



SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
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Website: www.snlandplan.com  
License No: LC26000232

# Storage Rental of America

1177 Blue Heron Blvd  
City of Riviera Beach, Florida

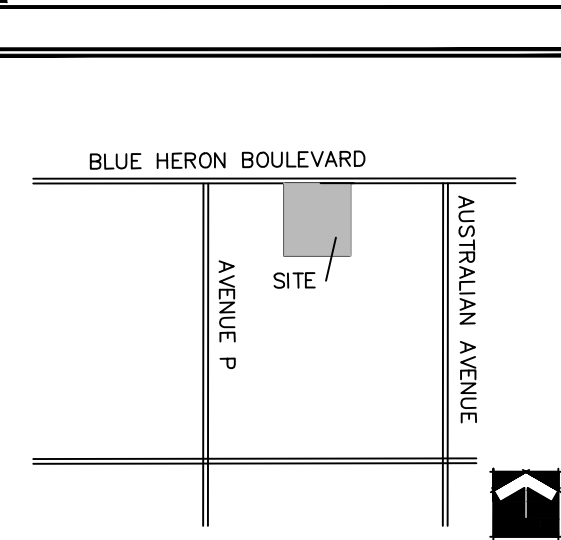
Date: 06/14/19  
Scale: 1" = 40'-0"  
Design By: JS  
Drawn By: BMC  
Checked By: JS  
File No: 934.01  
Job No: 18-109

REVISIONS / SUBMISSIONS  
10/25/19 Resubmittal

Site Plan

SP-1 of 1

## Location Map



## Site Data

Application Name	Storage Rental of America
Application Number	SP-19-23
Existing Future Land Use Designation	IND
Existing Zoning District	Limited Industrial (IL) District
Property Control Numbers	56-43-42-29-56-000-0010 56-43-42-29-56-000-0020
Applicable Overlay(s)	Principal Arterial
Section, Township, Range	29/42/43
Traffic Analysis Zone	135
Existing Use	Self-Service Storage / Warehouse
Proposed Use	Self-Service Storage / Warehouse
Total Number of Bay Boos	50
Total Site Area	8.645 Acres (376,580 s.f.)
Total Gross Floor Area	122,197 s.f.
Self-Service Storage/Warehouse (Existing)	84,673 s.f.
Self-Service Storage/Warehouse (Proposed)	36,310 s.f.
Pump Building (Existing)	1,214 s.f.

**Concurrency Approval\***

Self-Service Storage/Warehouse (Existing) 84,673 s.f.

Self-Service Storage/Warehouse (Proposed) 36,310 s.f.

Pump Building (Existing) 1,214 s.f.

\*Concurrency is approved for the above uses and amounts shown on this plan.

Total Floor Area Ratio (Including 6,776 s.f. basement)	.32
Total Building Coverage (Including canopies of 290 s.f.)	31%
Impervious Area	65%
Buildings	115,711 s.f.
Pavement/Walks	128,305 s.f.
Pervious Area	35%
Open Space	132,564 s.f.
Building Height	max. 35'
Existing Building A Height - 19'-0"	
Proposed Building B Height - 15'-0"	
Number of Stories	1
Detention Area	16,032 s.f.
Parking Required	12 SPACES
*Self-Service Storage/Warehouse - 1 Space/75 Bays @ 932 Bays = 12	
Proposed Parking	92 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	3
Loading Required (12' x 30')	2
Loading Provided (30' x 30')	3

\*The Self-Service Storage / Warehouse parking requirement of 1 space/75 bays was utilized for this site plan after taking an average of 6 municipalities across the South Florida market.

