not be permitted. Standing seam metal roofs shall be allowed.
- j. Accessory buildings, regardless whether attached or detached from the principle building, shall be constructed of the same style, quality, and appearance as the principal building.

SECTION 5: Should an section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 6: This Ordinance shall take effect immediately upon passage on second reading by the City Council and signature by the Mayor.

PASSED ON FIRST READING by the City Council this ____ day of _____,
2015.

PASSED AND ADOPTED ON SECOND READING by the City Council this ____ day of _____, 2015.

SIGNED by the Mayor this ____ day of _____, 2015.

MAYOR

ATTEST:

APPROVED DATE

CITY CLERK

REQUESTED BY _____

DEPT. OK _____

ADMIN. OK _____

ATTY. OK _____