MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Asst. Director

Date: May 10, 2022

Re: Self-service Storage Definition

BRIEF DESCRIPTION: This is a proposed change to the definition of self-service storage adding the allowance for surface parking of vehicles, trailers, boats and RVs.

Self-service storage is only an option within a B-3 Zoning District and still requires a Conditional Use approval by City Commission, it is not a by right use.

The purpose of the conditional use procedure is to provide for certain uses or structures that cannot be well-adjusted to their environment in particular locations, and to offer full protection to surrounding properties by rigid application of the district regulations, and, due to the nature of the use, the importance of the relationship to the comprehensive development plan and the possible impact on neighboring properties, to require the exercise of planning judgment on their location and site plan.

In addition to the two City operated surface parking storage lots, Sunshine Storage located at 9881 Sheridan Street also offers surface parking of vehicles, trailers, boats and RVs.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of April 4, 2022, recommended **Approval** of the proposed code change 6-3 with Mr. Federici, Mr. Goulet, & Mr. Weisberg dissenting.

Sec. 21-8. Definitions.

The following terms shall have the meanings ascribed herein, unless otherwise specifically indicated in this land development code or unless the context indicates otherwise. These definitions shall apply throughout this land development code.

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Self-service storage: An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods **and** ~~**or**~~ personal property **or secured surface parking for vehicles, trailers, boats and RVs.**

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Minutes of April 4, 2022

Meeting Called to order at 7:00 P.M.

1. ROLL CALL

P&Z Board Members

MEMBERS	4/4/22	2/07/22	1/10/22	1/3/22	11/15/21	10/18/21	4/5/21	2/22/21	12/07/20	11/16/20
Jimmy Goulet	P	P	P	P	P	P	P	P	P	P
David Rouse	A	P	P	P	P	P	P	P	P	P
Jim Federici	P	P	P	P	P	P	P	P	P	P
Lisa Dodge	P	P	P	P	A	P	P	P	P	P
Kelly VanBuskirkk	P	P	A	P	P	P	P	P	P	P
Jeremy Katzman	P	P	P	P	P	P	P	P	P	P
Alex Weisberg	P	P	P	P	P	P	P	A	P	P
Candy Coyne	P	P	P	P	P	P	P	P	P	P
William Barkins	P	P	P	P	P	P	P	P	P	
James Curran	P	P	P	P	P	P	A			

Reappointed ** Resigned * New appointment*

STAFF PRESENT: *Jason Chockley, Assistant Director of Community Development*
Brandon Johnson, Planner

2. P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 1/3/2022 & 1/10/2022:

Motion to waive the reading of the minutes made by Jeremy Katzman and seconded by Lisa Dodge. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the amended minutes made by Jeremy Katzman and seconded by Lisa Dodge. All ayes on voice vote. **MOTION WAS APRROVED.**

3. PUBLIC COMMENTS:

None

4. NEW BUSINESS:

A) RHEAULT RESIDENCE DRIVEWAY VARIANCE*
B) ANDERSON RESIDENCE PLAT AMENDMENT
C) CODE CHANGES:
    1) ACCESORY USE DEFINITION
    2) MICRO-BLADE USE IN DEFINITION
D) CODE CHANGE FOR SELF-SERVICE STORAGE DEFINITION
E) CODE CHANGE FOR PARKING SPACE DESIGN STANDARDS

Vice Chair Weisberg turned the item #4A Rhealt Residence Driveway Variance to Mr. Chockley.

