

AT THE REQUEST OF THE ENTIRE CITY COMMISSION

ORDINANCE NO. 2019-08

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING VARIOUS SECTIONS OF THE DADE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED, RELATED TO PERFORMANCE STANDARDS FOR SELF-SERVICE STORAGE FACILITIES, SITE CRITERIA, AND INDIVIDUAL UNITS; PROVIDING FOR CONFLICTS; CODIFICATION, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Dade City Land Development Regulations (“LDR”) was adopted by Ordinance 2014-06 on August 12, 2014 and amended on February 23, 2016, and on February 13, 2018; and

WHEREAS, since adoption of the LDR, and its amendments, City staff has recommended amendment of additional sections of the LDR to revise policy and provide greater clarity and efficiency of administration; and

WHEREAS, the Dade City Planning Board reviewed the proposed changes on July 11, 2018 and recommends the Dade City Commission adopt the amendments contained herein; and

WHEREAS, the City Commission, sitting as the Local Planning Agency, has reviewed the proposed changes and recommends the Dade City Commission adopt the amendments contained herein; and

WHEREAS, the City Commission finds adoption of the amendments contained herein is in the best interest of the residents of the City of Dade City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DADE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The above recitals and "Whereas" clauses are hereby included herein as findings by the Dade City Commission and made a part of this Ordinance.

SECTION 2. Section 4.3.4(H) entitled “Self Service Storage” in Article 4 entitled “Use Regulations” is hereby amended to read as follows:

(H) Self Service Storage Facilities

Self-service storage facilities shall comply with the following standards:

1. Free Standing, single use self-service storage facilities are permitted only as an adaptive reuse of an existing building in a CG-Commercial General zoning district.

Second and Final Reading
May 14, 2019

Commercial Uses Permitted On-Site

~~The only commercial uses permitted on site shall be the rental of storage bays and the pickup and deposit of goods or property in storage bays. Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial, industrial, or recreational activity on the site.~~

2. Mixed and Multi-Use Self-Service Storage Facilities

All self-service storage facilities shall be part of a mixed-use site development or part of a multi-use building or facility containing other compatible uses. No single use freestanding self-service storage facility shall be permitted. The following criteria must be included in the design of any self-service storage facility site or building.

a. A professional, commercial, or retail use compatible with a self-service storage facility must front at least 75% or more on the parcel's primary street.

b. At least two professional, commercial or retail uses must be located facing the frontage of the parcel's primary access. Properties located adjacent to major thoroughfares such as U.S. Highway 301 and State Road 52, require at least one additional professional, commercial or retail use.

c. The frontage professional, commercial and retail uses must be distinct from, unrelated to and not an accessory use to a self-storage facility.

d. Building facades visible from all public rights-of-way must have the appearance of a professional office, commercial and/or retail building through the use of doors, windows, awnings, and other appropriate building elements.

e. Exterior building materials must be stucco, brick, stone or a combination of those materials and must wrap the entire building(s) located on the site or development. Appearance review is required prior to the issuance of building permits by the Development Review Committee.

f. Buildings that are two or more floors must be designed to have the appearance of a multi-floor building through the use of windows, doors, awnings, canopies and other appropriate building elements.

g. Aisles not serving storage spaces shall not be used for required parking/loading lanes unless otherwise required by the Land Development Regulations.

h. Building height is limited to 35 feet for self-service storage facilities. Detailed building elevations must be submitted prior to review by the Development Review Committee or the issuance of a building permit.

(3) Prohibited uses on site.

Individual units or bays within any self-service storage facility shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or similar repair activities; conduct garage sales; or conduct any other commercial, industrial, or recreational activity on the site.

(2)(4) Security Or Caretaker Quarters

One (1) security or caretaker quarters may be developed on the site.

(3)(5) Not A Legal Address

Individual self-service storage bays or private postal boxes within a self-service storage facility use shall not be considered a premise for the purpose of assigning a legal address.

(4)(6) Enclosed Buildings

Except as may otherwise be provided in this subsection, all property stored on the site shall be entirely within enclosed buildings.

(5)(7) Open Storage of Recreational Vehicles And Dry Storage Of Boats

Open storage of recreational equipment, vehicles and dry storage of boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

a. **Designated Area**

The storage shall occur only within a designated area. The designated area shall be clearly delineated.

b. **Area**

The storage area shall not exceed ~~25~~ 49 percent of the buildable area of the site.

c. **Screening**

The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building, or building facade and/or solid fencing with landscaping on the outside of the fence building facade. Frontage shade trees shall be required between the right of way and the build to line. One shade tree shall be required for every 50 linear feet.

d. **~~Not Within Setbacks~~ Setback/Build to Line**

1. Storage shall not occur within the area set aside for minimum building setbacks.
2. No less than 25% of the on-site buildings shall be constructed to the build-to-line.
3. The minimum setback line shall be 25' and the maximum setback line shall be 75'.
4. The minimum front build – to line shall be 25'.

e. **No Dry Stacking of Boats**

No dry stacking of boats shall be permitted on site.

f. **No Vehicle Maintenance, Washing, or Repair**

No vehicle maintenance, washing, or repair shall be permitted.

~~(6)~~(8) Lot Area

The minimum lot area shall be ~~three (3)~~ five (5) acres.

~~(7)~~(9) Minimum Separation Between Buildings

If separate buildings are constructed, there shall be a minimum separation of 10 feet between buildings.

