

Agenda Item #     R - 2    

**Village of Royal Palm Beach  
Village Council  
Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION 21-127 (SPM), AN APPLICATION BY STEVEN E. MYOTT ARCHITECT, INC., AND ADOPTION OF RESOLUTION 22-10 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SITE PLAN MODIFICATION IN ORDER TO CONVERT THE USE FOR THE FRONT 31,400 SQUARE FEET OF AN EXISTING BUILDING FROM “COMMERCIAL INDUSTRIAL/WHOLESALE” TO A “SELF STORAGE FACILITY”; ALONG WITH VARIOUS SITE PLAN MODIFICATIONS TO ACCOMMODATE THE INTENDED USE, FOR AN EXISTING BUILDING LOCATED AT 330 BUSINESS PARKWAY; BY AGENT MARK BORG.**

**Issue:**

The Applicant is seeking approval for a Site Plan Modification in order to convert the use for the front 31,400 square foot portion of an existing building from a “Commercial Industrial/Wholesale” use to a “Self-Storage Facility” use along with various site plan alterations to accommodate the requested conversion. Village Code Section 26-32 (f)(5)b.8. *Intended use of all buildings and structures* requires that the intended uses for each building be label on the Site Plan. In this case, the 31,400 square foot portion of the existing building’s intended use was “Commercial Industrial/Wholesale” and was labeled as such on the approved Site Plan. Now, the Applicant is requesting to change the intended use to a “Self Storage Facility”. The property is located at 330 Business Parkway and situated within the Industrial General (IG) Zoning District.

The various Site Plan alterations to accommodate the requested conversion include the introduction of a security gate, modifications to the internal site circulation, landscape improvements, and other minor improvements associated with the new, allowed principal use.

Overall, the proposed Site Plan Modification meets all of the Village’s requirements for this type of use in the Industrial General (IG) Zoning District.

The Planning and Zoning Commission considered the application on April 26, 2022, and recommended approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of Application No. 21-127 (SPM) and Resolution 22-10.

Initiator:	Village Manager	Agenda Date	Council
Director of P & Z	Approval	5-19-2022	Action

# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Storage Rentals of America

Application: 21-127 (SPM)

Applicant: Steven E. Myott  
Steven E. Myott Architects, Inc.  
639 East Ocean Avenue, Suite 403  
Boynton Beach, FL 33435

Agent: Mark Borg, Architect  
Steven E. Myott, Architect, Inc.  
639 East Ocean Avenue, Suite 403  
Boynton Beach, FL 33435

Request: Site Plan Modification associated with site changes to an existing property located at 330 Business Parkway.

Hearings: Planning and Zoning Commission: April 26, 2022  
Village Council: May 19, 2022