Mr. Chockley said tonight before you, we have the first item 4A. This is for a single family residential driveway variance. This variance petition is seeking deviation from code section 25-100 D1, Driveway Standards. The intent is to increase the primary driveway width from twenty-four feet to thirty feet at one point and thirty-six feet at its greatest point. The applicant wants to add an additional parking space

via this option instead of a secondary circular driveway or a secondary driveway which is permitted by code. The intent is to preserve a mature tree and preserve open space. The driveway design layout other than a potential secondary driveway is to accommodate three to four cars. This proposal is less total driveway square footage than if he was constructing the code allowed circular or secondary driveway. The City's comp plan encourages the retention of trees, landscaping, and drainage hence why the petitioner is asking for this specific driveway design. The petitioner feels that this driveway design will enhance the beauty and functionality of the immediate surroundings and believes it will mitigate any flooding concerns. The staff has determined that the applicant meets all the submittal requirements for review and processing of a variance petition and therefore may be recommended for approval. The action requested is the Board is to discuss the petition to make a recommendation which will be forwarded to the City Commission for the final action.

Vice Chair Weisberg said thank you. He asked if the petitioner would like to add anything that might assist us.

Mr. Rheault introduced himself and Eric Rheault. He said I believe that you have everything in my petition. All my arguments and my pros and cons are in the petition. If you have any questions, I'd be more than happy to answer anything that you may have a question on.

Vice Chair Weisberg said thank you.

Vice Chair Weisberg OPENED the public hearing for Rheault Residence Driveway Variance 7:05 PM.

Vice Chair Weisberg closed the public hearing for Rheault Residence Driveway Variance 7:06 PM.

MOTION: TO APPROVE RHEAULT RESIDENCE DRIVEWAY VARIANCE MADE BY JAMES CURRAN AND SECONDED BY JEREMY KATZMAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

Vice Chair Weisberg turned the item 4B Anderson Residence Plat Amendment over to Mr. Chockley.

Mr. Chockley said the second item before you tonight is a plat note amendment petition for a parcel in Royal Palm Ranch's neighborhood. This new proposed plat amendment is for a new owner who just recently bought the parcel who is coming in to construct a single family residence. When they were doing the title work the surveyor noticed that there was a plat recorded many, many years ago that restricted the parcel to church use only therefore obviously single family is not compatible. He is requesting a note amendment to allow a plat note for a single family residence. He does have floor plans attached. Obviously a single family residence is far less impactful as far as traffic, noise, et cetera so it's compatible with the surrounding land uses and the zoning of the neighborhood. Staff does recommend approval of this plat amendment request. Based off all the compatibility we do not have any outstanding comments from staff. The action requested is to discuss and make a recommendation that will be forwarded to the City Commission.

Vice Chair Weisberg asked if the petitioner had anything to add.

The petitioner did not.

Vice Chair Weisberg asked for any questions the Board might have.

Mr. Federici asked if there was a pad there right now because they were going to build something there. I thought it was a church and they wanted to change it to a house.

Mr. Chockley said I don't think it's ever been an existing church. I don't know if, after they recorded the plat, the deal just fell through. That plat took place many years ago when it was under Broward County's jurisdiction. And obviously, nothing's taken place since it's been within the City.

Mr. Federici said I'm good with it. I don't have a problem.

Mr. Anderson introduced himself as Eric Anderson. I just want to say there was a church there prior. It was a trailer church. That was removed and everything else was demolished before we acquired the property.

Mr. Federici said there is a bull there and a backhoe or something.

Mr. Anderson said yes.

Mr. Katzman said I drove by there. I was just trying to clarify the location because the addresses are not all listed. He asked the petitioner if there were little goats there also.

Mr. Anderson said yes.

Ms. Vanbuskirk said I just have a quick question for Mr. Chockley. She asked to clarify if with this zoning designation change, if in the future, if they were to sell the property and it's a large parcel, if it were to go to a developer or somebody else that wanted to put multiple residences on it, say a row of town homes or something like that, if it has to come back. It would have a different impact.

Mr. Chockley said absolutely. This is being changed to one single family unit which is compatible. The County doesn't make you even plat for a single family unit. They just have to amend it because it was restricted to church use. The County does require platting for anything more than two residential units.

