



**STAFF REPORT - CITY OF RIVIERA BEACH  
TEXT AMENDMENT (SELF-SERVICE STORAGE), ZA-19-01  
JANUARY 9, 2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31, ZONING, ARTICLE I, IN GENERAL, SECTION 31-1, DEFINITIONS, BY ADDING A DEFINITION FOR SELF-SERVICE STORAGE; AND AMENDING CHAPTER 31, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 18, 'IG' GENERAL INDUSTRIAL DISTRICT, SECTION 31-382, USE REGULATIONS, BY ADDING SELF-SERVICE STORAGE AS A SPECIAL EXCEPTION USE; AND AMENDING CHAPTER 31, ARTICLE VII, OFF-STREET PARKING AND LOADING, SECTION 31-577, OFF-STREET PARKING RATIOS, BY ADDING PARKING REQUIREMENTS FOR SELF-SERVICE STORAGE FACILITIES; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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- A. Applicants:** SROA Capital, LLC (Storage Rentals of America)  
Agent: Schmidt Nichols, Landscape Architecture and Urban Planning
- B. Request:** The applicant is requesting to amend the City's Code of Ordinances to add a definition for self-service storage use, incorporate self-service storage use as a special exception use within the General Industrial Zoning District, and to establish an off-street parking ratio requirement for self-service storage uses within the City.
- C. Location:** This amendment is global and not site-specific.
- D. Property Description and Uses:** N/A
- E. Adjacent Property Description and Uses:** N/A
- F. Background and Analysis:** Storage Rentals of America (SROA) acquired property located at 1177 West Blue Heron Blvd. in October of 2018 and desires to expand the current self-storage operation (84,673 square feet) as well as provide general site improvements, including new landscaping and building façade improvements per the City's code requirements. A total of 36,310 square feet of new self-storage space is desired and if constructed as proposed, a total of 120,983 total square feet of building area would exist on site (see concurrent site plan application).

As part of this building expansion and site plan design process, it was discovered that the City's Code of Ordinances lacks a definition for self-service storage and is silent on required off-street parking ratios for this use. City staff felt that utilizing the parking ratio for a warehouse (1 parking space per 1,000 sq. ft. of building area) would be inappropriate for a self-storage use since parking demands are much lower and requiring well over 100 parking spaces would be abnormally high. Research occurred to see what other local municipalities required for parking for self-service storage facilities (see justification statement). A ratio of 1 parking space per each 75 storage bays is currently proposed, (but no less than 5 total parking spaces are required), which is in-line with current industry standards. This is similar with Palm Beach Gardens and Boynton Beach, and is more restrictive than Unincorporated Palm Beach County, who requires only 1 space per each 200 storage bays.

In summary, the applicant is requesting to amend the City's Code of Ordinances to add a definition for self-service storage use, to incorporate self-service storage use as a special exception use within the General Industrial Zoning District, and to establish an off-street parking ration requirement for self-service storage uses within the City. This code amendment must be approved for the concurrent site plan application to be approved as proposed.

**G. Proposed amendments:** The following Code amendments have been proposed (additions underlined and deletions in ~~strikethrough~~ format).

**Sec. 31-1. – Definitions.**

\* \* \*

Self-Service Storage (Self Storage): a place of business providing individual self-contained units which are available for short-term or long-term lease to the general public for the storage of goods and belongings. As a customary secondary use, designated areas may also be utilized for the storage of automobiles, trailers, recreational vehicles and similar rolling stock, as provided by an approved site plan. Outdoor storage must be shielded from view of adjacent property owners and public right-of-way.

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**Sec. 31-382. – Use regulations.**

\* \* \*

(b) *Special Exception.* The following uses may be permitted by special exception in the IG general industrial district:

\* \* \*

(15) Self-Service Storage

\* \* \*

**Sec. 31-577. – Off-street parking ratios.**

\* \* \*

Self-service storage. For self-service storage buildings, here shall be at least one off-street parking space for each 75 storage bays or fraction thereof, but no less than five total parking spaces.

\* \* \*

**H. Staff Conclusion:** City staff recommends that the Planning and Zoning Board recommend approval of this ordinance to the City Council.