Recommendation: Approval

## II. Site Data:

Site Area: 4.9± acres

Property Control Numbers: 73-41-43-25-16-000-0310

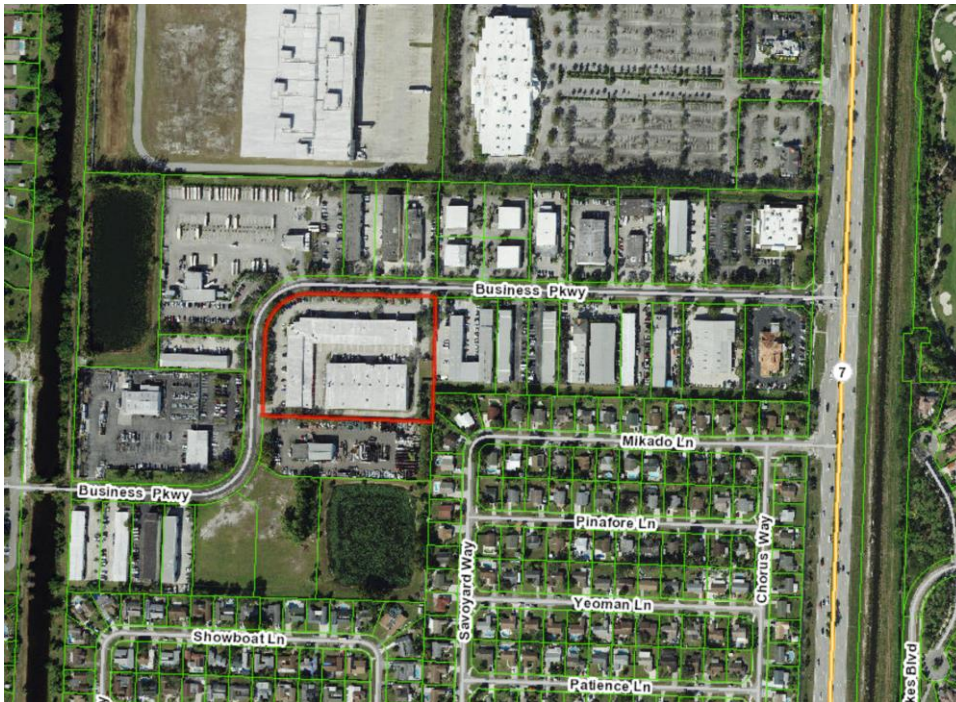
Existing Land Use: Warehouse and Self-Storage Service Facility

Existing FLUM Designation: Industrial General (IG)

Existing Zoning District: Industrial General (IG)

<b>Table 1: Adjacent Existing, Future Land Uses, and Zoning</b>			
<b>Dir.</b>	<b>Existing Use:</b>	<b>FLUM:</b>	<b>Zoning:</b>
<i>North</i>	Warehouse	Industrial General (IG)	Industrial General (IG)
<i>South</i>	Warehouse	Industrial General (IG)	Industrial General (IG)
<i>East</i>	Warehouse / Residential	Industrial General (IG) and Single Family Residential (SF)	Industrial General (IG) and Residential (RS-3)
<i>West</i>	Warehouse	Industrial General (IG)	Industrial General (IG)

Directly below is a map showing the location of the site:



### **III. Intent of Petition:**

The Applicant is seeking approval for a Site Plan Modification in order to convert the use for the front 31,400 square foot portion of an existing building from a “Commercial Industrial/Wholesale” use to a “Self-Storage Facility” use along with various site plan alterations to accommodate the requested conversion. Village Code Section 26-32 (f)(5)b.8. *Intended use of all buildings and structures* requires that the intended uses for each building be label on the Site Plan. In this case, the 31,400 square foot portion of the existing building’s intended use was “Commercial Industrial/Wholesale” and was labeled as such on the approved Site Plan. Now, the Applicant is requesting to change the intended use to a “Self Storage Facility”. The property is located at 330 Business Parkway and situated within the Industrial General (IG) Zoning District.

### **IV. History:**

The subject property is located on the south side of Business Parkway approximately 1/4 mile west of State Road 7. The property was built in 1988. Two (2) buildings were constructed on the property to accommodate “Personal Storage” and Commercial Industrial/Wholesale Uses within the buildings.

### **V. Analysis:**

The Applicant is seeking approval for a Site Plan Modification in order to convert the use for the front 31,400 square foot portion of an existing building from a “Commercial Industrial/Wholesale” use to a “Self-Storage Facility” use along with various site plan alterations to accommodate the requested conversion. Village Code Section 26-32 (f)(5)b.8. *Intended use of all buildings and structures* requires that the intended uses for each building

be label on the Site Plan. In this case, the 31,400 square foot portion of the existing building's intended use was "Commercial Industrial/Wholesale" and was labeled as such on the approved Site Plan. Now, the Applicant is requesting to change the intended use to a "Self Storage Facility". The property is located at 330 Business Parkway and situated within the Industrial General (IG) Zoning District.

The various site plan alterations to accommodate the requested conversion include the introduction of a security gate, modifications to the internal site circulation, landscape improvements, and other minor improvements associated with the new, allowed principal use. For an illustration of the Site Plan, please refer to **Attachment B**. For an illustration of the proposed Landscape Plan please refer to **Attachment C**.