## Development Regulations

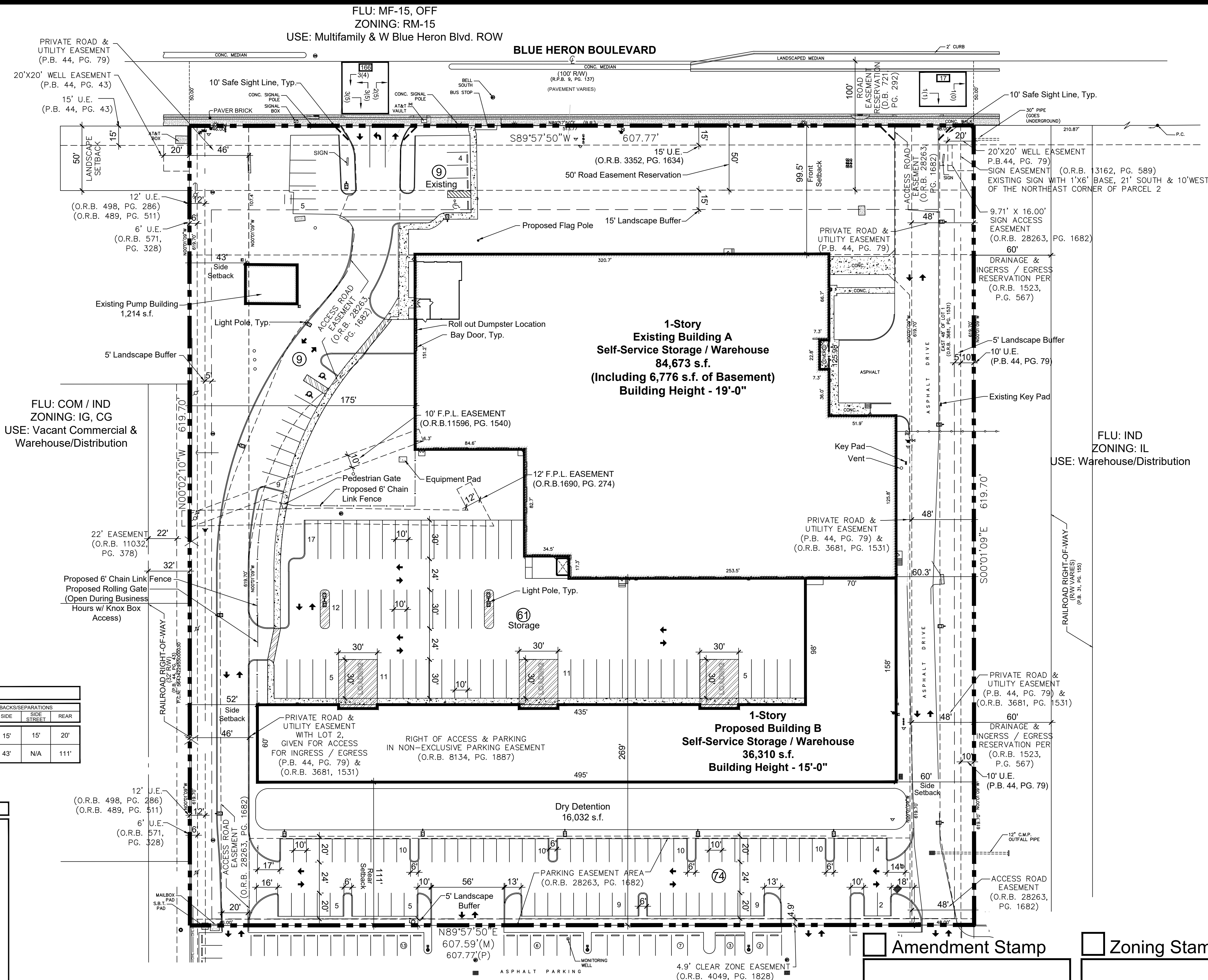
IL PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			MAX FAR	MAX BLDG COVER	MIN PERVIOUS	SETBACKS/SEPARATIONS				
	SIZE	WIDTH	FRONTAGE				DEPTH	FRONT	SIDE	REAR	STREET
IL	20,000 s.f.	N/A	N/A	N/A	1.15	45%	20%	40'	15'	15'	20'
IL	376,580 s.f.	607'	607'	619'	.32	31%	35%	99.5'	43'	N/A	111'