MOTION: TO APPROVE ANDERSON RESIDENCE PLAT AMENDMENT MADE BY JEREMY KATZMAN AND SECONDED BY CANDACE COYNE. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

Vice Chair Weisberg turned the items 4C1 and 4C2 over to Mr. Chockley.

Mr. Chockley introduced the code change items 4C1 and 4C2 as both centered around one particular item which is accessory uses and definition of microblading. These changes are being proposed in code for a newer trend that is taking place, around South Florida especially, that's relative to microblading and permanent makeup. It's become kind of a new use and a lot of cities are putting language into it to clearly differentiate from tattooing. Technically by the State, it is classified as a tattoo artist since it is permanent but obviously the nature of the use is not what your typical tattoo parlor type use to operate

as. Multiple cities have already added definitions. The current ones that we've researched were Hollywood, Coconut Creek, Coral Springs Plantation, Lauderdale Lakes and Pembroke Pines. Many of those cities also set percentages for how they classify an accessory use which was also a recommendation from our City attorney. Those city's percentages are as follows: Coconut Creek at fifteen percent, Hollywood at twenty-five, Coral Springs at thirty-three and Pembroke Pines at forty. With the actual strike through and language before you, we are adding under accessory use, that they'd be no more than thirty-three percent of the floor area of the principal use. In the event that the floor plan is not an indicative measurement of the principal use, then the site area growth sales, seating capacity and inventory of employees of our operations could be considered. This is more than just microblading itself. It is really to clean up language for accessory use and how those could be measured. The second is under personal improvement services. We are specifically adding that microblading and permanent makeup shall be considered an accessory use to a personal improvement service. Most often, these are located in a hair or nail salon.

Vice Chair Weisberg turned it over for any questions or comments from the Board.

Ms. Dodge said microblading and permanent makeup are not the same thing. I have microblading in my salon. Microblading lasts three years. Permanent makeup is permanent. She asked that we differentiate between the two as opposed to putting microblading/permanent makeup in the language.

Mr. Chockley said we would still consider them both accessory uses.

Mr. Katzman said I wanted to bring up the language that in the event the floor area is not indicative, gross sales is mentioned as an alternate of measuring the percentage. He asked if businesses typically disclose their gross sales to the government.

Mr. Chockley said no. That would be a unique type circumstance. Specifically for microblading, that wouldn't be a particular issue because it would be based off of the square footage or number of chairs. As I was pointing out, this accessory use change in definition is bigger than just the microblading. When we were researching other cities, some of them specifically had in there different types of measurements for accessory uses. One example that comes to mind is a restaurant that has their own internal micro-brewery. That gets hard to classify relative to floor plan. So if they came and said, "Oh, well it's only an accessory use because ten percent of our sales are what we brew on site," then that is an option we have in place.

Mr. Katzman asked if it would it make it difficult to eliminate gross sales as a category so that the City can't require them to provide the gross sales. There are multiple other ways that they could calculate it. My concern is that a city would solicit gross sales to prove or disprove a percentage and I think that's stepping over the line.

Mr. Chockley said it is language that other cities have. It's not that we would ask for that but, if it's defined, it gives us an avenue if there's really no other good way to define it. If it's the Board's recommendation to take it out, we can.

Mr. Katzman said I would make that recommendation. I don't know about how other members feel.

Ms. Dodge said I would agree with you. With microblading, I get the square footage but depending on who does it, a lot of times it's the facialist that does it. They can either be renters or not renters. So, if I had someone in my salon that was doing microblading that was a renter, I would not know what their gross sales are because they rent from me.

Mr. Chockley said with microblading you wouldn't get into a gross sales type thing.

Ms. Dodge said I'm just talking about the accessory thing. Even with permanent tattoo, even with all that stuff it's hard to put a number value to it, I like the square footage. I think it should be so much square footage You don't just open a microblading or a permanent tattoo microblading place. I agree with that but I agree with you also about the language.

