

for the surface lot, but the cost is \$150 a month in the new garage. She expressed concern that the increased cost of parking will not be affordable to many residents.

Ms. Sibble responded that the City contracts with Denison to manage the existing garage and that the price is higher because it is a high-demand area. She stated that they are aware that many residents like to purchase these monthly passes and that they will be mindful of this as the project moves forward. She commented that much of the parking fees go to pay off the cost of the infrastructure since it is so new, but that they are committed to pursuing allowances for residents once things are stable enough.

Ms. Ayelo asked how the City specifically would work with residents.

Ms. Sibble responded that any changes to the parking ordinance would require hearings at the City Commission. She stated that potentially as more visitors come to the City, this could shift some of the cost burden away from residents.

Ms. Ayelo commented that the date on the public notice had a typo.

Ms. Dolan acknowledged that the notice said 2017 instead of 2019, but that people understood that it was a typo.

Mr. Saunders confirmed that the mailed notice should be considered valid even though there was a typo because there are other factors that would lead one to understand that the meeting date is in 2019 and not 2017.

Mr. Miller asked if this is the only hotel being proposed for the area.

Ms. Dolan responded that there is a Hilton hotel under construction next to the parking garage.

MOTION was made by Joan Kovac and seconded by Carla Coleman to recommend approval of the Land Use Plan Amendment PZ #19-92000001. All those voted in favor with the exception of Molly Moor; therefore the motion passed.

H. OTHER BUSINESS

7. Self-Storage Report

Mr. Daniel Keester-O'Mills explained that the City's contractor that has been researching this topic is located in Colorado and will be joining this discussion via phone.

Ms. Jo Beth White (via phone call) presented herself to the Board. She stated that the self-storage industry is very fluid and stated that the industry generally defines markets not by city but by 1-3 mile radius. She commented that it's difficult to assess the tax impact of these facilities and whether they are the highest and best use of land. She stated that there are a large number of these facilities coming online, but noted that they rarely sit vacant for long if they do fail as other operators tend to cannibalize each other. The

largest failure comes with a glut in supply which brings lower rates, even though users do enjoy better prices.

Ms. Keester-O'Mills provided a PowerPoint overview of the information included in the submitted report. He stated that the nationwide number of self-storage facilities in 2008 was about 45,000, averaging out to about 5.4 square feet per capita. There were approximately 2,600 in the state of Florida, averaging out to 6.29 square feet per capita and there are currently 28 facilities in the city of Pompano Beach averaging out to 20.9 square feet per capita. The reasons for people using these facilities range from not having enough storage area in their homes or offices. The analysis shows that the typical traits of users are that they are single adult renters with a median age of 34 and an income of less than \$50,000 per year. By comparison, Pompano Beach has 40% renters with a median age of 42. The analysis also shows that warehousing as a whole is also a low job creator. Therefore, the recommendation is for a moratorium on new facilities or to amend the zoning code to only allow in certain zones to require distance separation from existing facilities, and to limit the size and height of facilities. One option is to make this a Special Exception use, as currently the code allows self-storage by right within B-4, I-1, I-1X, O-IP and PCD districts. He provided the Board with possible recommendations:

1. Accept the findings of the report and recommend to the City Commission that the City enter into a moratorium, and direct staff to amend the permitted uses for self-storage as permitted by Special Exception in B-4, I-1 and O-IP. Continue to keep it as a permitted use by right, in the I-1X zoning district, but adding use-specific standards to address active ground level uses.
2. Accept the findings of this report and recommend to the City Commission that staff evaluate the appropriate distance separation to impose on self-storage facilities.
3. Accept the findings of this report, but take no action as the findings suggest that the market in Pompano Beach is oversaturated and will not be viable for businesses to construct additional self-storage facilities.

Staff recommends motion #1, above.

Ms. Smith commented that she lives in a condo and has a storage unit. She stated that there are a lot of condos which might lead to these statistics. She asked if their capacity is known.

Ms. White responded that the information she gathered was that the capacity is between 90% to 97% occupied. She commented that the rates drop when there is an oversupply of facilities, and commented that condo dwellers and renters do use self-storage a lot.

Mr. Keester-O'Mills reminded the Board that there are 5 new projects that are either approved or currently under review.

Mr. Miller commented that he has a self-storage unit himself and stated that it might be taken into consideration that Florida is a condo state.

Ms. White suggested that it would make sense to restrict the zoning districts where these facilities are permitted but stated that she doesn't necessarily support a moratorium since the movement of renters will create absorption of storage.

Ms. Coleman commented that she also has a storage unit. She stated that the numbers don't lie and that the City has recently seen a very large number of approved and pending self-storage facilities. She noted that the report shows that all of Broward County appear to be over-built, and stated that she would support a moratorium since this land could be used for better purposes.

Ms. Kovac stated that she would also support a moratorium, and expressed her concern that this use does not create many jobs. She stated that the City should also impose higher design standards for these facilities.