## Development Team

DEVELOPER:	STORAGE RENTAL OF AMERICA 324 DATURA STREET, SUITE 100 WEST PALM BEACH, FLORIDA 33401 (561) 412-4719
ARCHITECT:	STEVEN MYOTT ARCHITECT 639 E OCEAN AVENUE BOYNTON BEACH, FLORIDA 33435 (561) 734-7034
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FLORIDA 33407 (561) 688-5455
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	PARTNER ENGINEERING AND SCIENCE, INC. 812 HURON ROAD, SUITE 690 CLEVELAND, OHIO 44115 (440) 987-1001

## Notes

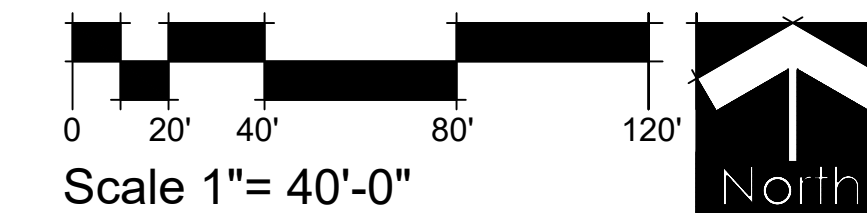
o BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC. DATED 07/02/2018



## Legal Description

The Land referred to herein below is situated in the City of Riviera Beach, County of Palm Beach, State of Florida, and is described as follows:  
Lot 1, A REPLAT OF SOLITRON, according to the Plat thereof as recorded in Plat Book 44, Page 79, of the Public Records of Palm Beach County, Florida.

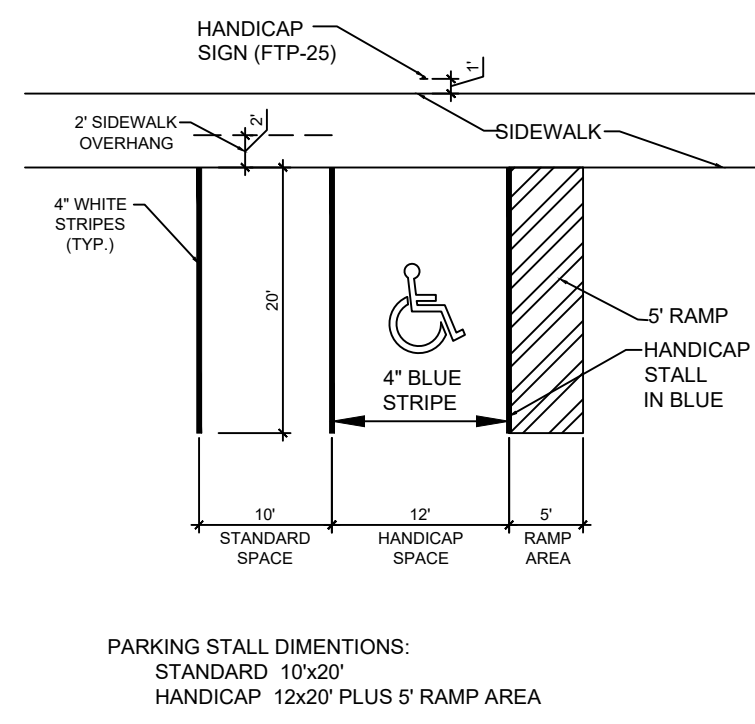
FLU: IND  
ZONING: IG  
USE: Warehouse/Distribution