In reviewing this application, Village Staff considered conformity with Chapter 26 of the Village's Code of Ordinances. Specifically, the proposed project meets the requirements for the Industrial General (IG) Zoning District as outlined below:

1. Parcel size: The site contains 4.9± acres, which exceeds the minimum area required for IG-designated property of 3 acres.
2. Parcel width: The site is 252 feet wide, which exceeds the minimum parcel width of 200 feet of frontage.
3. Setbacks: No changes are proposed that would affect setbacks.
4. Pervious area: No changes are proposed that would decrease the existing pervious area.
5. Parking Requirements: The proposed Site Plan meets the parking standards of the Village Code.
6. Landscape Areas: The proposed landscape plan meets all of the minimum planting material standards of Chapter 15 Landscaping
7. Maximum Building Height: No changes are proposed that would affect the building height.

Overall, the proposed Site Plan Modification meets all of the Village's requirements for this type of use in the Industrial General (IG) Zoning District.

#### **VI. Staff Recommendation:**

Staff is recommending Approval of Application No. 21-127 (SPM) and Resolution 22-10.

#### **VIII. Hearing History:**

*Planning and Zoning Commission:*

The Planning and Zoning Commission considered the application on April 26, 2022, and recommended approval by a vote of 5-0.

**Attachment A  
Storage Rentals of America  
Application No. 21-127 (SPM)  
Resolution 22-10**

Directly below is the Legal Description:

**TITLE LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

LOTS 31, 32, 33, 34 AND 35, PLAT OF ROYAL PALM BEACH BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Attachment B**  
**Conditions of Approval**  
**Storage Rentals of America**  
**Application No. 21-127 (SPM)**  
**Resolution 22-10**

**1. Development Order:**

This development order constitutes approval for:

Site Plan Modification to accommodate site changes to an existing building located at 330 Business Parkway.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