Ms. Vanbusirk just have a suggestion regarding your language because I agree with Jason that the word "shall" in this language is a little bit problematic. When you read it back, you actually didn't say "shall" you said "could". I think it's because that's the more comfortable fit for this statement. It makes sense that the items would be there as points of guidance as to what the City should be looking for if they can't use square footage. I would make a recommendation to amend the language to strike shall, and then just keep these items in here as they are and say these are relevant factors that can be considered in determining predominant use or accessory use. It just gives the points as guidance without making it so rigid as to have to look at each of those factors.

Mr. Chockley said yes.

[Inaudible discussion]

Vice Chair Weisberg asked what microblading is.

[Inaudible discussion]

Mr. Chockley said a substitution of "can" or "could".

Mr. Katzman asked if he could make a friendly amendment to remove sales and gross sales. I would like exactly what Ms. Vanbuskirk said but not including gross sales as one of the remedies.

Mr. Federici asked why this issue had come about and if there had been a problem with it.

Mr. Chockley said we have somebody who's looking at doing microblading at a larger scale than we've ever had before. When we approached the City attorney on it he said we really should have language with specific percentages addressing accessory uses as a whole. And then obviously with microblading, technically being licensed by the State as tattooing, anything of significance, we really needed to make its own definition and code to separate it from tattooing which is very, very restrictive in our code. Then, when we started looking at other city's language, specific to accessory uses there were a lot of options to categorize that because not all businesses are created the same. Very rarely would we look at something that considered gross sales. The best scenario that popped in my head was like a microbrewery where really, you can't base it off of seating because anybody can sit anywhere and order a beer that they brew in-house, with floor plan, it would be the same as with seating. It would be hard to determine how to

define that. If we had a really unique business where there wasn't a category to define, I think that's where gross sales came in. That's about one of the only examples where we would look at that specific avenue because most other businesses would fall under one of the categories other than gross sales. There is no issue taking it out but that could have some limitations for a really unique business that really doesn't classify it any other way.

Ms. Coyne asked if Cooper City has any salon suites because that might impact something like that.

Mr. Chockley said that is the user that was driving this code change.

Ms. Coyne said okay.

[Inaudible discussion]

Dr. Barkins said it seems to me that it would be more the petitioner declaring that they want to use gross sales than anybody else looking at it.

Mr. Chockley said correct. We would not mandate you must give us gross sales. It would be up to them how they want to define their needs.

Dr. Barkins said we might want to leave it open for the petitioner to do that.

[Inaudible discussion]

Mr. Chockley said the topic we're talking about now, relative to sales and the other measures, are specifically to creating a new definition within accessory uses. This change really is separate from the microblading itself. What they were are looking to do was come in for a much higher percentage than we've ever evaluated before. Typically, the standard rule of thumb was square footage. Square footage is how we used to look at all accessory uses. And usually, the rule of thumb was anything less than ten percent was a very minor accessory use and pretty much allowed by industry standards if you will. This particular user was looking at coming in and being at like thirty percent for microblading. That was much higher than anything we've ever had before. We had a discussion with the City attorney who said "That is a high percentage. We really should have a number fixed to code for all accessory uses not just microblading itself."

[Inaudible discussion]

Ms. Dodge said pretty much. She asked what the percentage of gross sales would be.

[Inaudible discussion]

Mr. Chockley said no. That would be up to the thirty-three percent benchmark criteria. Whether that be total number of chairs, floor plan, gross sales, et cetera. All of those options fall under that same thirty-three percent.

[Inaudible discussion]

Mr. Chockley said no. There are two separate items before you. There's one, which is putting percentages to what is an accessory use, microblading, a micro-brewery.

[Inaudible discussion]

Mr. Chockley said it's something that's a byproduct that's not what your normal thing is. Take a nutritional place for example. They mainly sell supplements but they also blend smoothies. That would be an accessory use. They might come in and say "I'm a retail establishment but I also want to blend smoothies." That percentage locks you in from switching gears and you're becoming more of a restaurant and not retail sales.

