



**STAFF REPORT - CITY OF RIVIERA BEACH  
STORAGE RENTALS OF AMERICA SITE PLAN, SP-19-23  
JANUARY 9, 2020**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION (SP-19-23) FROM SROA CAPITAL, LLC. REQUESTING SITE PLAN AMENDMENT APPROVAL TO EXPAND THE EXISTING SELF STORAGE USE BY CONSTRUCTING AN ADDITIONAL 36,310 SQUARE FEET OF NEW BUILDING AREA AS WELL AS PROVIDING BUILDING FAÇADE AND LANDSCAPE IMPROVEMENTS AT 1177 WEST BLUE HERON BOULEVARD, COMPRISED OF APPROXIMATELY 8.58 ACRES OF LAND, IDENTIFIED BY PARCEL CONTROL NUMBER 56434229560000010; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

- 
- A. Applicants:** SROA Capital, LLC (Storage Rentals of America)  
Agent: Schmidt Nichols, Landscape Architecture and Urban Planning
- B. Request:** The applicant is requesting site plan approval to construct an additional 36,310 square feet of new building area to expand the existing 84,673 square feet of self-storage use as well as providing a new building façade and landscape improvements (120,983 total square feet).
- C. Location:** The subject site is located at 1177 West Blue Heron Blvd. (see attached location map).
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Numbers: 56-43-42-29-56-000-0010

Parcel Size: +/- 8.58 Acres

Existing Use: Self-Storage use (Storage Rentals of America)

Zoning: Limited Industrial (IL)

Future Land Use: Industrial

**E. Adjacent Property Description and Uses:**

North: West Blue Heron Blvd.; Existing multifamily residential uses; Avenue 'O'.

South: Existing industrial warehouse and distribution use.

East: City canal; Existing industrial use.

West: Existing industrial use; Vacant commercial land.

## F. Background:

Storage Rentals of America (SROA) acquired this property in October of 2018 and desire 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 proposed on the south side of the existing structure that will be outside of the Blue Heron Blvd. view corridor. A new building façade will be provided on the existing building visible to the roadway compatible to the City's code. If completed as proposed, a total of 120,983 total square feet of building area would exist on site.

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. The City code is currently silent on this use or associated parking ratios. The code amendment will provide a parking standard based off of 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 for the site plan to be approved as proposed.

The following staff analysis has been prepared for your review:

## G. Staff Analysis:

**Proposed Use:** Requested expansion of the existing self-storage use; proposing construction of 36,310 square feet of additional building area.

**Zoning Regulations:** The current self-storage use has existed at this location for many years and City staff considers this use a legally nonconforming use within the Limited Industrial Zoning District.

**Comprehensive Plan:** This use is compatible and consistent with the Industrial Future Land Use designation.

**Compatibility:** The existing self-storage use is compatible with the surrounding uses and properties. The proposed expansion will have little to no new impacts.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

**Landscaping:** The proposed landscape plan complies with the City's Land Development Regulations.

**Parking/Traffic:** As previously mentioned, the City's Code of Ordinances is currently silent on parking requirements for self-storage uses. As recommended by City staff, the applicant has simultaneously applied for an amendment to the City's Land Development Regulations that will incorporate an off-street parking ratio requirement for self-storage uses based on required ratios utilized within surrounding municipalities. This code amendment must be approved in order for the site plan to be approved as proposed. The development team has also provided a traffic statement from Simmons & White, which indicates a negligible change in peak hour trips and an insignificant impact on surrounding roadways.

**H. Staff Conclusion:** City staff recommends that the Planning and Zoning Board recommend site plan approval to the City Council, with the following conditions:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued for the Addition.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. City Council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
4. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.
5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
7. The applicant shall consult with the Riviera Beach Police Department in order to incorporate one or more Internet Protocol (IP) Cameras within their site design for RBPD use.
8. The concurrently processed ordinance associated with creating an off-street parking ratio for self-storage uses must be approved and adopted prior to this site plan approval becoming effective.
9. Prior to approval of City Building Permit, the applicant shall provide a drainage report sufficient to demonstrate compliance with City and South Florida Water Management District (SFWMD) regulations. Specifically, demonstrate compliance with City Comprehensive Plan, Infrastructure Element, Policy 1.5.3:

*Policy 1.5.3: Stormwater: All new development retain on site the rainfall from a one-hour storm that statistically occurs once in 3 years, an amount estimated to be 2.7 inches. Roadway and parking lot finished elevations shall be at or above the peak stage elevation for the 5-year 1-day storm event. Building ground floor elevations shall be above the 100-year 3-day storm stage elevation or one foot above the crown of the road, whichever is greater. The stormwater system of new developments shall also be designed to comply with the water quantity and quality requirements of the appropriate permitting agency but post-development runoff shall not exceed pre-development runoff.*

Site Location Map (SP-19-23):

