



**Justification Statement  
Formal Site Plan Approval Request  
Storage Rental of America  
1177 Blue Heron Blvd  
City of Riviera Beach, Florida  
Original Submittal: June 14, 2019  
Resubmittal: October 25, 2019  
Resubmittal: December 11, 2019**

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**Description of Request**

Schmidt Nichols (“Agent”), on behalf of the Applicant, SROA Capital LLC, respectfully requests a Major Site Plan Amendment for the project known as Storage Rental of America in the City of Riviera Beach, Florida. The 8.65-acre (376,580 s.f.) subject property (Property Control Number [PCN] 56-43-42-29-56-000-0010,) is located on the south side of Blue Heron Boulevard, just west of Australian Avenue (“subject property”). The use requested, self-service storage, is based upon the proposed code language will be categorized as a special exception use in the General Industrial – IG zoning district. The subject property is Lot 1 of the REPLAT OF SOLITRON that was recorded in Plat Book 44, Page 79 of the Public Records of Palm Beach County, Florida. The proposed plan of development is to construct a 36,310 s.f. self-service storage/warehouse building with a build-out year of 2024. Access is existing via a full access driveway and a right-in, right-out driveway connection at Blue Heron Boulevard.

The subject property supports a Future Land Use (FLU) designation of Industrial (IND) and is within the Limited Industrial (IL) Zoning District. There are three existing structures on the subject property – (1) a 84,673 square-foot structure (including a 6,776 square foot basement) that is currently utilized for self-service storage and warehousing, (2) a 103 square-foot guard shack utilized by previous occupants of the property and (3) a 1,214 square-foot structure constructed by the United States Environmental Protection Agency (EPA) for pumping. Based on a Record of Decision (ROD) issued by the EPA in 2004 the subject property has been deemed a National Priorities List-caliber site in the EPA’s Superfund program due to soil and groundwater contamination. EPA constructed the 1,214 square-foot structure to house equipment that is currently extracting contaminated ground water, treating the water with air-stripping, and re-injecting the treated water with an infusion of oxygen to enhance biodegradation. The system has been in operation since March 2009.

Adjacent Lands	FLU	Zoning	Uses
<b>Subject Property (Proposed)</b>	IND	IL	Self-Service Storage/Warehouse
<b>North</b>	MF-15, OFF	RM-15	Multifamily & W Blue Heron Blvd. ROW
<b>South</b>	IND	IG	Warehouse/Distribution
<b>East</b>	IND	IL	Warehouse/Distribution
<b>West</b>	COM, IND	IG, CG	Vacant Commercial & Warehouse/Distribution

This application is specifically requesting the following:

- Major Site Plan Amendment approval for the proposed 36,310 s.f. self-service storage/warehouse building

Concurrent Application:

- Zoning Text Amendment to add the proposed Self-Service Storage parking requirement to Sec. 31-577, Off-Street Parking Ratios, and the definition of “Self - Service Storage” to Sec. 31-1, Definitions, and to Sec. 31-382 (IG Use Regulations) as a special exception use on June 14, 2019

**Site Design and Layout**

The proposed site is 8.65 acres in size and is surrounded on three (3) sides by complementary Industrial uses. To the east of the subject property are several warehouse/distribution uses. To the west is a vacant parcel zoned General Industrial – IG & Commercial General – CG. To the south is warehouse/distribution uses. The subject site has frontage along W Blue Heron Blvd. The proposed site was designed so that minimal impacts were imposed on surrounding properties

Per the Riviera Beach Zoning Code, Section (Sec.) 31-383, Property Development Standards for the industrial (IL), of the City of RB Code of Ordinances a property must comply with a 45 percent (45%) lot coverage.

Based on the total 8.65 acres (376,580 sf) the code allows a total of 169,461 square-feet of lot coverage:

$$8.65 \text{ acres (376,580 sf)} \times 45\% = 169,461 \text{ sf of Lot Coverage}$$

Based on the total lot coverage proposed (122,197 square-feet), the lot coverage is (38%):

122,197 sf ÷ 8.65 acres (376,580 sf) = 31% Lot Coverage

Per Objective 1.8, Future Land Use Categories, of the City of Riviera Beach Comprehensive Plan the maximum floor area (FAR) permitted is 1.15.

Based on the maximum floor area ratio (1.15), the maximum square footage that could be developed on the property is 433,067 square-feet:

8.65 acres (376,580 sf) x 1.15 = 433,067 square-feet

Based on the total square-footage proposed (122,197 square-feet), the floor area ratio is (.38):

122,197 square feet ÷ 8.65 acres (376,580 sf) = .32 FAR

**Parking:**

Required Parking:

\*Self Service Storage/Warehouse - 1 space / 75 bays @ 932 bays = 12 spaces

**Total: 12 spaces**

Proposed Parking:

**Total: 92 spaces**

Handicap Spaces Required: 1 Spaces

Handicap Spaces Proposed: 3 Spaces

Loading Spaces Required (12' x 30' Min): 2 Spaces

Loading Spaces Proposed (30' x 30'): 3 Spaces

\*From what has been seen across several municipalities in the South Florida market, The Self-Service Storage / Warehouse parking requirement of 1 space/ 75 bays was utilized for this application. The calculations below are varied due to the fact that some codes are based on s.f. and some are based on number of bays.