Vice Chair Weisberg said my first thought is that thirty-three percent, a third of the business, seems high. That is more than just incidental in my opinion. Incidental to me sounds like something that's just a little minor thing to do on the side and not a third of the business.

[Inaudible discussion]

Mr. Chockley said yes. That's just another example of something that's an accessory use.

[Inaudible discussion]

Mr. Chockley said correct. That would still fall under there as a grocery store.

Vice Chair Weisberg said alright.

Ms. Vanbuskirk said I understand why this seems like a strange and very narrow in scope thing to be putting into ordinance. I wondered the same thing today when I was reading this so I looked it up. The State of Florida requires, which is actually terrifying, pretty much zero education or background for a license to be a tattoo artist. The license that's required to be a tattoo artist is the same exact license that's required for somebody who's going to do microblading. So if we are regulating tattoo shops a lot more differently and stringently within the City, understandably so, then we would want to be regulating a salon that's doing incidental microblading in addition to several other services.

Ms. Dodge said to be able to do microblading you have to go to classes. You just can't say, "Oh, I think I'll be microblader today." There are classes. You have to get insurance. My person that does the microblading has been to numerous classes and has their own liability insurance. Because if you nick somebody, you're nicking somebody! I don't know anything about tattoos because I have none, but the requirements are the same.

Ms. Vanbuskirk said licensure is through the State at least and they are insured.

Ms. Dodge said right.

Ms. Vanbuskirk said because it's the same for tattooing as microblading and it's not robust in terms of requirements if you will, my understanding of this was coming up because we need to be able to clarify

and parse out one type of business from another for the purpose of regulating and not allowing for a loophole because it's the same licensure to open a business.

[Inaudible discussion]

Mr. Chockley said we are. Right now, by strict definition, they technically by the state classify as a tattoo shop. They could not run a tattoo shop in there right now per code so that means no microblading. So this is allowing them not only to have the option to microblade, but it's also giving them a significantly higher percentage of how many chairs they can have do the microblading.

[Inaudible discussion]

Mr. Chockley said no but their microbladers are technically tattoo artists.

[Inaudible discussion]

Mr. Chockley said correct.

[Inaudible discussion]

Mr. Chockley said technically right now it's not because we could take the approach of you're a tattoo artist, you can't do that.

Vice Chair Weisberg said right. We've heard some talk about getting rid of gross sales. Based on what Mr. Chockley said, I tend to think that maybe gross sales should be left in there. For certain businesses, it may be the only way to determine this thirty-three percent. The City is not going to require anybody to give their gross sales if they don't want to. My thought is that the gross sales should stay in there and perhaps the "shall" should be changed to "could".

Mr. Katzman said if that is the case, I would want it to be more blatantly described that sales could be volunteered, but could not be required to be given.

Mr. Chockley said with the change it would be "may be considered".

Mr. Katzman asked who would decide that.

Mr. Chockley said basically them. If they're coming in saying, "I'm making a proposal that because of floor area, gross sales, seating capacity I am an accessory use. Here is what number I want you to evaluate to show that I'm under thirty-three percent," then that is what we would evaluate. If somebody came in and says, "I'm thirty-three percent because of my total square footage", then we will take that.

[Inaudible discussion]

Ms. Coyne asked what would happen if the business owner said "No, I don't want to give it to you."

Mr. Chockley said if that's your only way of demonstrating, then we will say that's the only logical way you could say 33% and if you don't want to give it, that's fine but if you could say it by seats, inventory or total square footage, we would take those.

Vice Chair Weisberg said perhaps we can just add a sentence in the end saying something along the lines of "at no time will any business be required to provide its gross sales information".

[Inaudible discussion]

Vice Chair Weisberg said the business is not going to be required to provide their gross sales, but they can choose to provide that [information].

Mr. Chockley said yes. This is a "may be considered". It does not have to be considered. It's a "may".

