ORDINANCE NO. _____

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 CODIFICATION, CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Code of Ordinances regulates land use within the City's municipal jurisdiction; and

WHEREAS, the applicant, SROA Capital, LLC, 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 (ZA-19-01); and

WHEREAS, the City's Code of Ordinances is currently silent on self-service storage uses and the proposed amendments will provide guidance on this use; and

WHEREAS, the applicant has also submitted a separate but concurrent site plan application (SP-19-23) which is dependent on the approval and adoption of this ordinance in order for it to be approved; and

WHEREAS, City staff recommends approval of the proposed self-service storage text amendments (ZA-19-01); and

WHEREAS, the Planning and Zoning Board reviewed the new self-service storage definition and regulations on January 9, 2020 and unanimously recommended approval to the City Council; and

WHEREAS, the City Council of the City of Riviera Beach desires to approve the proposed self-service storage text amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing recitals are ratified and confirmed as being true and correct and are made a specific part of this ordinance.

SECTION 2. Chapter 31,of the Code of Ordinances of the City of Riviera Beach, entitled "Zoning", Article I, entitled "In general", Section 31-1, "Definitions", is amended to read as follows (additions are underlined and deletions appear in strikethrough format):

* * *

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.

* * *

SECTION 3. Chapter 31,of the Code of Ordinances of the City of Riviera Beach, entitled "Zoning", Article V, entitled "District regulations", Division 18, "'IG' General Industrial District", Section 31-382, "Use regulations", is amended to read as follows (additions are underlined and deletions appear in strikethrough format):

* * *

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

* * *

(15) Self-Service Storage

* * *

SECTION 4. Chapter 31,of the Code of Ordinances of the City of Riviera Beach, entitled "Zoning", Article VII, entitled "Off-street parking and loading", Section 31-577, "Off-street parking ratios", is amended to read as follows (additions are underlined and deletions appear in strikethrough format):

* * *

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.

* * *

SECTION 5. Specific authority is hereby granted to codify the Ordinance as it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Riviera Beach, and the sections of this Ordinance may be renumbered to accomplish such intentions.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Should any word, phrase, clause, subsection or section of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 8. This ordinance shall take effect immediately upon final passage and adoption by the City Council.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

PASSED AND APPROVED on the first reading this _____ day of _____,
_____.

PASSED AND ADOPTED on second and final reading this _____day of _____,
_____.

APPROVED:

_____   _____
RONNIE L. FELDER   **KASHAMBA MILLER-ANDERSON**
MAYOR   **CHAIRPERSON**

ATTEST:

_____   _____
CLAUDENE L. ANTHONY,   **JULIA A. BOTEL, Ed.D**
CERTIFIED MUNICIPAL CLERK   **CHAIR PRO TEM**
CITY CLERK

                                           _____
                                           TRADRICK MCCOY
                                           COUNCILPERSON

                                           _____
                                           SHIRLEY D. LANIER
                                           COUNCILPERSON

                                           _____
                                           DOUGLAS A. LAWSON
                                           COUNCILPERSON

                                           REVIEWED AS TO LEGAL SUFFICIENCY

                                           _____
                                           DAWN S. WYNN, CITY ATTORNEY

                                           DATE: _____

1ST READING		2ND & FINAL READING	
MOTIONED BY:_____		MOTIONED BY: _____	
SECONDED BY:_____		SECONDED BY:_____	
T. MCCOY	_____	T. MCCOY	_____
K. MILLER-ANDERSON	_____	K. MILLER-ANDERSON	_____
S. LANIER	_____	S. LANIER	_____
J. BOTEL	_____	J. BOTEL	_____
D. LAWSON	_____	D. LAWSON	_____