

## Legislation Details (With Text)

**File #:** 19-678      **Version:** 2      **Name:**

**Type:** Ordinance / Quasi-Judicial      **Status:** Passed

**File created:** 8/27/2019      **In control:** City Commission

**On agenda:** 9/24/2019      **Final action:** 9/24/2019

**Title:** P.H. 2019-124: (PUBLIC HEARING 2ND READING)  
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ENACTING A TEMPORARY MORATORIUM TO PROHIBIT THE ACCEPTANCE OR PROCESSING OF ANY APPLICATION FOR A PERMIT, DEVELOPMENT ORDER, OR ANY OTHER OFFICIAL ACTION OF THE CITY HAVING THE EFFECT OF ALLOWING OR PERMITTING THE CONSTRUCTION OF ADDITIONAL SELF-STORAGE FACILITIES IN THE CITY; PROVIDING FOR VESTED RIGHTS DETERMINATION; PROVIDING FOR A SIX MONTH TERM TO BE EXTENDED IF NECESSARY BY THE CITY COMMISSION; PROVIDING FOR EARLY TERMINATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.  
(Fiscal Impact: N/A)

FIRST READING: SEPTEMBER 10, 2019

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CityAttorneyCommunication\_2019-1157, 2. PZ\_RecommendationMemo\_19-025, 3. Ordinance, 4. SelfStorage\_CompiledReport, 5. PZ-Minutes\_JUNE-2019

Date	Ver.	Action By	Action	Result
9/24/2019	2	City Commission	ADOPTED	Pass
9/10/2019	1	City Commission	APPROVED FIRST READING	Pass

### P.H. 2019-124: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ENACTING A TEMPORARY MORATORIUM TO PROHIBIT THE ACCEPTANCE OR PROCESSING OF ANY APPLICATION FOR A PERMIT, DEVELOPMENT ORDER, OR ANY OTHER OFFICIAL ACTION OF THE CITY HAVING THE EFFECT OF ALLOWING OR PERMITTING THE CONSTRUCTION OF ADDITIONAL SELF-STORAGE FACILITIES IN THE CITY; PROVIDING FOR VESTED RIGHTS DETERMINATION; PROVIDING FOR A SIX MONTH TERM TO BE EXTENDED IF NECESSARY BY THE CITY COMMISSION; PROVIDING FOR EARLY TERMINATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

### FIRST READING: SEPTEMBER 10, 2019

(Staff Contact: Daniel Keester-O'Mills/David Recor)

### Summary Explanation/Background:

Recently the Development Services Department has seen a rise in the number of applications submitted for Self-Storage Facilities. The Planning & Zoning Board discussed the trend and directed staff to research the issue. Earlier this year, the Development Services Department entered into a service contract with "Development Services, Inc." to conduct a supply and demand, and equilibrium analysis regarding the self-storage facilities in

Pompano Beach. The report provides a calculation of the aggregate building area for self-storage units per person, for each city, and refers to this value as “SF per capita.” The report finds that within the City of Pompano Beach, there is approximately 21.7 SF per capita. When compared to other cities in the area, this value is one of the largest when compared to others in Broward County, Palm Beach County and the State average (6.29 SF per capita). Based on the information presented in the report, the Planning & Zoning Board made a motion unanimously recommending that the City Commission enact a moratorium on all new self-storage facilities to allow staff more time to analyze the findings of this report and provide recommendations on how to respond to these developments.

**Origin of request for this action:** Planning & Zoning Board

**Fiscal impact and source of funding:** N/A