

**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION**

Application No.: DOA/W-2019-00489
Application Name: Hunts Easy Storage
Control No./Name: 1981-00082 (Hunts Easy Storage)
Applicant: SSC Property Holdings, LLC
Owners: SSC Property Holdings, LLC
Agent: Saul Ewing Arnstein & Leher, LLP - Neil Schiller
 Keith and Associates, Inc. - James Kahn
Telephone No.: (954) 224-3666
Project Manager: Travis Goodson, Site Planner II

TITLE: a Development Order Amendment **REQUEST:** to reconfigure the Site Plan; and, to add square footage. **TITLE:** a Type 2 Waiver **REQUEST:** to reduce minimum Fenestration, Building Frontage and dimension of Usable Open Space; and, eliminate a Pedestrian Amenity.

APPLICATION SUMMARY: Proposed are a Development Order Amendment and Type 2 Waivers for the Hunts Easy Storage development. The 9.31-acre site is developed and supports an existing Multi-Access Self Service Storage facility. The site was originally approved by the Board of County Commissioners (BCC) on October 25, 1979 for a rezoning from Multifamily Residential to General Commercial (CG) Zoning District, with a Special Exception to allow for a storage facility. The site was last approved by the BCC on August 26, 2010 for a rezoning from CG to the Urban Center (UC) Zoning District.

The Applicant proposes to redevelop the northeast portion of the subject site by demolishing five existing single-story buildings consisting of 38,134 square feet (sq. ft.) of Multi-Access Self Service Storage, to allow for a 180,936 sq. ft., three-story Limited Access Self Service Storage building. In addition, the Applicant is requesting four Type 2 Waivers from Urban Redevelopment Area Overlay (URAO) requirements to reduce Fenestration (windows), Building Frontage from 50% to 40% (-10%), Usable Open Space width from 40 feet to 23 feet (-17 ft.); and, to eliminate a required Pedestrian Amenity (drinking fountain).

The Preliminary Site Plan indicates eight structures totaling 286,355 total sq. ft. of Limited and Multi-Access Self Service Storage, with 224 parking spaces. One existing access point will be removed, resulting in two remaining access points to the site from Military Trail.

This application was reviewed for compliance with the Unified Land Development Code (ULDC) Ordinance 2003-067, Supplement No. 25.

SITE DATA:

Location:	West side of Military Trail, approximately 600 feet north of Summit Boulevard
Property Control Number(s)	00-42-44-01-00-000-7680 and 7830
Existing Future Land Use Designation:	Urban Center (UC)
Proposed Future Land Use Designation:	No Change
Existing Zoning District:	Urban Center (UC), Sub Areas 1 and 2
Proposed Zoning District:	No Change
Total Acreage:	9.31 acres
Affected Acreage:	3.49 acres
Tier:	URBAN/SUBURBAN
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	DILLMAN HEIGHTS
Municipalities within 1 Mile	Palm Springs
Future Annexation Area	Greenacres

RECOMMENDATION: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

PUBLIC COMMENT SUMMARY: At the time of publication, staff had received 1 contact from the public regarding this application requesting general information, indicating neither support nor opposition.

ACTION BY THE ZONING COMMISSION (ZC): At the January 8, 2020 ZC Hearing, this item was on the Consent Agenda, with minor revisions via Amendments to the Agenda to delete prior Conditions of Approval that had been completed and no longer applicable. There was no one from the public to speak on the item and there was no discussion among the Commissioners. Commissioner Caliendo made a motion to recommend approval (as amended), seconded by Commissioner Beatty. The motion carried by a vote of 8-0-0.

PROJECT HISTORY: The 9.31-acre site was originally approved by the BCC on October 25, 1979 for a rezoning from Multifamily Residential to the General Commercial (CG) Zoning District (R-1979-1635), and a Special Exception (SE) to allow an enclosed storage facility (R-1979-1636). On June 16, 1981, the BCC approved a further SE to allow an expansion of the previously approved storage facility (R-1981-0757). The site was last approved by the BCC on August 26, 2010, to allow a rezoning from CG to the Urban Center Zoning District as part of a County-initiated rezoning to support the newly adopted Urban Redevelopment Area Overlay (R-2010-1344).

SURROUNDING LAND USES:

NORTH:

FLU Designation: Urban Infill (UI)

Zoning District: Urban Infill (UI)

Supporting: Commercial (Palm Beach Kia, Control No. 1996-00069)

FLU Designation: Medium Residential, 5 units per acre (MR-5)

Zoning District: Multifamily Residential (RM)

Supporting: Residential (Single Family detached)

SOUTH:

FLU Designation: Urban Center (UC)

Zoning District: Urban Center (UC)

Supporting: Commercial (Summit Pines, Control No. 2003-00065)

EAST (across Military Trail):

FLU Designation: Urban Center (UC)

Zoning District: Urban Center (UC)

Supporting: Commercial (Polo Grounds Mall, Control No. 1980-00167)

FLU Designation: Urban Center (UC)

Zoning District: Urban Center (UC)

Supporting: Commercial (Polo Marketplace, Control No. 1977-00148)

FLU Designation: Urban Center (UC)

Zoning District: Urban Center (UC)

Supporting: Commercial (McDonald's, Control No. 1976-0084)

WEST:

FLU Designation: Low Residential, 3 units per acre (LR-3)

Zoning District: Multifamily Residential (RM)

Supporting: Residential (Single Family detached)

TYPE 2 WAIVER SUMMARY

#	ULDC Article	Required	Proposed	Variance
W.1	Table 3.B.16.F, PRA Block Building PDRs	50% Building Frontage	40% Building Frontage	-10%
W.2	3.B.16.F.6.d.3,	Transparent windows	10.9% Second Floor;	-24.1% Second Floor;

	Fenestration	covering minimum 35% of wall area of each story	13% Third Floor	-22.0 % Third Floor
W.3	Table 3.B.16.F - PRA Dimensions for Usable Open Space	Other Plazas or Square, Minimum Width: 40 ft.	23 ft.	-17 ft.
W.4	Art. 3.B.16.F.8.g, Pedestrian Amenities	Drinking Fountain: One per required usable open space area	No Drinking Fountain	100%

FINDINGS:

Type 2 Waivers:

When considering an application for a Type 2 Waiver, the BCC shall consider the Standards in ULDC Article 2.B.7.D, Type 2 Waiver. The Standards and Staff Analyses are indicated below. A Type 2 Waiver, which fails to meet any of the standards, shall be deemed adverse to the public interest and shall not be approved.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning District or Overlay;

W1-W4: YES. The purpose and intent of the URAO is utilize Smart Growth and Form Based Coding principles in order to improve aesthetics of streetscapes; enhance the pedestrian realm; and encourage redevelopment and walkability with emphasis on safety and ecological responsibility. Staff has analyzed the requested Waivers and have determined that the approval of these Waivers does not create additional conflicts within the specified sections of the ULDC and is consistent with the stated purpose and intent of the Overlay.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be *in harmony with the general site layout and design details of the development; and,*

W1: YES. ULDC Article 4.B.2.C.37.e.2, Fenestration, prohibits visibility of storage unit doors from being visible through fenestration, particularly when visible from public streets and residential uses or FLU designations. This prohibition is in direct conflict with URAO requirements for the provision of transparent windows. The Applicant, however, intends to provide fenestration in the form of transparent storefront windows on the first floor of the proposed new building in an effort to further the design goals of the URAO. The interior area of this part of the building, however, will be designed so as not to show storage unit doors or other prohibited elements. Given the overall design of the building and incorporation of transparent windows along the first floor frontage, the grant of this Waiver will not cause a detrimental effect and will be in harmony with the general design of the development.