Municipality	Proposed Use	Parking Requirement	Required Parking Spaces
Palm Beach County	Self-Service Storage, Multi- Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	1 space per 200 storage bays @ 932 Bays = 5 Spaces
Palm Beach Gardens	Self Service Storage	115,548 s.f. divided by 124 s.f. = 932 Bays 1 space/75 storage spaces @ 932 Bays = 12 Spaces Required	12 Spaces
Boynton Beach	Storage, Self-Service (Limited and Multi-Access)	1 space per 75 bays plus 2 security spaces	1 space per 75 bays @ 932 Bays = 12 Spaces + 2 security spaces = 14 Spaces
Fort Lauderdale	Warehouse, Self-Storage	1 Space per 5,000 s.f. of GFA + 1 Space per 250 s.f. of office	1 space per 5,000 s.f. @ 115,548 s.f. = 23 Spaces
West Palm Beach	Warehousing Structures for Families and Small Businesses	1 per 2,000 sq.ft. up to 10,000 sq.ft., 1 for each additional 4,000 sq.ft. over 10,000 sq.ft. or portion thereof, 1 per 350 sq.ft. for office space or portion thereof	1 Space per 2,000 s.f. of GFA up to 10,000 s.f., @ 115,548 s.f. = 5 Spaces, plus 1 space per each additional 4,000 s.f., @ 105,548 s.f. = 26 Spaces, 26 Spaces + 5 Spaces = 31 Spaces
Boca Raton	Self-Service Storage Facilities	1 Space per 2,000 s.f. of GFA up to 10,000 s.f., plus 1 space per each additional 4,000 s.f., plus 1 space/employee and 2 customer parking spaces; Must provide loading zone adjacent to all multi-story buildings, Bike Parking: 5% of required number of parking spaces	1 Space per 2,000 s.f. of GFA up to 10,000 s.f., @ 115,548 s.f. = 5 Spaces, plus 1 space per each additional 4,000 s.f., @ 105,548 s.f. = 26 Spaces, plus 1 space per employee @ 2 employees = 2 Spaces, plus 2 customer parking spaces 26 Spaces + 9 Spaces = 35 Spaces, Bicycle Parking: 35 x 0.05 = 2 Spaces
Riviera Beach	Warehouse	1 Space/1,000 s.f	1 Space/1,000 s.f @ 115,548 s.f. = 116 Spaces

### **Standards of Code Compliance – Site Plan Approval Request:**

Per Section (Sec.) 31-58, General Classification, of the City of RB Code of Ordinances a property within the IL Zoning District that is greater than one acre is subject to site plan review and must take the following standards into consideration:

1. Demonstrate that proposed use is appropriate to site:
  - a. **To the east of the subject property are several warehouse/distribution uses. To the west is a vacant parcel zoned General Industrial – IG & Commercial General - CG. To the south is warehouse/distribution. The proposed site design and layout was planned so that minimal impacts were imposed on surrounding properties.**
2. Demonstrate how drainage and paving requirement will be met:
  - a. **The proposed site plan and associated paving and drainage plans have been designed to control all stormwater on-site and discharge meeting State and local requirements. The site is located within the boundaries of the South Florida Water Management District C-17 Drainage Basin. It is proposed that runoff from additional impervious area be directed to on-site exfiltration trench and dry retention by means of inverted crowns, inlets and storm sewer. Legal positive outfall for overflow and bleed-down is existing via outfall to the Riviera Beach canal along the east property line. Please see enclosed Drainage Statement prepared by Simmons & White dated June 13, 2019.**
3. Demonstrate any landscaping techniques to visually screen use from adjacent uses:
  - a. **The submittal package includes a landscape plan that identifies proposed perimeter buffers and plantings. The perimeter of the site will include native trees installed so that they provide adequate screening from adjacent rights-of-ways and surrounding properties. Please see enclosed Landscape Plans prepared by Schmidt Nichols.**
4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
  - a. **The proposed 36,310 square-foot self-service storage/warehouse building will be screened from view of the residential properties to the north by the existing 84,673 square-foot self-service storage and warehousing structure. Properties to the east, west and south support similar type uses and there will be no potential hazard, problem or public nuisance to those properties.**
5. Demonstrate how utilities and other service requirements of the use can be met:
  - a. **All necessary utilities currently service this site due to the location along the W Blue Heron Blvd major roadway. Water/sewer and**

**electrical are available to the site and will be connected as indicated on the paving, drainage, water and sewer plans prepared by Simmons & White dated June 13, 2019 that have been submitted with this application. Please also refer to the Insignificant Traffic Impact Statement prepared by Simmons & White dated June 13, 2019. Other services, such as Fire Rescue and Police, will not be negatively affected by the proposed request.**

6. Demonstrate how the impact of traffic generated will be handled:
  - a. **On-site: Please refer to the Site Plan (Sheet SP-1 of 1) prepared by Schmidt Nichols which details how ingress/egress to the subject property and internal flow will occur through existing drive aisles.**
  - b. **Off-site: The proposed development meets all the tests requirements of the Palm Beach County Traffic Performance Standards. The proposed development will generate less than 20 peak hour trips and therefore no additional traffic analysis is required. Please refer to the Insignificant Traffic Impact Statement prepared by Simmons & White dated June 13, 2019.**

On behalf of the Applicant, SROA Capital LLC, Schmidt Nichols respectfully requests your approval of this Major Site Plan Amendment application for Storage Rental of America.