Mr. Stacer commented that it is important to him that the City sees development that creates employment. He agreed with Ms. Coleman concerning the statistics and how much more Pompano has compared with national averages. He stated that it seems that the city is supporting other communities' storage needs.

Ms. White commented that the old zoning code may have been more lax than that of other cities which could be the reason why there are so many more storage units in Pompano.

Mr. Stacer stated that Pompano Beach has a much higher amount of industrially zoned land than other local cities. He stated that he would like to see the analysis from an economic standpoint if the City is using too much industrial land for self-storage, since this has a direct impact on keeping the ad valorem tax low.

Mr. Miller stated that he agrees with Ms. Coleman concerning a moratorium.

Ms. White commented that there are things the City could require for the ground floor in order to create more active uses.

Ms. Coleman suggested adopting alternative motion I, potentially for two years, so that the aspects that have been discussed can be more fully investigated.

Mr. Miller asked if this will affect the current applications in the pipeline moving forward.

Ms. Coleman responded that it would not.

Mr. Stacer stated that he believes that two years would be too long of a timeframe.

Mr. Saunders cautioned the Board that the rationale for a moratorium would need to be based on the study and that a two year timeframe might be difficult to justify.

Ms. Kovac asked if a time limit is required.

Mr. Saunders responded that it would be.

Mr. Stacer reiterated that the City has to have a clear nexus if it wants to amend permitted uses in the zoning code.

Mr. Keester-O'Mills stated that there would be an opportunity for the Board to declare zoning in progress should a text amendment be prepared.

Ms. Josephine Hart (101 Plaza Real South, Boca Raton) presented herself to the Board and stated that she is a client of the consultant. She stated that she has been involved in the self-storage industry as an owner, developer and a consultant and wanted to clarify some of the points that have been discussed tonight as she thinks they have been oversimplified. She stated that new facilities all tend to be climate controlled and pointed out that women tend to make the decision to use self-storage and want to be able to use facilities that are safe and secure. She stated that she is involved in a pending storage facility in the City that will have a mix of uses and will be well landscaped. She recommends sending the study back to staff for further review.

Ms. Smith agreed with the safety concerns discussed.

Ms. Coleman stated that she still thinks that there has been severe overbuilding within the City and that this needs to be dealt with in some way.

Mr. Stacer stated that the time frame is important and wants a comparison with other cities. He reiterated that there needs to be a clear nexus established but also commented that he doesn't like taking away property rights from land owners.

Ms. Coleman says she is comfortable not taking away any property rights while working through a decision with this use.

Mr. Stacer asked if this can be figured out in a year or less.

Mr. Keester-O'Mills says that staff can provide the requested information over the next few months.

Mr. Groblewski agreed that analyzing the amount by the type of land use would be valuable.

Mr. Keester-O'Mills responded that he doesn't think that comparing the amount of self-storage to the overall amount of industrial land in the City won't show such a large amount.

Ms. Gomez stated that it does seem clear that there is a very large amount of self-storage in the City. She explained that a Special Exception approval allows staff to look at neighborhood needs and to examine each application individually. She suggested focusing on what regulations the City might want to put in place. Either the Board could propose an immediate moratorium or staff could come back with additional information without having imposed a moratorium.

Ms. Coleman suggested imposing a one year moratorium because there is a lot of data but still additional questions that need to be answered.

MOTION by Carla Coleman and second by Molly Moor to accept the findings of the report and recommend to the City Commission that the City enter into a moratorium on new self-storage approvals for a period not to exceed one year while staff present additional information, including but not limited to the categories where present and planned facilities exist, how the use relates to the industrially zoned property in the City, and to consider possible amendments to the Code. All voted in favor.

8. Amendments to Comprehensive Plan Intensity Policy 01.07.20

MOTION by Carla Coleman and second Fred Stacer to hear agenda Item 8 out of order. All voted in favor.

Ms. Jean Dolan, Principal Planner, presented herself to the Board and explained that the proposed change would change intensity standards for non-residential land uses categories. The proposed changes include modifications to the height limits for the Local and Regional Activity Centers due to proposed redevelopments to the Isle Casino and to John Knox Village. The new height limits would be determined by the zoning.

Ms. Coleman asked if this policy change would encourage others to do land use plan amendments to ask for the RAC or LAC land use categories.

Ms. Dolan responded in the negative because a land use plan amendment is very expensive and can take up to 18 months.

Ms. Moor asked if this will apply to the property in agenda item #6.

Ms. Dolan responded that it will not because that item's property has a commercial land use designation which will not be changed.

Mr. Stacer asked if anyone in the audience wished to speak.

MOTION was made by Darlene Smith and seconded by Joan Kovac to recommend approval to amend the Comprehensive Plan Intensity Policy 01.07.20. All voted in favor of the motion.

9. Chapter 155, Appendix C, Fee Schedule Amendment

MOTION by Carla Coleman and second Darlene Smith to hear agenda Item 9 out of order. All voted in favor.