W2: YES. The subject site has approximately 667 feet of frontage along Military Trail. In order to provide the minimum 50% Building Frontage required, the proposed building would need to be an additional 63 feet in length. The extra length would conflict with already permitted and established access points. The granting of this Waiver will allow the Applicant to construct a new building of a size intended to serve the needs of this specific site.

W3: YES. In order to meet the URAO's required building placement, the proposed building will be situated 23 feet from the Base Building Line. Since this will be a redevelopment of the subject site, the Applicant is only modifying a specified portion of the site. Given these circumstances, the Applicant is only able to provide an Open Space width of 23 feet. The granting of this Waiver will not cause a detrimental effect on the overall design and development standards as the proposed site design will still fulfill the stated purpose and intent of the URAO.

W4: YES. The absence of a water drinking fountain within the provided Pedestrian Amenity Zone along Military Trail will not cause detrimental effect on the overall design of the project. A Self Service Storage Facility does not typically attract pedestrians to the site.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

W1: YES. The proposed building will be among the newest in the nearby vicinity, and be architecturally compatible with the adjacent and surrounding area. The reduction of required transparent windows on the second and third floors will also benefit nearby residential uses through provision of increased privacy on their lots.

W2: YES. The decrease in proposed building frontage will allow the Applicant to provide an appropriately sized building for the subject site, while still providing other URA required site elements. As such, grant of this Waiver will not adversely affect adjacent properties.

W3: YES. Although the minimum width of the required Open Space will not be met, the Applicant proposes to provide an unobstructed Open Space and Pedestrian Amenity Zone along the entire length of the Primary Frontage (Military Trail). In doing so, this project will seamlessly integrate with redevelopment of adjacent parcels in the future. The requested Waiver will have no ill effect on adjacent properties.

W4: YES. As indicated, the adjacent properties have been operating and existing prior to the implementation of the URAO and do not currently provide site elements that further the purpose and intent of the URAO. In time, as sites propose redevelopment, they will be required to meet the standards of the Overlay. Until such time, the absence of a water drinking fountain on the subject site will not adversely affect these adjacent properties.

FINDINGS:

Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards a – h listed in ULDC Article 2.B.7.B.2, Standards. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

- a. Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

PLANNING DIVISION COMMENTS:

Consistency with the Comprehensive Plan: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

Prior Land Use Amendments: The site has been the subject of 2 of previous County initiated Land Use amendments. The first amendment, Military Summit 97-64 CHX 1, was adopted with no conditions via Ord 1997-043, which removed cross-hatching (development restrictions) from a portion of the subject site. A subsequent Land Use amendment, URA Military Trail 2008-032a, was adopted with no conditions via Ord 2008-056, which amended the land use from Commercial High with an underlying 8 units per acre (CH/8) to Urban Center (UC) over the entire site.

Intensity: The subject site is located within URA PRA area and is not subject to FAR. The 9.313-acre site contains 143,553 square feet of multiple single story self-storage buildings. The proposed project will redevelop a portion of the site to construct a three story single building of 180,936 self-storage and maintain an existing 105,419 square feet of single story structures for a total of 286,355 square feet for self-storage.

Special Overlay District/ Neighborhood Plan/Planning Study Area: The request is located within and is consistent with the Comprehensive Plan's Urban Redevelopment Area (URA), Priority Redevelopment Area (PRA); Revitalization, Redevelopment, and Infill Overlay (RRIO); and the Countywide Community Revitalization Team (CCRT) area #31 Dillman Heights. The analysis for each planning area is provided below:

The Urban Redevelopment Area (URA) and Priority Redevelopment Area (PRA): The subject site is located within the southern URA Priority Redevelopment Area along Military Trail and is identified on FLUE Map 9.1 as Urban Center (UC). Comprehensive Plan FLUE Policy 1.2.2-c identifies "Alternative Standards" for sites with the UC FLU designation, utilizing waivers, to deviate from some or all of the URA standards, identified in the Comprehensive Plan, except from the provision of interconnectivity and Transect determined intensity. The subject request is within the allowable height of 1-4 stories by requesting a 3 story building. The Petitioner has requested multiple waivers including reduction of a minimum width of the usable open space and elimination of a water fountain. The request is a modification of an existing self storage use that does not anticipate congregation of customers therefore the requirement for open usable space is met in a linear style and not in a courtyard or plaza type.

Revitalization, Redevelopment, and Infill Overlay (RRIO) and Countywide Community Revitalization Team (CCRT) Areas: The site is located within CCRT Area #31 Dillman Heights. The Office of Community Revitalization (OCR) serves as the CCRT neighborhood liaison office for Palm Beach County. The Office of Community Redevelopment has raised no issues to date.

b. Consistency with the Code - *The proposed use or amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

In accordance with Table 2.A.5 - PAC and PAA, the Applicant submitted a Pre-Application Conference for Conceptual Plan review by the Zoning Division and other County agencies prior to formal application submittal. In a Result letter from the Zoning Division dated August 7, 2018, Staff acknowledges the prior Special Exception granted by the BCC for the current and proposed Use on the subject site, and specifies that all prior conditions, agreements and approvals continue to remain in full force and effect. The letter additionally states that any new development proposed would be required to conform to the parcel's current zoning district requirements and its applicable approval processes. This project proposes changes to prior performance standards and Conditions of Approval associated with previously granted Special Exceptions.

Staff has evaluated the proposal and finds the amendment to be consistent with the applicable standards and provisions of this Code, more specifically:

URAO Design and Development Standards: Except where a Type 2 Waiver has been requested, the proposed development meets or exceeds the minimum requirements of the URAO.

- **Streetscape Standards:** The Preliminary Site Plan (Figure 4) indicates an 8 foot wide Pedestrian Circulation Zone with benches and pedestrian amenities, alongside a 5 foot Planting Amenity Zone for required street trees that will both run along the length of the Primary Frontage (Military Trail).
- **Interconnectivity Standards:** Although the site was developed prior to the adoption of the URAO, the Applicant is providing a stub-out for future interconnectivity with the commercial property to the north.
- **Building Standards:** The proposed 3 story building meets required setbacks. The Applicant submitted Preliminary Architectural Elevations (PAE) for determination of compliance with Article 3.B.16.F.d.6, Building Standards and Article 5.C, Design Standards. Staff reviewed the PAE (Figures 5 & 6) and, with exception to fenestration requirements, found them to be compliant with the requirements of these Code sections. The Applicant is requesting a Type 2 Waiver to allow deviation from the fenestration requirements.
- **Usable Open Space Standards:** The Applicant is proposing 10.7% of the site as dedicated Usable Open Space, more than twice the minimum required. However, due to existing constraints on site and the placement of the proposed building, the Applicant is requesting a Type 2 Waiver to reduce the minimum open space width from 40 feet to 23 feet. The Applicant is, however, providing the pedestrian amenities required for the Usable Open Space area, except for a drinking fountain, for which a Type 2 Waiver has been requested.
- **Parking and Loading Standards:** New parking associated with the proposed building will be located at the rear of the building, and on the south side screened from view by a new 6-foot high site screening wall. Parking will be provided in accordance with the minimums contained in Article 6. Five, 12 ft. by 18.5 ft. Loading Areas are being provided, subject to approval of Type 1 Waiver request to be included in the subsequent request for Administrative Approval.
- **Landscape Standards:** In addition to Code requirements, the Applicant is providing additional eight (8) foot wide foundation planting along the north side of the proposed building.

Where not superseded by the requirements of the URAO, the Applicant has satisfied additional applicable requirements of ULDC Articles 1-8.