Amendment Stamp

Zoning Stamp

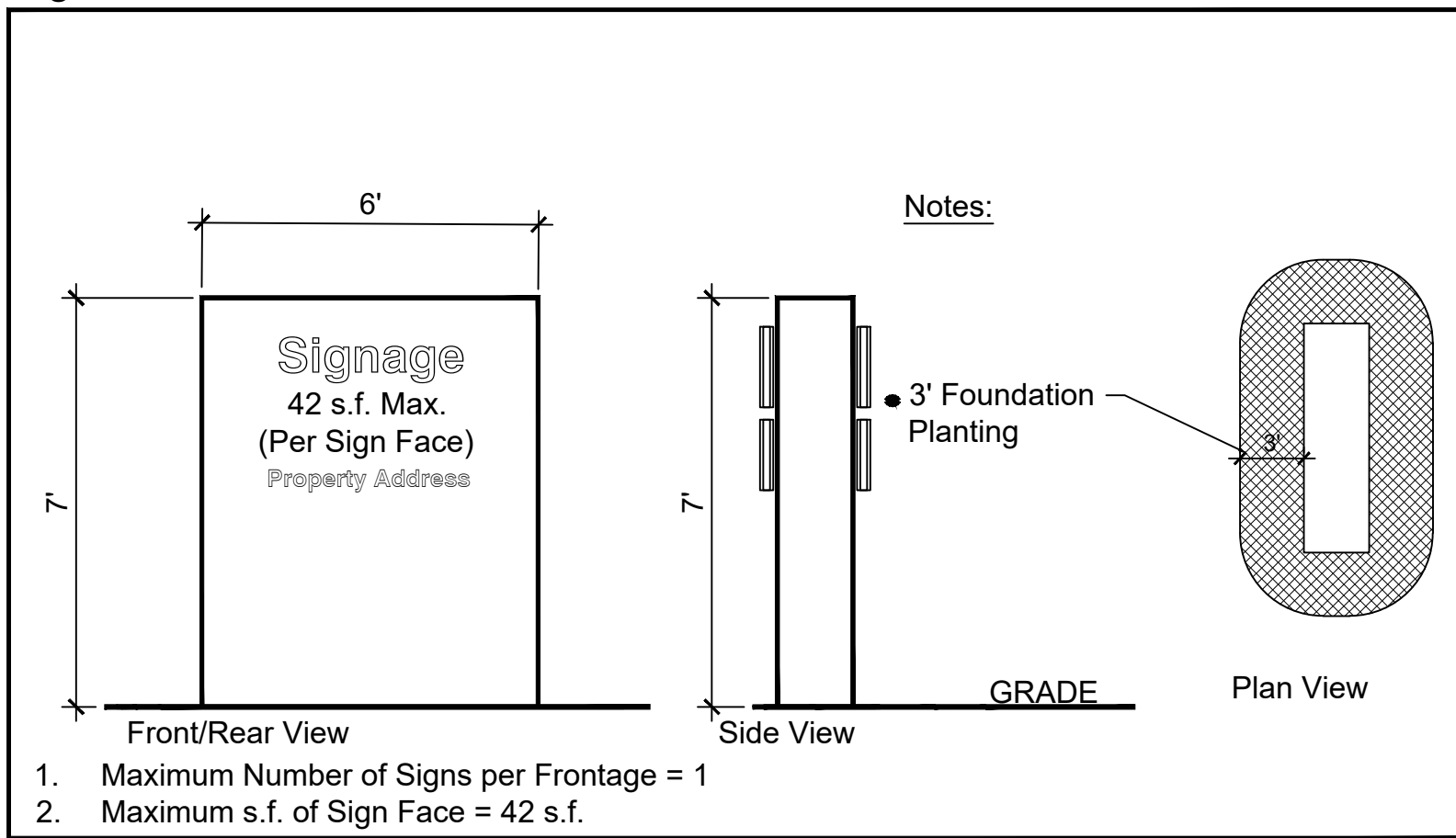
## Parking and Striping



PARKING STALL DIMENSIONS:  
STANDARD 10'x20'  
HANDICAP 12x20' PLUS 5' RAMP AREA

## Master Sign Program

### Sign Detail



- Notes:
1. Maximum Number of Signs per Frontage = 1
  2. Maximum s.f. of Sign Face = 42 s.f.



