



CITY OF RIVIERA BEACH – MEMORANDUM

TO: HON. MAYOR, CHAIRPERSON AND CITY COUNCIL

THROUGH: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

FROM: JEFF GAGNON, ACTING DIRECTOR OF DEVELOPMENT SERVICES,
MCDP, MPA, AICP

SUBJECT: SELF-SERVICE STORAGE TEXT AMENDMENT ORD. (ZA-19-01)

DATE: FEBRUARY 19, 2020

CC: GENERAL PUBLIC

Background:

Storage Rentals of America (SROA) acquired property located at 1177 West Blue Heron Boulevard 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, SP-19-23).

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. A ratio of one parking space per each 75 storage bays is currently proposed, (but no less than five total parking spaces are required), which is in-line with current industry standards. This is similar to Palm Beach Gardens and Boynton Beach and is more restrictive than Unincorporated Palm Beach County, which requires only one space per 200 storage bays.



In summy, 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 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.

Citywide Goal:

The citywide goal is to achieve a prosperous, resilient, and sustainable economy.

Budget/Fiscal Impact:

There is no fiscal impact associated with this item.

Recommendation(s):

City staff recommends that the City Council approve this Ordinance.

Attachment(s):

1. Resolution 1177 W. Blue Heron SROA Site Plan
2. Exhibit A, Site Plan SP-19-23
3. Exhibit B, Landscape Plan SP-19-23
4. Exhibit C, Building North Elevation SP-19-23
5. Exhibit D, Building Floor Plan SP-19-23
6. Staff Report - SP-19-23 SROA
7. Justification Statement, 1177 W. Blue Heron
8. Uniform Land Use Application, 1177 W. Blue Heron
9. 01-09-20 P&Z Board Meeting Minutes