- c. Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The site is developed and currently supports an existing Self Service Storage facility. The proposed DOA does not change the previously approved use on site. Although the new 35-foot building will be taller than the existing single story buildings on site, it will be located within the same general footprint of five existing buildings (to be demolished), and will be setback approximately 364 feet from adjacent residential to the west. Additionally, the site is bordered by existing commercial development to the north, south, and east (across Military Trail) that are also within the URAO. The site has an existing wall and landscape buffer along the north and west property lines adjacent to residential that was established through a prior Development Order. No changes are proposed to these aforementioned site elements, nor to any other existing building on site, except those slated for demolition to accommodate the new building. As such, the proposed DOA will not impact the uses and character of the land surrounding the development, minimize disruption to nearby residential, and further the stated intent and purpose of the URAO.

- d. Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed building will occupy an area of the site that currently supports five, single story storage buildings. Since these existing buildings have bay doors oriented towards Military Trail, their removal and replacement with a new, ULDC-compliant structure will reduce the nonconforming features on site and enhance aesthetics. Self Service Storage is typically less intensive than other commercial uses, and the proposed redevelopment has been designed to minimize impact to nearby residentially zoned lands, particularly through the proposed building placement on the northeastern portion of the site.

The design and development standards of the URAO are intended to prioritize and provide for an urban, pedestrian friendly environment. The proposed development will provide a pedestrian walkway, street trees, grassed open space, building placement, and enhanced visual screening of parking spaces.

Further to the aforementioned, Staff is recommending a Condition of Approval to provide and maintain an opaque landscape hedge intended to visually screen the bay doors of existing Buildings B, C, and D, as they are plainly visible from Military Trail.

- e. Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

Vegetation Protection: The property has been developed.

Wellfield Protection Zone: The property is not located within a Wellfield Protection Zone.

Irrigation Conservation Concerns And Surface Water: All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

Environmental Impacts: There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

- f. Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*

The site is developed with Self Service Storage facilities, which is consistent with and complementary to abutting commercial development within the Military Trail corridor. The proposed DOA will not alter the previously approved use of the site. The Applicant has been actively redeveloping several other Self Service Storage sites in the County in order to provide its customers expanded conveniences and safety that modern storage facilities can offer. As such, the amendment is logical, orderly and timely.

- g. Adequate Public Facilities** – *The extent to which the proposed use complies with Art. 2. F, Concurrency.*

ENGINEERING COMMENTS:

The proposed redevelopment (expansion) of an existing self-storage facility is expected to generate an additional 194 net daily, 14 net AM and 22 net PM peak hour trips. Overall, the new site is expected to generate 389 net daily, 26 net AM, and 44 net PM peak hour trips. Build-out of the project is expected to be by 2020.

There are no improvements to the roadway system required for compliance with the Traffic Performance Standards, since the project will have insignificant traffic impacts. As part of the redevelopment, existing middle right-in/right-out driveway on Military Trail will be closed. The two other existing driveways on Military Trail will continue to function as driveways to the redeveloped project.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Military Trail from Gun Club Rd to Summit Blvd

Existing count: Northbound=1727, Southbound=2012

Background growth: Northbound=81, Southbound=96

Project Trips: Northbound=7, Southbound=7

Total Traffic: Northbound=1815, Southbound=2115

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2,940 per direction

Projected level of service: LOS D or better in each direction

PALM BEACH COUNTY HEALTH DEPARTMENT: This project meets the requirements of the Florida Department of Health.

FIRE PROTECTION: The Fire Department Staff reviewed the request and found no issues with the proposed project at this time.

SCHOOL IMPACTS: This is a nonresidential project, and therefore Palm Beach County School standards do not apply.

PARKS AND RECREATION: This is a nonresidential project, therefore Park and Recreation Department ULDC standards do not apply.

- h. Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

The Applicant indicates that the Self Service Storage industry is experiencing tremendous growth due to various factors, including an influx of people moving to urban areas and the accumulation of more and more material items. This is particularly noticeable as residents become older and lose the space necessary to store their personal belongings. Both circumstances are easily identifiable throughout Palm Beach County as our population expands and redevelopment occurs. As such, Staff finds that changed conditions or circumstances exist that would necessitate a modification.

CONCLUSION: Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the request. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibits C-1 and C-2.

CONDITIONS OF APPROVAL

Exhibit C-1: Development Order Amendment

ALL PETITIONS

1. The approved Preliminary Site Plan is dated October 15, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1979-1636 and R-1981-0757 (Control No. 1981-00082), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County sixty (60) Feet from centerline for the ultimate right-of-way for Military Trail. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous A Condition 1 of Resolution R-1979-1636, Control No.1981-00082)

2. Petitioner shall construct a left turn lane, south approach, on Military Trail at the project's entrance. [Note: COMPLETED] (Previous A Condition 2 of Resolution R-1979-1636, Control No.1981-00082)

3. Petitioner shall construct the access drive to have a minimum of one hundred (100) feet of tangency, as approved by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous A Condition 3 of Resolution R-1979-1636, Control No.1981-00082)

4. Petitioner shall submit a comprehensive drainage report to determine the effect that this development will have on drainage on abutting properties prior to Site Plan approval. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous A Condition 4 of Resolution R-1979-1636, Control No.1981-00082)

5. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County 60' from centerline for the ultimate right-of-way for Military Trail. [Note: COMPLETED] (Previous A Condition 2 of Resolution R-1981-757, Control No.1981-00082)

6. Petitioner shall contribute Three Thousand Eight Hundred Dollars (\$3,800.00) toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s). (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous A Condition 1 of Resolution R-1981-757, Control No.1981-00082)

7. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2020, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

8. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering)

9. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

- a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)
- b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDG/PMT/PLAT: MONITORING - Engineering)

LANDSCAPE - GENERAL

1. Prior to issuance of Certificate of Occupancy for the new, three-story Self Service Storage building, the Property Owner shall install and maintain a six foot high opaque screening hedge approximately 30 feet in length along the exterior of the six foot high security fence, generally located along the eastern side of the drive aisle at the southeastern portion of the property as further indicated on the Preliminary Site Plan dated October 15, 2019. (CO/ONGOING: BUILDING DIVISION - Zoning)

LANDSCAPE - PERIMETER

1. Previous Condition 5 of Resolution R-1979-1636, Control No.1981-00082, which currently states:

Petitioner must provide additional landscaping along the front (east) property line to the satisfaction of the Site Plan Review Committee.

Is hereby deleted. [REASON: Completed and no longer applicable.]

SIGNS

1. Previous Condition 7 of Resolution R-1979-1636, Control No.1981-00082, which currently states:

The proposed sign shall be reduced in size to the satisfaction of the Zoning Division staff.

Is hereby deleted. [REASON: Completed and no longer applicable.]

SITE DESIGN

1. Previous Condition 6 of Resolution R-1979-1636, Control No.1981-00082, which currently states:

Petitioner may substitute chain link and ventilated cypress fencing along residential property lines in lieu of a masonry wall, consistent with the written requests of adjacent property owners.

Is hereby deleted. [REASON: Completed and no longer applicable.]