[Inaudible discussion]

Mr. Chockley said the "shall" we were turning into "may", so that it may be considered. Yes.

Mr. Katzman said yes, I would be more comfortable with that. I know you were saying that you would not ask but, in twenty years, if somebody who's not you is in this job they might say, "You need to give me your gross sales otherwise I'm going to close you down." I just can't imagine a situation where that's okay and we would be authorizing that with this language.

Mr. Goulet said it's not a franchise and nobody has the right to know

Mr. Chockley said that's why it was written with the "or".

[Inaudible discussion]

Mr. Goulet said I don't see any problem with adding this language just for complete clarity.

Mr. Chockley said yes. The "at the petitioner's request" is reasonable but with the "or" in there, it's ultimately up to them on what criteria they want to pick. It's not all of them. The current motion be adding "at the petitioner's request" and "shall" going to "may".[Inaudible discussion]

Mr. Federici asked if microblading is typically done in salons.

Mr. Chockley said typically, yes.

Mr. Federici said I don't think the salon's going to be a tattoo parlor.

Mr. Chockley said no, but right now technically, code does not differentiate microblading with a clear definition.

Mr. Federici asked if that was being limited to thirty-three percent.

Mr. Chockley said no. All accessory uses are now being capped at thirty-three percent.. Microblading just happens to be an option as an accessory use. It is two different code changes.

Mr. Weisberg said, basically, if microblading is thirty-four percent of your business, you're a tattoo parlor.

Mr. Chockley said microblading at thirty-four percent wouldn't be considered an accessory use anymore. It would be considered a primary use now. Therefore, you would have to basically petition that to be a tattoo shop because you're no longer accessory.

Ms. Dodge said but you have no definition for microblading.

Mr. Chockley said that's the second code change in front of you. That is adding microblading to the definition of accessory use. It is two separate code changes. Right now we are discussing the percentage of accessory use for all accessory uses.

MOTION: TO APPROVE CODE CHANGE TO ACCESSORY USE DEFINITION ADINNG THE LANGUAGE "AT THE PETITIONER'S REQUEST" AND CHANGING "SHALL" TO "MAY" MADE BY WILLIAM BARKINS AND SECONDED BY CANDACE COYNE. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH JIMMY GOULET & LISA DODGE DISSENTING. MOTION WAS APPROVED.

Vice Chair Weisberg turned the item over to Mr. Chockley.

Mr. Chockley said the second is specifically under personal improvement services adding "microblading and permanent makeup shall be considered an accessory use to a personal improvement service"

[Inaudible discussion]

Ms. Dodge said permanent makeup is an eyeliner, something over your lips or underneath your eye. That's permanent makeup in the beauty world.

[Inaudible discussion]

Ms. Dodge said it's just a line. They're just lines.

[Inaudible discussion]

Ms. Dodge said no, it's not tear drops. That's a tattoo. Permanent makeup is on your eyes, underneath, and on your lips. Microblading is they shave your eyebrows out. Then they put these little things on it. These things last maybe two to three years. You have to keep coming back and getting a touch up which is where they make all their money. These things [permanent makeup] don't ever go away.

Vice Chair Weisberg asked if the permanent makeup was usually done by a salon or a tattoo parlor.

Ms. Dodge said some salons do it but not I. I do not. I know some in Pembroke Pines do it but I don't know. They're specialized. It's scary. That is why it has to say microblading AND permanent make up. I'm fine with that but you can't put slash because now you're saying they are the same thing. By definition, they are not.

Mr. Chockley said okay. Most cities have the slash. Obviously, I'm not a salon expert either so if we want to put "and" or "or" instead of the slash, that is fine. That really doesn't change the intent of what the proposal is.

Dr. Barkins said I understand that microblading. You are our authority here. He asked if permanent makeup has a definition.

Ms. Dodge said yes. Permanent makeup is a cosmetic technique which employs tattoos permanent pigmentation of the dermis as a means of producing designs that resemble makeup such as eye lining and other permanent enhancing colors to the skin on the face, lips and eyelids. That is the definition.

