

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.

Mr. Keester-O'Mills responded that it is possible to extend the moratorium, but that the purpose of it is to provide the City time to research the issue and enact a permanent solution to the problem.

Ms. Growblewski asked about the possibility of imposing distance requirements between these facilities.

Mr. Keester-O'Mills responded that he has not recommended imposing a distance requirement because there are not currently clusters of the self-storage facilities in the City, and because there are still many industrially-zoned areas of the City that could be used for new facilities. He also stated that the demand seems to be coming from residents of other cities, and that the land use regulations in those other cities is less friendly towards this use.

Mr. Klosiewicz reiterated that imposing high architectural standards might be more important than the sheer number of self-storage facilities in the City.

Ms. Coleman stated that the research makes it clear that Pompano has become the easy place to build self-storage because other nearby cities have higher standards. She stated that she likes staff's recommendations to make the use a Special Exception for specific zoning districts and to restrict them from locating on major arterials. She noted that the current hours of operation are only applicable to facilities abutting a residential neighborhood. She stated that she is intrigued by imposing architectural design standards, and stated that we should look to what other cities have done and create standards that make sense for the specific site context.

Mr. Kloseiwcz asked if it is known how far people will travel for a self-storage unit.

Mr. Keester-O'Mills responded that he does not have that information, noting that facilities tend to keep customer information confidential.

Mr. Klosiewicz stated that it seems unlikely that people would travel great distances for self-storage.

Ms. Smith commented that the per capita figures may be skewed due to the high number of condos in places like Palm Aire, since most people she knows in condos use self-storage. She noted that she travels 1.25 miles to her unit and visits it frequently. She stated that she is not opposed to self-storage facilities but would be supportive of design standards.

Ms. Coleman stated that this is why she does not think the City should impose separation requirements, but reiterated that it seems clear that the reason why there are so many in Pompano is because they are easier to build here compared with anywhere else.

Mr. Miller stated that it should be considered how all of the new developments proposed in the City, like the Isle Casino project, will impact the need for additional self-storage facilities. He asked if there is still a growing demand for more of these units.

Mr. Keester-O'Mills stated that in the year prior to the moratorium there were six submittals for new or expanded self-storage facilities, and that this high number is what generated this discussion and review of why so many self-storage facilities have been attracted to Pompano.

Ms. Coleman stated that even though there were already tens of thousands of storage units in the City, applications for 6 new facilities was a high number and that this will create several thousand more units over the next few years. She stated that while new apartments in the City will generate demand for self-storage, we need to be sure that we aren't over-building to provide the space for other cities.

Mr. Klosiewicz commented that the per capita numbers could be deceiving because people in 1 or 2 bedroom apartments/condos will have a higher need for storage than those in single-family homes.

Mr. Keester-O'Mills responded that many of the other comparison cities, including Boca Raton, Delray Beach, Fort Lauderdale, also have a lot of apartments and condos and so they seem to be a fair comparison.

Mr. Stacer commented that this report indicates that there are 28 facilities currently but the consultant report indicated there were 32. He asked why there is a discrepancy.

Mr. Keester-O'Mills responded that he is unsure and will verify, but confirmed that none have closed in the past few months.

Mr. Stacer noted that he discussed this with the Mayor and stated that based on the analysis, there are enough storage units currently for a city of 275,000 people. He also commented that Margate has none, and so their residents are clearly using facilities in Pompano Beach. He stated that Oakland Park only allows them by Special Exception. He asked Mr. Saunders of a hypothetical situation where the Zoning Board of Appeals approves a Special Exception application and then a Major Site Plan for the facility was presented to the Board.

Mr. Saunders responded that the review standards would be different for the Special Exception application compared to a Major Site Plan application. He noted that he has some questions about the proposed standards that could be discussed outside of this forum.

Mr. Stacer noted that the report indicates that more than half of the self-storage facilities are in the B-4 zoning district, which is supposed to be supportive of business uses. He commented that many of these B-4 properties happen to be on major arterials. He stated that his vision of the City's major roads would not include this kind of use in the future, provided that this can be accomplished legally. He expressed concern about the number of facilities on Dixie Highway, even though this isn't classified as a "major arterial", and so commented that he might not want to just use major arterials as the limitation. He stated that limiting them to I1-X zoned properties would probably keep them off of any major roads. He asked if any existing facility in a zoning district that was no longer permitted this use by right would become non-conforming.