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in

accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

Exhibit C-2: Type 2 Waiver

ALL PETITIONS

1. The approved Preliminary Site Plan and Architectural Elevations are dated October 15, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Preliminary Architectural Elevations dated October 15, 2019. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Figure 1 - Future Land Use Map

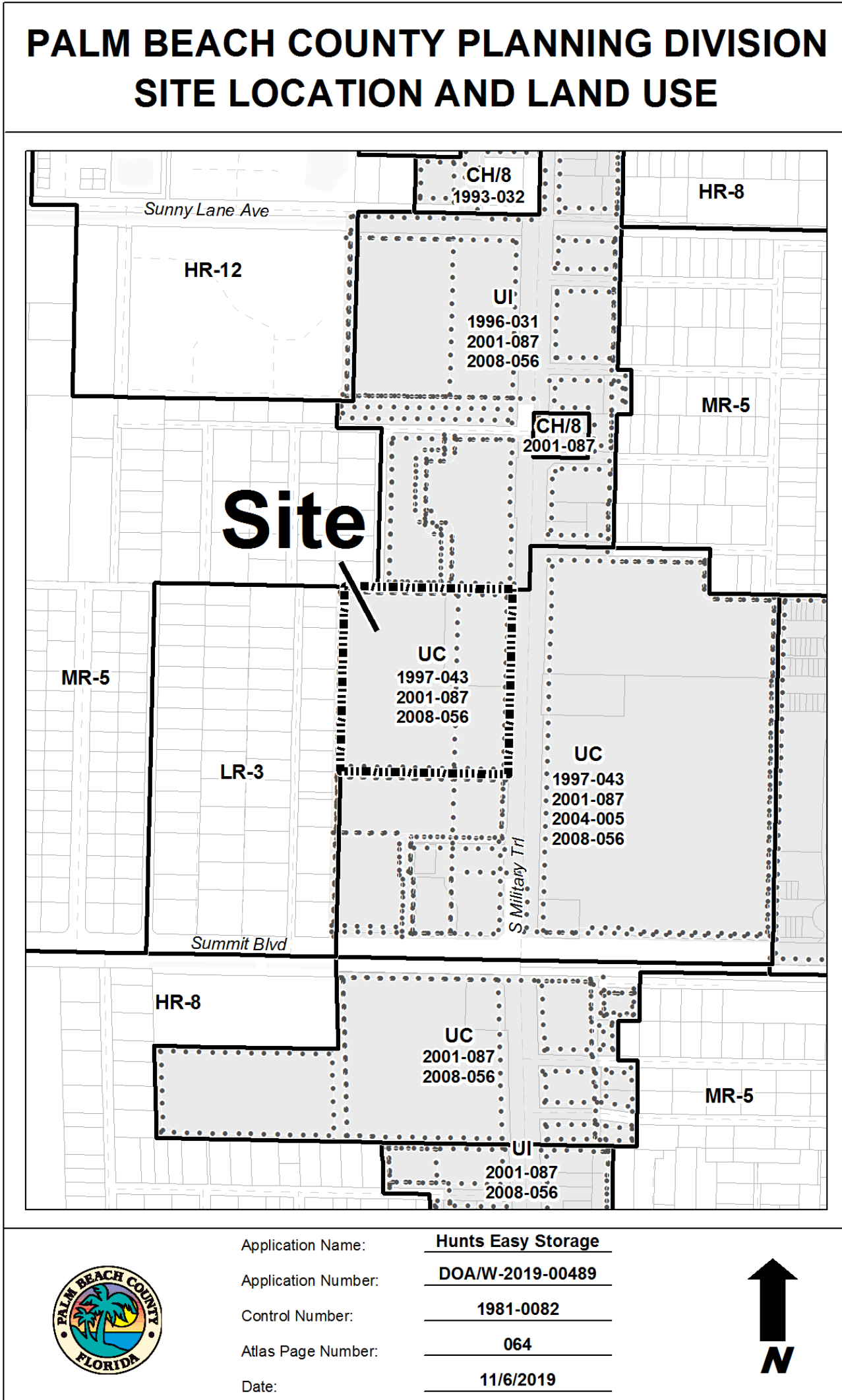


Figure 2 - Zoning Map

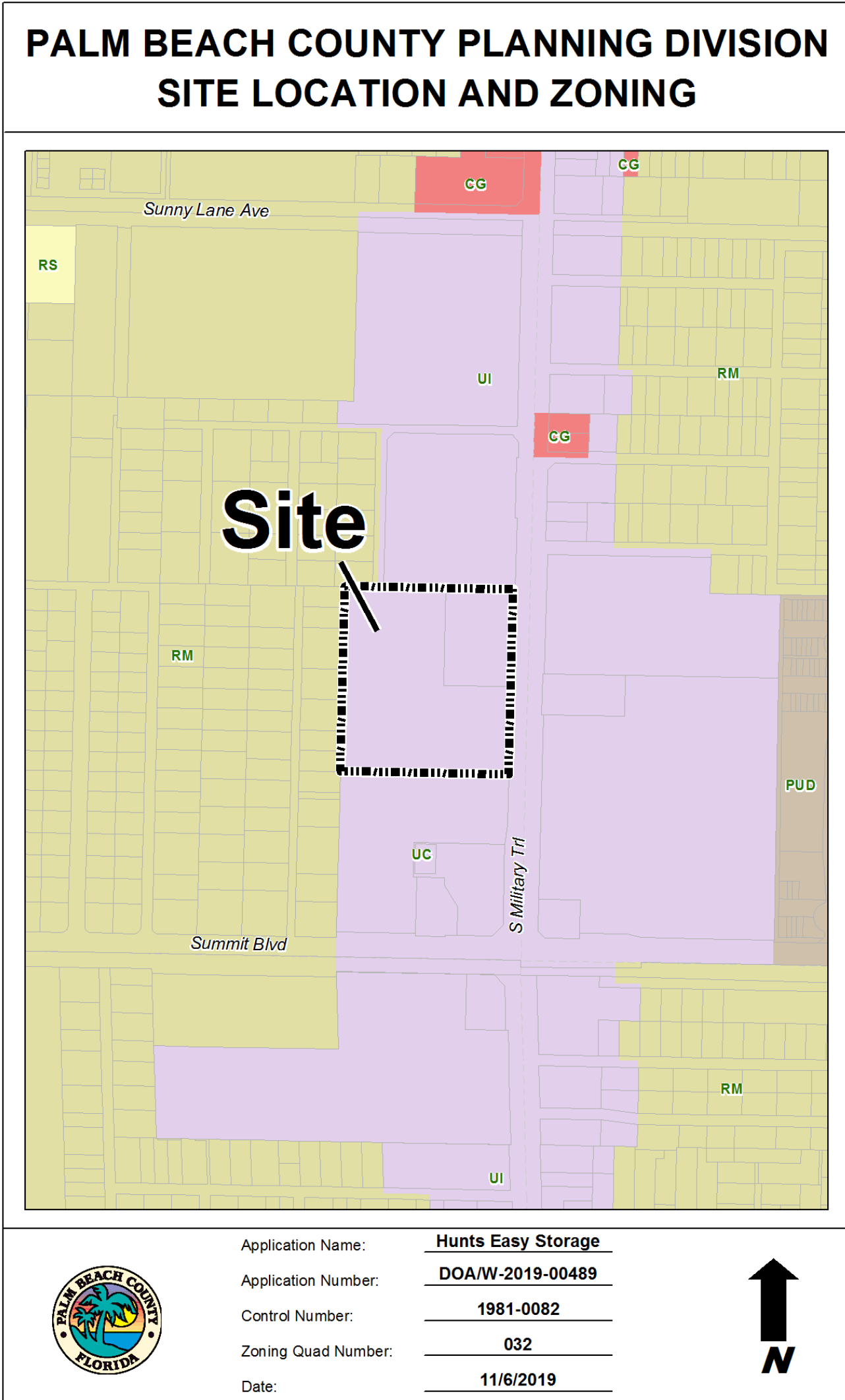


Figure 3 - Aerial

PALM BEACH COUNTY PLANNING DIVISION SITE LOCATION



Application Name:	<u>Hunts Easy Storage</u>
Application Number:	<u>DOA/W-2019-00489</u>
Control Number:	<u>1981-0082</u>
Atlas Page Number:	<u>064</u>
Date:	<u>11/6/2019</u>