**2. Site Specific Conditions:**

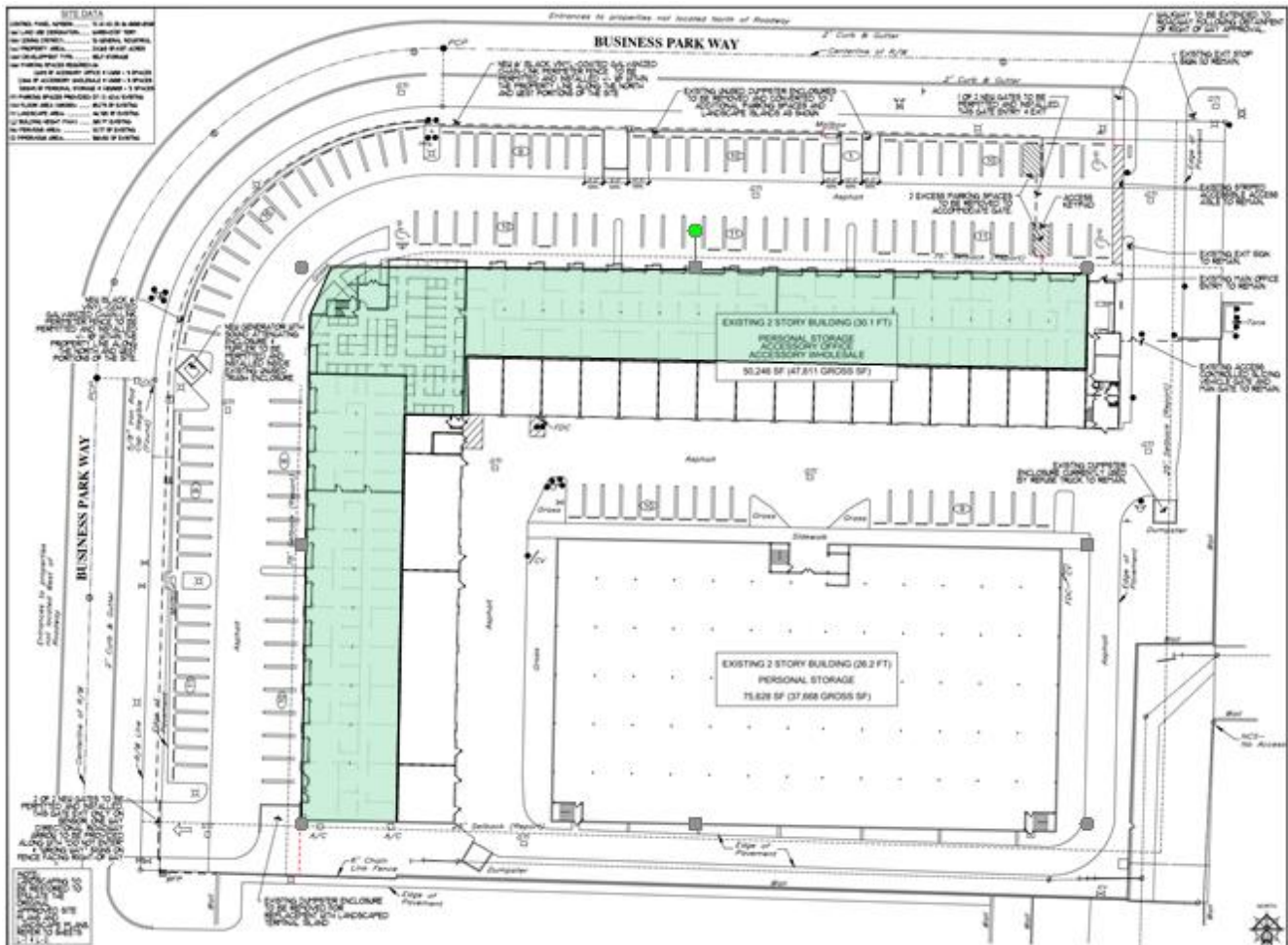
- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. The site shall be maintained free of all trash at all times.

**3. Landscaping Conditions:**

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- D. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

**Attachment C**  
**Site Plan**  
**Storage Rentals of America**  
**Application No. 21-127 (SPM)**  
**Resolution 22-10**

Directly below is an illustration of the Site Plan and the building area proposed to be converted to a "Self Storage Facility" is highlighted in green:









**RESOLUTION NO. 22-10**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 21-127 (SPM) – THE APPLICATION OF STEVEN E. MYOTT ARCHITECT, INC. ON BEHALF OF OWNER SROA 330 BUSINESS FL LLC - PERTAINING TO A SITE PLAN MODIFICATION APPROVAL TO CHANGE THE USE FOR THE FRONT 31,400 SQUARE FEET OF THE EXISTING BUILDING TO “SELF-STORAGE FACILITY” AND OTHER SITE IMPROVEMENTS FOR A PROPERTY LOCATED AT 300 BUSINESS PARKWAY, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 21-127 (SPM) was presented to the Village Council at its public hearing conducted on May 19, 2022; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 21-127 (SPM), THE APPLICATION OF STEVEN E. MYOTT ARCHITECTS, INC. ON BEHALF OF OWNER SROA 330 BUSINESS FL LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2022.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Storage Rentals of America @ 300 Business Parkway**  
**Application 21-127 (SPM)**  
**Res. 22-10**

**TITLE LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

LOTS 31, 32, 33, 34 AND 35, PLAT OF ROYAL PALM BEACH BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Exhibit B**  
**Conditions of Approval**  
**Storage Rentals of America @ 300 Business Parkway**  
**Application 21-127 (SPM)**  
**Res. 22-10**

**1. Development Order:**

This development order constitutes approval for:

Site Plan Modification to accommodate site changes to an existing building located at 330 Business Parkway.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

**2. Site Specific Conditions:**

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. The site shall be maintained free of all trash at all times.

**3. Landscaping Conditions:**

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
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- D. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