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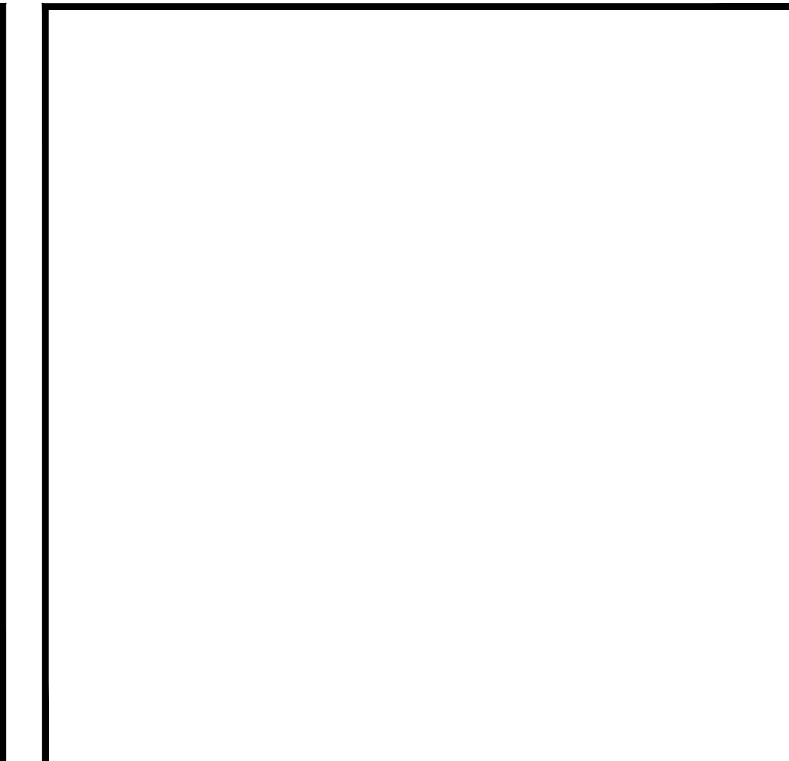
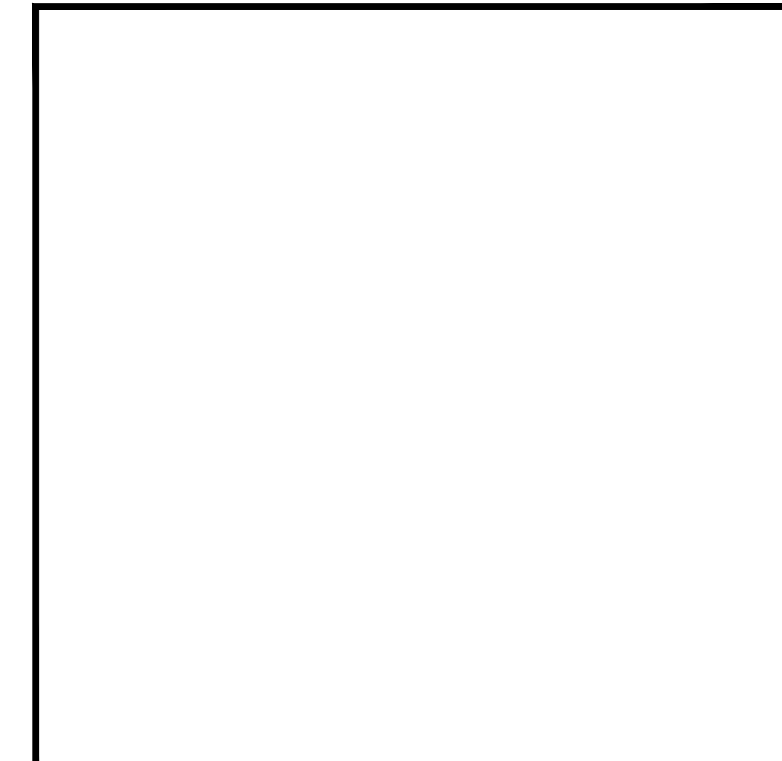
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Regulating  
Plan

SP-2 of 2