~~(8)~~(10) Height

With the exception of a structure used as a security or caretaker quarters, the maximum height of a self-service storage facility shall be ~~30~~ 35 feet. In addition, a parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed ~~35~~ 40 feet.

~~(9)~~(11) On-site Circulation

a. Interior Parking

1. Onsite parking shall be located fifteen (15') feet beyond the build-to line.

(a) 2. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

b. Mark Traffic Flow Patterns

The one- or two-way traffic flow patterns in aisle shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows.

c. Circulation of Vehicles and Emergency Equipment

Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisle ways.

~~(10)~~(12) Lighting

Outdoor lighting shall be the minimum necessary to discourage vandalism and theft. Outdoor lighting shall not trespass the site, cause glare or spill over to adjacent properties and shall be directed downward. Upward accent lighting is encouraged provided it does not extend beyond the roofline.

~~(11)~~(13) Storage Bay Doors

Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, unless screened from view.

(12)(14)Hours of Operation

~~For storage uses developed after the adoption of this code (insert date) all hours of public access to a self-storage use adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 a.m. to 10. p.m. Hours of operation of public access to a self-service storage facility or individual unit, which may be located adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 a.m. to 10:00 p.m.~~

(13)(15)Architectural Uniformity

The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. The colors selected shall be compatible with the character of the surrounding uses.

SECTION 3. CONFLICTS. All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

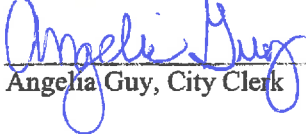
SECTION 4. CODIFICATION. This ordinance shall be incorporated into the Dade City Land Development Regulations. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

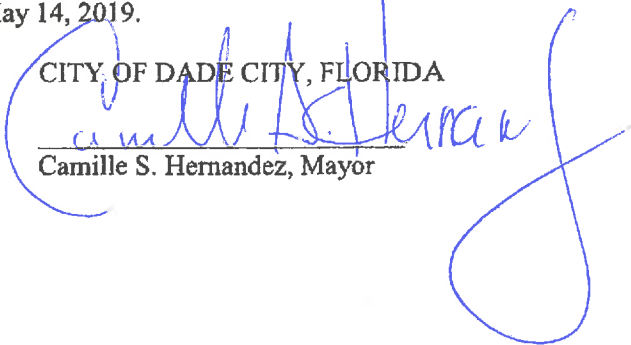
SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective pursuant to the Dade City Charter and Florida law.

Adopted by the City Commission after introduction and first reading on ~~April 9, 2019,~~ ^{March 12} and following second reading and adoption on May 14, 2019.

ATTEST:

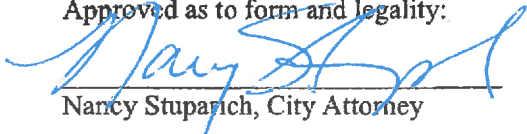


Angela Guy, City Clerk

^{March 12}
CITY OF DADE CITY, FLORIDA


Camille S. Hernandez, Mayor

Approved as to form and legality:



Nancy Stuparich, City Attorney

Second and Final Reading
May 14, 2019

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pasco County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Tank Hill 2018-17** was published in **Tampa Bay Times: 4/12/19**, in said newspaper in the issues of **Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

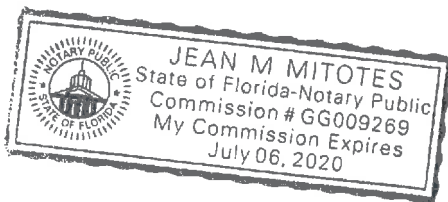
Signature of Affiant

Sworn to and subscribed before me this 04/12/2019.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



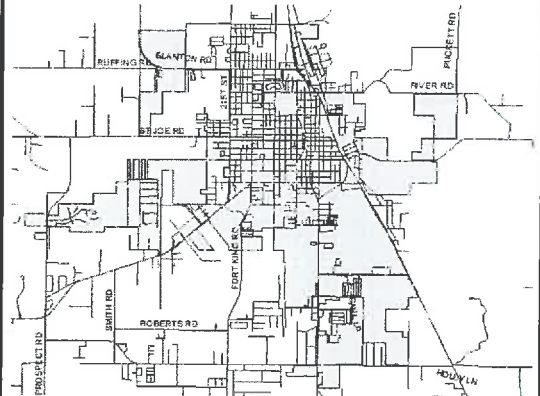
**CITY OF DADE CITY
NOTICE OF AMENDMENT
TO THE
DADE CITY CODE OF
ORDINANCES**

LEGAL NOTICE IS HEREBY GIVEN that the City Commission of the City of Dade City, Florida will hold a public hearing on Tuesday, April 23, 2019 in the City Commission Chambers at City Hall, 38020 Meridian Avenue, Dade City, Florida, at 5:30 p.m., or as soon thereafter as the ordinance may be heard.

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A copy of the full text of the ordinance is available at City Hall, 38020 Meridian Avenue, Dade City, Florida and may be inspected by the public from 8 a.m. to 5 p.m. All interested and affected parties and the public may appear at the public hearings and may be heard with respect to the proposed ordinance, or may submit written comments to the City Commission at P.O. Box 1355, Dade City, Florida 33526-1355 by mail, or in person at the above referenced address. A copy of any comments received can be inspected at City Hall. Related materials may be viewed at the Dade City Community Development Office, 38020 Meridian Avenue, City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact Michael Sherman, AICP, Community Development Director, at (352) 523-5050 to discuss any questions or concerns about the proposed ordinance. **If you are a person with a disability who requires a reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5048 at least 48 hours prior to the public hearing.**