

- g. Demonstrate that all off-street parking and loading areas shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level. Provide this measurement on the Paving, Grading, and Drainage Plans to show compliance with Code (155.5102.C.5.).

Mr. Stacer disclosed that he had a conversation with the owner about the platting process, noting that he gave instructions regarding the process in general. He stated that his decision on this application will be based solely on information provided at this hearing.

Mr. Gus Carbonell (1457 NE 4th Avenue, Fort Lauderdale) presented himself as the project architect. He stated that the buildings have beautiful elevations on all sides, not just those that face the street. He stated that much of the landscaping has been placed in large green areas near the street so that they can best thrive, and note that there will be extensive storefronts that will provide a lot of flexibility in the building's use.

Mr. Stacer noted what seems to be a labeling error on the landscape plan for the Royal Palms.

Mr. Carbonell noted that most staff conditions have already been addressed and that they have no objections to the recommended conditions. He stated that they are working with the Director of Development Services to possibly waive a few minor things, including the bike lane width and the undergrounding of powerlines.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for Major Site Plan PZ #19-12000011 that satisfies the review standards and that the Board approve the application with the four recommended conditions as described in the staff report. All voted in favor of the motion.

H. OTHER BUSINESS

5. Zoning Use Certificate Text Amendment

Mr. Daniel Keester-O'Mills, Principal Planner, presented himself. He explained that this text amendment is meant to clarify the existing process that the City uses. He described the function of Zoning Use Certificates, and explained that staff reviews not just that a proposed use is consistent with the zoning district but also to make sure that the actual building can accommodate the use. He explained that this is meant to ensure the

safety of the general public. If physical changes are needed to the building, the applicant would need to obtain building permits to make those necessary changes.

Ms. Coleman asked what the specific problem is that the City is trying to solve.

Mr. Keester-O'Mills states that in particular, places of worship have been allowed in commercial zoning districts and that Zoning Use Certificates are the only opportunity to make sure that the buildings can accommodate the use.

Mr. Saunders commented that any use, not just places of worship, would be impacted by this text amendment.

Mr. Keester-O'Mills confirmed this, explaining that any change in proposed use would be subject to review.

MOTION was made by Darlene Smith and seconded by Ann Marie Growblewski to recommend approval to the City Commission of the proposed Zoning Use Certificate text amendment. All voted in favor of the motion.

6. Self-Storage Text Amendment

Mr. Keester-O'Mills reminded the Board that there currently is a six-month moratorium on new self-storage facilities as enacted by the City Commission that is set to expire in March. He showed the Board a comparison table showing Pompano Beach alongside other local municipalities, noting that Pompano Beach permits self-storage facilities in a large percentage of the total land area and that it has a higher per-capita amount of these facilities than other local jurisdictions. He also pointed out to the Board that these other municipalities tend to impose such things as distance requirements, mixed-use standards, street fronting facades, and architectural guidelines. Pompano Beach does have a higher number of self-storage facilities than what is required for the population. He stated that Pompano's code seems to be the most permissive of self-storage facilities, and that it might be appropriate to make them a Special Exceptions use, of which applications are reviewed by the Zoning Board of Appeals. He suggested that imposing use standards for self-storage facilities along major arterial roads might be an option, and noted that there is a scrivener's error in the current code standards regarding permitted hours of operations.

Mr. Klosiewicz stated that he favors applying architectural standards to make these facilities look like they belong to the surrounding environment, and suggested that the Architectural Appearance Committee might have some input regarding this. He also commented that there should be a market demand before these facilities are built.

Ms. Growblewski asked if the City is looking to extend the current moratorium.