Figure 4 - Preliminary Site Plan, dated October 15, 2019

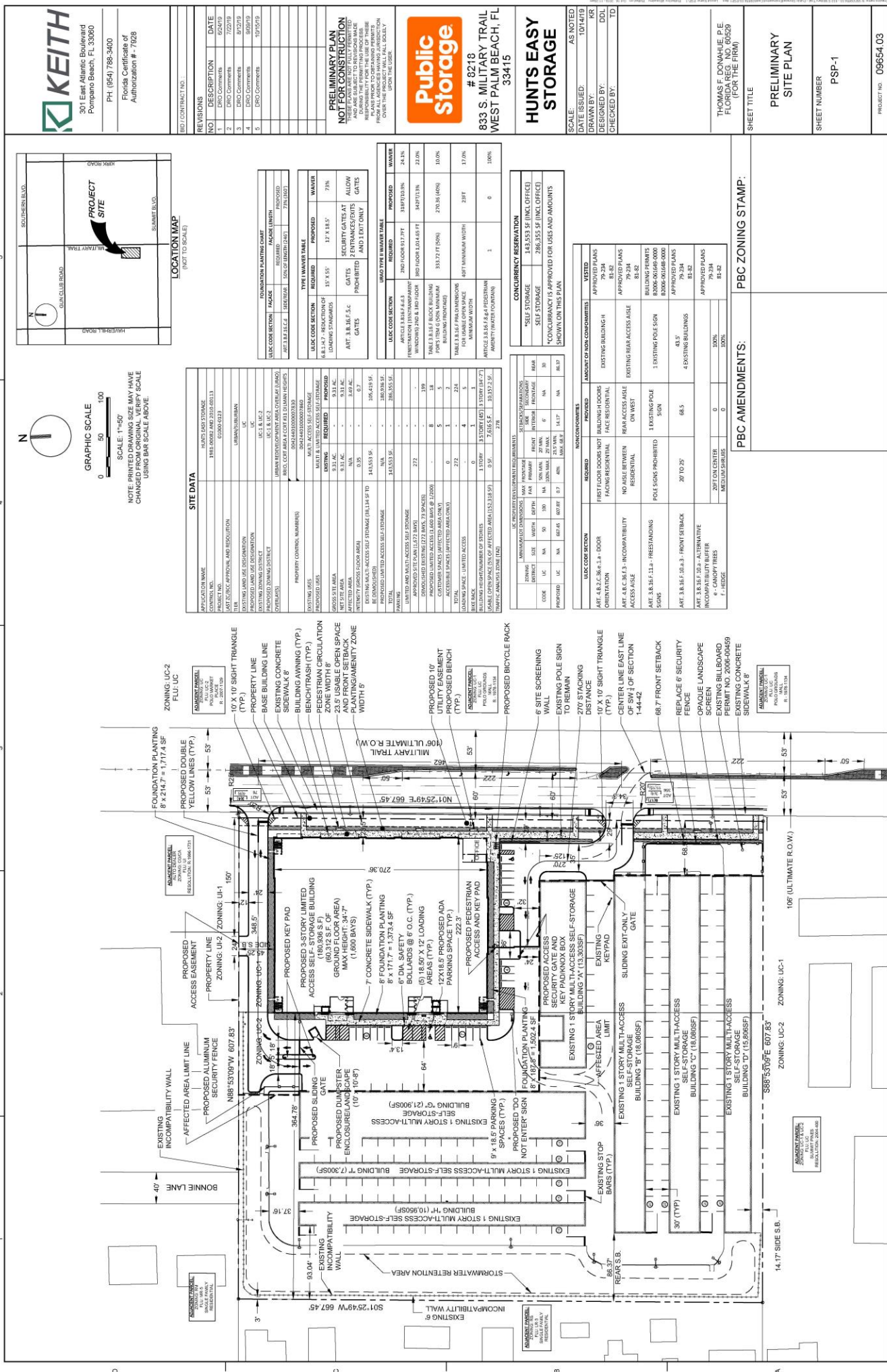


Figure 5 - Preliminary Architectural Elevations (PAE1), dated October 15, 2019

GHA GALLO HERBERT ARCHITECTS 13171 WENAPORT DRIVE SUITE 3000 RIVERVIEW, CA 94591 TEL: 925 784 0000 FAX: 925 784 0001 WWW.GHALHA.COM	 Public Storage 701 Western Avenue, Glendale, CA 91201	HUNTS EASY STORAGE PUBLIC STORAGE P#08218 833 S MILITARY TRAIL WEST PALM BEACH FL
PROJECT TITLE: HUNTS EASY STORAGE PROJECT NUMBER: PS #08218 PROJECT ADDRESS: 833 S MILITARY TRAIL, WEST PALM BEACH, FL 33409 DRAWN BY: JET CHECKED BY: JET DATE: 11/17/19		SHEET NO.: PAE1 SHEET TITLE: EXTERIOR ELEVATIONS
DATE: 11/17/19 SCALE: 1/8" = 1'-0" PROJECT NUMBER: PS #08218 PROJECT ADDRESS: 833 S MILITARY TRAIL, WEST PALM BEACH, FL 33409		SHEET NO.: PAE1 SHEET TITLE: EXTERIOR ELEVATIONS

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

72'-8" FACADE PROJECTION
70'-0" OVERALL FACADE PROJECTION
70'-0" OVERALL FACADE PROJECTION
70'-0" OVERALL FACADE PROJECTION
70'-0" OVERALL FACADE PROJECTION

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

36'-0" FACADE PROJECTION
34'-0" FACADE PROJECTION
34'-0" FACADE PROJECTION
34'-0" FACADE PROJECTION
34'-0" FACADE PROJECTION

NO.	DESCRIPTION	DATE	BY	CHK
1	CONSTRUCTION OF THE BUILDING	11/17/19	JET	JET
2	REVISIONS TO THE DRAWING	11/17/19	JET	JET
3	REVISIONS TO THE DRAWING	11/17/19	JET	JET
4	REVISIONS TO THE DRAWING	11/17/19	JET	JET
5	REVISIONS TO THE DRAWING	11/17/19	JET	JET
6	REVISIONS TO THE DRAWING	11/17/19	JET	JET
7	REVISIONS TO THE DRAWING	11/17/19	JET	JET
8	REVISIONS TO THE DRAWING	11/17/19	JET	JET
9	REVISIONS TO THE DRAWING	11/17/19	JET	JET
10	REVISIONS TO THE DRAWING	11/17/19	JET	JET
11	REVISIONS TO THE DRAWING	11/17/19	JET	JET
12	REVISIONS TO THE DRAWING	11/17/19	JET	JET
13	REVISIONS TO THE DRAWING	11/17/19	JET	JET
14	REVISIONS TO THE DRAWING	11/17/19	JET	JET
15	REVISIONS TO THE DRAWING	11/17/19	JET	JET
16	REVISIONS TO THE DRAWING	11/17/19	JET	JET
17	REVISIONS TO THE DRAWING	11/17/19	JET	JET
18	REVISIONS TO THE DRAWING	11/17/19	JET	JET
19	REVISIONS TO THE DRAWING	11/17/19	JET	JET
20	REVISIONS TO THE DRAWING	11/17/19	JET	JET

