



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: **DISCUSSION OF SROA SITE PLAN, 1177 W. BLUE HERON, (SP-19-23)**

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 (SP-19-23).

A concurrent application was submitted to the City for the creation of an off-street parking ratio for a self-storage use within the City as well as providing a definition for self-storage or (self- service storage) use (ZA-19-01). The city's code is currently silent on this use and associated parking ratios. The code amendment will provide a parking standard based on current parking ratios utilized by other local municipalities for this use. City staff recommended this approach since there is no comparable off-street parking ratio to utilize within the city's code and self-storage uses typically have a low demand for parking. This code amendment must be approved in order for the site plan to be approved as proposed.



The Planning and Zoning Board reviewed the subject site plan application (SP-19-23), and text amendment application (ZA-19-01), along with corresponding documents and City staff report, on January 9, 2020.

Citywide Goal:

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

Budget/Fiscal Impact:

There is no Fiscal Year 2019-2020 impact associated with this item.

Recommendation(s):

City staff recommends that the City Council approve the Resolution.

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