[Inaudible discussion]

Ms. Dodge said let's just say I don't want to put eyeliner on every day so I have it tattooed on so that every day I look like I have eyeliner on. It's like "I'm awake. Here I am." Every day. That's what that is. The next thing you're going to get into is the eyelashes and so on. You need to be very careful because there's so much in this beauty world that keeps changing but that is the definition.

[Inaudible discussion]

Ms. Dodge said I have one girl that does microblading maybe once or twice a week. She does it per person. It's not thirty-three percent of my business. It is less than that. But I do know there are salons in Pembroke Pines that strive on that permanent makeup and they had a whole big thing but with reasons for doing this.

[Inaudible discussion]

MOTION: TO APPROVE CODE CHANGE TO MICRO-BLADING DEFINITION MADE BY CANDACE COYNE AND SECONDED BY JEREMY KATZMAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH JIMMY GOULET & LISA DODGE DISSENTING. MOTION WAS APPROVED.

Vice Chair Weisberg turned the item over to Mr. Chockley.

Mr. Chockley said item 4D is a change in the self-storage definition. The proposal before you with strike through underlying format tonight is to remove the "or" and add "and" for secured surface parking for vehicles, trailers, boats and RVs. We currently have one facility that already has this in addition to enclosed spaces. Right now, the code only has an allowance for enclosed self-storage buildings similar to the Lighthouse Storage that just went in and the other one behind Publix at Cooper City Commons. This is still a conditional use. It is not a by right code change. It would still have to be a B3 zoning district with a conditional use. The point of the conditional use is to have a petitioner come in and sell

why this is a benefit for the City. If the P&Z Board and City Commission does not like what's being proposed in terms of hours of operations, security type issues, et cetera, the petition can be denied. We still have that safety level of review.

[Inaudible discussion]

Mr. Chockley said right now you could not do any surface parking for boats, RVs or cars. This is adding that to the definition under self-storage so that a user could come in and actually site plan a lot to have surface parking.

[Inaudible discussion]

Mr. Chockley said correct. The petitioner would be the owner proposing to make this change to their site. They would have to come in and get an approved site plan but if code does not allow what they want to do, there would be no petitioner.

Vice Chair Weisberg said okay. Thank you. He asked if there were other business in the definition, other than self-storage, that would allow these typed of vehicles.

Mr. Chockley said no. Right now there is no allowance for somebody coming in to say, "I want to do a boat, RV or storage lot."

Mr. Federici asked if this was for current storage places or new ones coming in or for both.

Mr. Chockley said for both. If you had a storage place who maybe wanted to buy the lot next to them to build surface parking, that would be an option. An existing use would have to have the available surface area to propose this and obviously have to amend their site plan. So again, nothing of this is by right.

Mr. Katzman asked if there was any expectation that it would be covered or not visible to certain areas or does that come into the conditional use.

Mr. Chockley said that would be considered with the conditional use. That's what we would evaluate there with, how well is it being shielded? How well is it being buffered? What type of security measures are put in place? What type of access is present? All of that would be worked out at the conditional use phase.

Mr. Katzman asked to confirm that they would have to come to us for conditional use.

Mr. Chockley said absolutely.

[Inaudible discussion]

MOTION: TO APPROVE CODE CHANGE FOR SELF-SERVICE STORAGE DEFINITION MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH JIMMY GOULET, JIM FEDERICI & ALEX WEISBERG DISSENTING. MOTION WAS APPROVED.

Vice Chair Weisberg turned the item over to Mr. Chockley.

Mr. Chockley said 4E is a change to the parking design standards. It's a really straightforward change. Right now our parking detail only allows for rounded ends. We have plenty of site plans from way back in the day that were not in compliance with that. We also have some newer proposals and products that have come in where they're doing striping as part of pavers set in sand to be more decorative and more appealing. Obviously, with sand set pavers you can't do rounded ends. Everything becomes squared. This code change would give the option to developers to stripe with either rounded or squared ends.