Mr. Keester-O'Mills responded that they would become lawfully existing Special Exception.

Mr. Stacer asked if they were partially destroyed in a hurricane, would they be able to rebuild.

Mr. Keester-O'Mills responded that they would since they would be considered a lawfully existing Special Exception per the zoning code. He stated that if the use was instead made unpermitted in a certain zoning district, then any existing use would be considered a legally non-conforming use which would need to be made conforming should it be destroyed.

Mr. Stacer asked what would happen if new Special Exception standards were imposed that they couldn't comply with, such as a restriction against being on a certain type of road.

Mr. Keester-O'Mills responded that it would be possible to have a lawfully existing Special Exception use that is non-conforming to certain use specific standards.

Ms. Smith commented that as a user of a self-storage facility, she wouldn't feel comfortable or safe having to go to some back corner of the City to access her unit. She stressed that these facilities have to make people feel safe.

Mr. Stacer commented that he built one of these facilities in likely an I1-X district, and that it didn't have any problem finding customers. He stated that he understands the concern and noted that there seems to be an evolution of these facilities to a higher-standard. He expressed concern that the City is running out of industrial property and that it needs to be used to the highest use, and reminded the Board that it is the economic engine of the City and what keeps the residential property tax rate low.

Ms. Coleman reiterated that she thinks that the City has too many of these facilities and that there needs to be something done to slow them down.

Mr. Keester-O'Mills stated that staff's goal at this meeting is to get some direction from the Board on how to prepare for a presentation at next month's meeting.

Mr. Stacer asked is there always an option of rezoning to PCD.

Mr. Keester-O'Mills responded in the affirmative, noting in Appendix A, PCD and PDI is listed as a permitted use.

Mr. Stacer stated that he believes staff is going in the right direction and stated that he thinks providing the option of pursuing a Planned Development is important. He asked Mr. Saunders if he is concerned about property owners' rights.

Mr. Saunders responded that he wasn't prepared to discuss this yet.

Mr. Stacer stated that he has specific roadways in mind that he would like to restrict this use on.

7. House Bill 7103 Text Amendment

Ms. Lauren Gratzner, Planner, presented herself to the Board. She stated that House Bill No. 7103 became law on July 1, 2019 and requires that all development applications must either be approved, approved with conditions, or denied in writing within 120 to 180 days. She stated that currently, applicants move projects at their own pace but that with these changes staff will be tracking applications more closely. She described what changes will be made to ensure compliance with the new statute. She stated that staff is requesting a recommendation of approval of the text amendments for the City Commission.

Mr. Stacer asked if this applies to counties or municipalities.

Ms. Gratzner responded that there is a separate section in the bill for municipalities.

MOTION by Darlene Smith and second by Richard Klosiewicz to recommend approval of the proposed text amendments to the City Commission.

8. Census Presentation

Mr. Keester-O'Mills stated that the City is encouraging everyone to participate in the 2020 Census, and that he is working with the City's Complete Count Committee towards this end. He noted that there are still job opportunities for the Census and stated that the information gathered will include name, sex, date of birth, age, ethnicity and race. There will be no questions regarding the citizenship status of a person.

9. Mixed Use Presentation

Mr. Max Wemyss, Planner, presented himself to the Board. He stated that there has recently been a high number of Planned Development (PD) proposals and that this has precipitated these proposed text amendments. He stated this presentation will be taken to the Economic Development committee, return to this Board, and then proceed to the City Commission. He provided a summary of input that has been received so far, noting such things as a need for traffic studies, neighborhood meetings, a justification of proposed uses, higher building design standards, limits of overall cubic volume of development, prohibition of density transfers, add parking garage landscape standards, and create a balance between standards and flexibility. He stated that proposed new requirements include the submission of graphic representations of height and massing, a permitted use table, prohibitions of density or intensity transfers on PDs of less than 10 acres, establishing new design standards, and requiring a traffic study under certain circumstances.