AMENDMENTS

NO.	DESCRIPTION	DATE	BY	CHK
1	CONSTRUCTION OF THE BUILDING	11/17/19	JET	JET
2	REVISIONS TO THE DRAWING	11/17/19	JET	JET
3	REVISIONS TO THE DRAWING	11/17/19	JET	JET
4	REVISIONS TO THE DRAWING	11/17/19	JET	JET
5	REVISIONS TO THE DRAWING	11/17/19	JET	JET
6	REVISIONS TO THE DRAWING	11/17/19	JET	JET
7	REVISIONS TO THE DRAWING	11/17/19	JET	JET
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9	REVISIONS TO THE DRAWING	11/17/19	JET	JET
10	REVISIONS TO THE DRAWING	11/17/19	JET	JET
11	REVISIONS TO THE DRAWING	11/17/19	JET	JET
12	REVISIONS TO THE DRAWING	11/17/19	JET	JET
13	REVISIONS TO THE DRAWING	11/17/19	JET	JET
14	REVISIONS TO THE DRAWING	11/17/19	JET	JET
15	REVISIONS TO THE DRAWING	11/17/19	JET	JET
16	REVISIONS TO THE DRAWING	11/17/19	JET	JET
17	REVISIONS TO THE DRAWING	11/17/19	JET	JET
18	REVISIONS TO THE DRAWING	11/17/19	JET	JET
19	REVISIONS TO THE DRAWING	11/17/19	JET	JET
20	REVISIONS TO THE DRAWING	11/17/19	JET	JET