[Inaudible discussion]

MOTION: TO APPROVE CODE CHANGE FOR PARKING SPACE DESIGN STANDARDS MADE BY JIMMY GOULET AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

5. COMMUNITY DEVELOPMENT REPORT:

Vice Chair Weisberg turned it over to Mr. Chockley to inform what petitions they have upcoming.

Mr. Chockley said our next meeting will be on May 2nd. It will be for the Sienna Project which is the vacant parcel, kind of tucked away in Monterra, near the University and Sheridan intersection. It is a heavily wood lot which came before the Board four years ago and through the City Commission. Everything was passed but the deal fell through. Obviously nothing ever got built. We have a new builder, Mattamy Homes, choosing to resurrect that same site plan and layout with the same number of units. They just made their submittal which will go to the May 2nd. That has a site plan, a variance and a plat petition. We will also be bringing strike through and underlying language for the window sign colors which was the topic at last month's meeting allowing for all colors as part of window signage. Those are the two things already on the agenda for May 2nd. I had sent out last week a save the date for the Advisory Board appreciation dinner that is scheduled for May 31st at 6:00 PM for those of you that maybe didn't see that email yet. The other topic also coming from last month's meeting was more defined input on encasement lighting. There was some discussion that was brought up but there was never really a consensus on what direction we wanted to go. It was tabled to not muddy the waters with last month's code change. If the Board is open to coming together with more concise language, we could also have that on for the May 2nd meeting.

Vice Chair Weisberg asked if he was asking the Board to give input now.

Mr. Chockley said yes, if that's of the purview of the Board.

[Inaudible discussion]

Mr. Curran said the only thing I was asking about the neon signs is, when the business is closed, they should go off. The second thing is, if they're going to be in the windows like they are, it shouldn't be alcohol, tobacco or anything like that because of the children.

Mr. Chockley said right now, the only change on that would be if we put hours centered around the business. The way code reads right now is you can only have an encasement lighting, which is basically a perimeter lighting. The only other option for lit windows signs is an open sign, which specifically has to be static. It can't flash; it can't animate; it can't have a raceway. Those are the only types of lit signs in windows that are permitted now. We could add language that they only be on during business operation hours.

Mr. Curran said yes, that was my only concern.

Mr. Chockley said okay.

5. BOARD MEMBER CONCERNS:

Mr. Katzman said I have a very important concern. I've noticed that just about every other Cooper City Board has shirts. I think the P&Z Board should have shirts as well so I'm asking for the Commission to budget shirts for all of the Boards. We can proudly wear them at all the Cooper City events. Goulet can have a badge and the rest of us would like shirts. I'm asking the staff to ask Commission or whatever the formal process is to give us $100 to buy shirts or whatever the budget would be.

Ms. Coyne said that's a lot of money for shirts.

Mr. Federici asked if he wanted ten dollar per person or $100 total.

Mr. Katzman said I was joking but whatever the cost is for shirts for all the Boards.

Mr. Federici said $500 easy.

Mr. Katzman said I think it'd be nice for the Board and perhaps all of the Advisory Boards, but that's up to the Commission.

[Inaudible discussion]

Mr. Chockley said yes. Ultimately that's a private market decision by the business owner. Specifically to the old Winn-Dixie, there is a lease signed for a grocer going in there. From what we've heard, he is working on subleases for other tenants within the main building, similar to like Winn-Dixie had. They had the Ocean Bank, et cetera. But from our understanding, there is a signed lease in place for a new grocer going in Winn-Dixie.

Mr. Federici said I guess you know why David Rouse isn't here. His father-in-law passed away. Maybe the City can send a condolence card or something It might be something to think about. And secondly, nice meeting Alex, you did a good job.

7. ADJOURNMENT:

Meeting adjourned at 7:54 PM.