ZONING STAMP

Figure 6 - Preliminary Architectural Elevations (PAE2), dated October 15, 2019

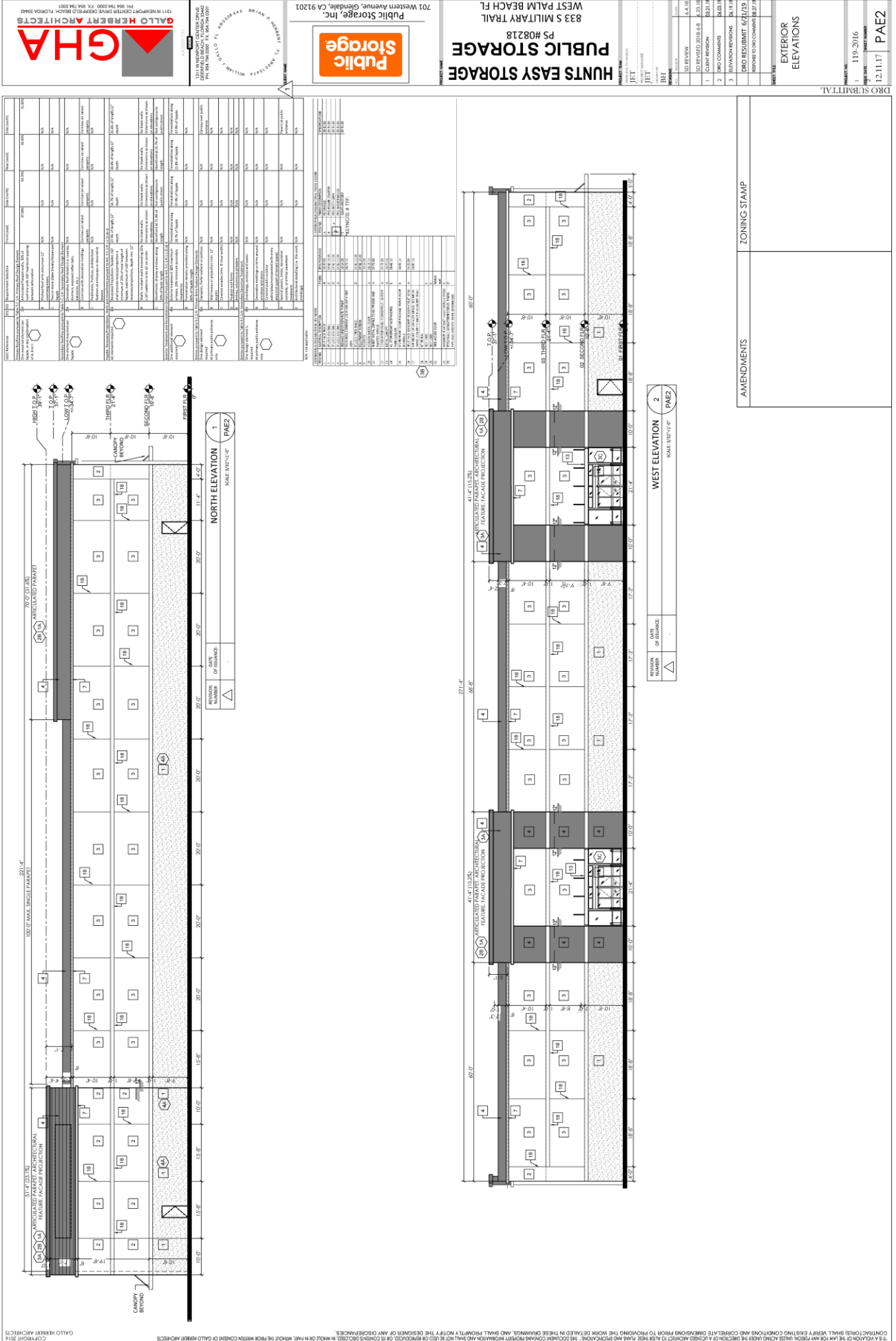


Figure 7 - Previously Approved Site Plan, dated July 20, 1984

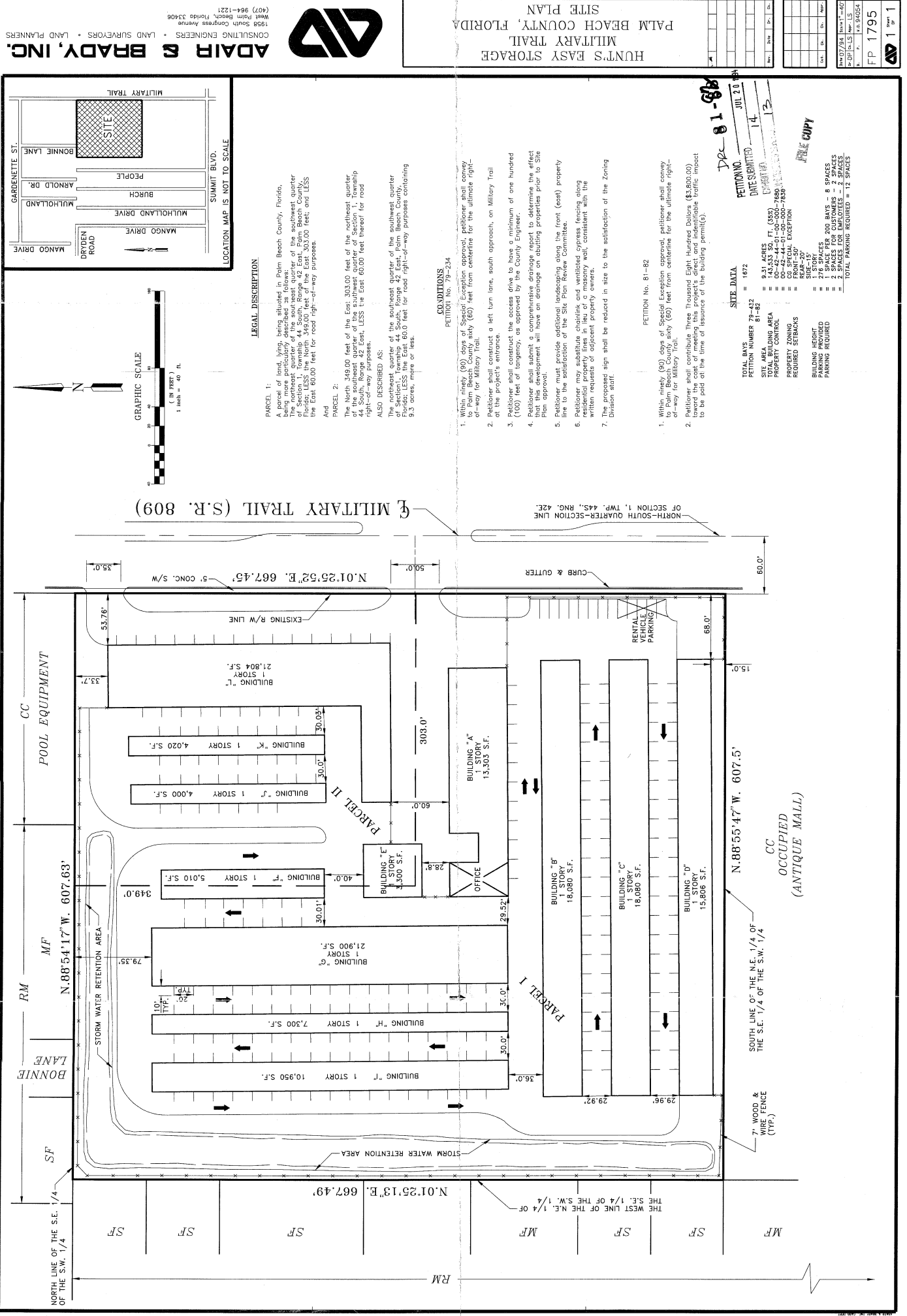


Exhibit D - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Daniel S. Matula, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the individual or Authorized Signatory _____ [position - e.g., president, partner, trustee] of SSC Property Holdings, LLC _____ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
- 2. Affiant's address is: 4101 E Evans Avenue _____
Suite C _____
Denver, CO 80222 _____
- 3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
- 4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
- 5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
- 6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Daniel S. Matula, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 19th day of September, 2018, by Daniel S. Matula, [] who is personally known to me or [] who has produced N/A as identification and who did take an oath.

ANITA PEGRAM
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMM. EXPIRES 04/26/2021



Notary Public

Anita Pegram
(Print Notary Name)

NOTARY PUBLIC
State of ~~Florida~~ Georgia ~~at Large~~ Gwinnett County
My Commission Expires: 4/26/2021

EXHIBIT "A"
PROPERTY

Parcel I

A parcel of land, lying, being and situate in Palm Beach County, Florida, being more particularly described as follows:
The Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida; LESS the North 349.00 feet of the East 303.00 feet; and LESS the East 60.00 feet for road right-of-way purposes LESS the Easterly 60.00 feet thereof for Military Trail right-of-way.

AND

Parcel II

The North 349.00 feet of the East 303.00 feet of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4), of Section 1, Township 44 South, Range 42 East; LESS the East 60.00 feet thereof for road right-of-way purposes.

ALSO KNOWN AS

The Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida. LESS the East 60.00 feet for road right-of-way purposes.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
<u>The legal owner of the Property is fully-owned, either directly or indirectly, by Public Storage, a Maryland</u>	<u>real estate investment trust, which is registered with the Securities and Exchange Commission and whose</u>
<u>securities are available for sale to the general public.</u>	

Exhibit E - Applicant's Justification Statement

Application No. DOW/W-2019-00489
Hunts Easy Storage Justification Statement
Development Order Amendment
Type I Waiver
Type II URAO Waivers

The Applicant, Public Storage Inc., (SSC Property Holdings, LLC) is submitting a Revised Site Plan, Development Order Amendment, Type 1 Waiver and Type II URAO waivers in an effort to redevelop and reinvest in the site and the surrounding community. The site is zoned Urban Center with a UC I and UC 2 designation and is located on the west side of Military Trail north of Summit Boulevard and is 9.313 acres.

Request

This application proposes to redevelop a portion of the site by demolishing 5 single story Multi-Access buildings totaling 38,134 square feet and replacing them with a 3 story Limited-Access self-storage building of 180,936 square feet. The revised project will be a combination of existing Multi-Access and Limited-Access buildings totals 286,355 square feet.

The proposed building will contain the facility office and have all loading activity located in the rear of the building which is surrounded by multi-access buildings to buffer residential to the west. The new building will replace an existing building that has roll up access doors fronting Military Trail and replacing it with an urban friendly pedestrian corridor in front of the building. The new building will enhance the street frontage complementing the new vision for the corridor by removing a current undesirable street frontage.

Access to the site will continue to remain from Military Trail. Self-storage facilities have one of the lowest traffic generation rates and the proposed project will not have any significant impact on adjacent roadways as demonstrated in the traffic analysis.

History and Overview

The site was rezoned from RM to CG in 1979 and was approved for a Multi-Access self-storage facility as a special exception known as Hunts Easy Storage. (R1979-1635 and R1979-1636) In 1981 a special exception was approved for the expansion of the self-storage facility. (R1981-0082) Then in 2010, Palm Beach County rezoned the site to Urban Center as part of the Urban Redevelopment Area (URA) actions to promote redevelopment efforts. (R2010-0113) The site currently contains 143,553 square feet in 12 single story Multi-Access storage buildings. The site has three right-in-right-out access points one of which aligns with a northbound left turn lane on Military Trail.

Signage

There is an approved existing off-premise sign on the southeast corner of the property, which will remain. There is also a pole sign for the project on Military Trail which will remain on the site to the south of the new building.

Project Details

This application seeks to amend the existing approved site plan to incorporate a new three-floor Limited- Access self-storage building. The proposed Limited Access self storage facility will be a new state of the art facility very different than the existing Multi-Access facility that was built at a time when access doors were allowed to front both the street and residential uses. The proposed development will seek to address the principles established in the URAO, but the remaining structure will be unchanged. As a result, several of the current self-storage requirements found in the ULDC will be nonconforming, which are described in the review of the standards. The site however provides a 6' solid wall along the residential area and is separated from any buildings from the property line by 80' providing a sufficient incompatibility buffer. Additionally, the subject site has continually been in use as a self-storage facility since 1979.

The redevelopment which includes the demolition of five, single-story, multi-access storage buildings, will make way for a three-story, single-access storage building located on the Northeastern corner of the site. Not only does this allow for increased separation from the residential uses to the West, the location of the new building in this area allows for efficient movement within the site for existing or new users. The new building will be clearly distinguishable from the older storage buildings, with ample parking located on the building's western and southern edges. Lastly, locating the building adjacent to Military Trail and the pedestrian path lends to the pedestrian character of the corridor by creating a sense of scale, but also sense of place. The Applicant's signature orange will be evident at ground level as well as at the top of the building, which allows pedestrians to know where they are when walking by the site.

Waivers

Type I

The applicant has requested a waiver from Article 6.B.1.H, "Loading Standards – Dimensional Standards and Design Requirements" as well as Gates from Article 3.B.16.F.5.c. The waivers may be requested pursuant to Article 6.B.1.H.7 and the proposed requested waivers comply with the maximum waiver allowed, pursuant to 6.B.1.H.7.

- **Loading Bay Size:** Loading bays are normally 15 feet wide by 55 feet long to accommodate a semi-trailer. Public Storage has extensive experience with customer loading requirements with thousands of locations. Typical customers utilize pick-up trucks or small rental trucks for drop-off or pickup of their belongings. Public Storage customers do not utilize semi-trailers for storage purposes. Based on the actual use of the site as self-service-storage, a smaller than normal loading space is requested as part of this application. The Applicant, based on its experience in the industry, seek a stall size of 12' x 18.5', which it deems appropriate for the use and also the maximum allowed under the waiver.
- **Gates:** Article 3.B.16.F.5.c prohibits the installation of gates on the property, with the exception of dumpsters, loading areas, private garages and private parking lots. The proposed security gates are located on the northwest corner of the new building and an exit only gate south of the new building. It is common for self-service storage businesses

to provide security gates for its patrons. In this case the security gates require a key code for entry and exit; making the secure area akin to a private parking lot; which is excepted from this provision.

Type II

The applicant is requesting waivers from the URAO based on Table 3.B.16.G relating to site development standards. The following is a table of the specific sections that waivers are being requested, the code requirement, proposed element and waiver sought.

ULDC Section	Required	Proposed	Wavier
Article 3. B16. F.6.d.3 Fenestration (35% transparent windows second and third floors)	2 nd : 917.7' 3 rd : 1014.65'	2 nd : 318' (10.9%) 3 rd : 342' (13%)	24.1% 22.0%
Table 3.B.16.F. – PRA Block Building PDRs - G (minimum block frontage)	50% (333.72')	40% (270.36')	(10%)
Table 3.B.16.F PRA Dimensions for Usable Open Space (minimum width)	40' min. width	23'	(17%)
Article 3.B.16.F.8.g.4 Pedestrian Amenity (water fountain)	1	0	100%
Article 3.B.16.F.5.c Gates prohibited	No Gates	Security Gates	100%

The specific ULDC standards and our responses for the development order amendment and these waivers are addressed in the attached **Exhibit A**.

With this application, the existing self-storage facility will continue to operate as approved while meeting the increased demand of the area. A review of the compliance with the Self-Storage regulations is attached as **Exhibit B**.

Exhibit A

DEVELOPMENT ORDER AMENDMENT (ULDC ART. 2.B.7.C)

- a) Consistency with the Plan: The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.

Applicant seeks to continue the Self-Service Storage use but demolish 38,195 square feet of multi-access storage and add a new, 180,936 square foot structure that is Limited Access. This will result in 286,158 square feet of multi and limited access self-service storage on the property, while allowing the property to be revitalized and redeveloped. Policy 1.2-a provides, Within the Urban/Suburban Tier, Palm Beach County shall protect the character of its urban and suburban communities by: (1) Allowing services and facilities consistent with the needs of urban and suburban development, (6) Ensuring development is compatible with the scale, mass, intensity of use, height, and character of urban or suburban communities.” As this area of the County developed, the need for self-service storage was met by the existing facility, however with more residents moving here and the availability of durable goods the demand for self-service storage is still significant. Additionally, Policy 1.2-b, “Palm Beach County shall encourage and support sustainable urban development, including restoration, infill and adaptive reuse.” The Applicant is proposing a sustainable development in the large oversized vehicle storage area of the property.

- b) Consistency with the Code: The proposed use or amendment is not in conflict with any portion of this Code and is consistent with the stated purpose and intent of this Code.

The proposed use will expand the existing self-service storage, multi-access use and allow for self-service storage, limited access. The self-service storage, limited access is permitted in the UC-1 and UC-2 zoning districts as a permitted use with DRO approval. The use of the property shall remain as self-service storage. Please see below for specific instances of how this Project will meet the Code.

e. Architecture

1) Storage Unit Door Orientation

a) First Floor Door Orientation

Storage Unit doors shall not face a residential use or vacant parcel with a residential FLU designation, or public street.
No storage doors face residential or Public rights-of-Way.

b) Door Orientation on Second Story or Above

Limited Access storage unit doors and access points located on the second story or above shall be oriented toward the interior of the site when fenestration is used to allow visibility into interior corridors.

No unit doors or corridors will be visible on the new building.

2) Storage Access or Storage Unit Door Screening

Access points and storage doors shall be screened from all public streets, residential uses or vacant parcels with a residential FLU designation, through the use of buildings, walls, opaque vehicular gates which when primarily closed, or other similar barriers.

Storage access points will not be visible on the new Limited access building or existing multi-access. All access points are screened by building walls from residential areas and are not visible from Military Trail.

3) Fenestration

The use of fenestration purposely designed in conjunction with interior signage, logos, lighting, or paint schemes intended to expand permitted exterior signage shall be prohibited.

New building complies with requirements.

f. Landscaping – Incompatibility Buffer Screening requirements

Where an incompatibility buffer is required, the minimum six-foot screening requirement may be waived, subject to the following:

1) Facades

The exterior facades of storage structures present an unbroken, wall-like appearance when seen from adjacent lots and streets.

Existing mature foliage and buildings form a secure wall that buffers the site.

2) Wall

Separate storage structures are connected by a solid opaque wall to give the appearance of structural continuity. This option may be permitted where Fire rescue may require access for emergency purposes upon demonstration that any required gates are designed and constructed to provide the same visual barrier as the required wall.

Surrounding mature foliage and buildings act as a solid wall behind the landscape buffer.

3) Access Aisles

No aisle-ways or other vehicle access ways are located in the area between the building and the adjacent property line.

Existing perimeter mature foliage and buildings shield the interior access aisles from other properties.

g. Storage

1) Hazardous Materials Prohibited

The storage of flammable, hazardous or explosive materials, goods or products shall be prohibited.

Storage of hazardous materials are prohibited.

2) Outdoor Storage Standards

Outdoor storage shall be subject to the following:

a) Permitted Vehicles

Shall be limited to the storage of vehicles of the type customarily maintained by households for personal use such as recreational vehicles or pleasure boats, or a Home Occupation Vehicle.

Outdoor storage of commercial vehicles is prohibited.

- b) Location
The storage shall occur only within a designated area.
- c) Storage Area
The storage area shall not exceed 50 percent of the lot area.
The proposed building will eliminate parking of vehicles.
- d) Screening
The storage area shall be completely screened from view from adjacent properties and public streets by landscaping, fences, walls or buildings.
Property is screened from residential areas by the building walls and landscaping.
- e) Mobility
All vehicles and trailers shall be licensed for use on public streets. Other vehicles, including recreational vehicles, boats and personal watercraft, shall be stored on wheeled trailers.
Parking of vehicles is being eliminated.
- f) Repair Prohibited
Vehicle repair shall be prohibited.
Vehicle repair is prohibited.
- h. Supplemental Circulation Standards for Multi-Access Facilities
 - 1) Interior
The minimum width of aisle ways between storage structures shall be 20 feet for one-way traffic, and 30 feet if two-way traffic.
The existing multi-access facility has 20 feet between buildings with a marked one way flow.
 - 2) Flow
Traffic flow patterns in aisle ways shall be clearly marked. Markings shall consist at a minimum of standard directional signage and painted lane markings with arrows.
Existing site is marked on the pavement and signage as to flow direction.
- i) Business Uses Prohibited
Shall be prohibited from operating within any self-storage facility or storage unit or outdoor storage area, except as follows:
 - 1) Storage of Business Goods
A storage unit shall not be used to store inventory, equipment or material required on a daily basis or reoccurring basis necessary for a business trade occupation.
Typical unit is utilized by households for storage. There is no inventory storage or daily business utilizing facility.
 - 2) Home Occupations

A maximum of one business related vehicle per storage customer a maximum of 8,000 pounds curb weight may be stored in a multi-access storage unit or outdoor storage area.

Typical clients are residential users and large vehicles are not permitted.

The Project is consistent with the Code and its intent.

- c) Compatibility with Surrounding Uses: The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

The proposed use is consistent with surrounding uses. To the north, east and south of the of the subject site, there are heavy commercial areas. To the west is a heavy residential use that is made up of a number of residences. Self-service storage has proven to be compatible in this area, as it has been an active use for decades without incident or issue.

- d) Design Minimizes Adverse Impact: The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The redevelopment of the site consists of demolishing five, one-story, multi-access storage buildings that consist of 38,950 square feet and construct a new three-story building consisting of 180,936 square feet that is 40.4' tall. The proposed location of the new building is located as far away as possible, 364.78' from the residential to the west. The mature landscaping and three, one-story multi-access buildings, mitigates the impact of the new, three-story building. The redevelopment of the vacant surface parking lot and subsequent removal of oversized vehicles and vessels minimizes adverse effects on adjacent lands. Please refer to the visual impact analysis submitted with this application.

- e) Design Minimizes Environmental Impact: The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The design of the site plan and new building minimize environmental impact by demolishing an existing surface storage lot for oversized vehicles and replacing it with a new 180,936 square foot structure for limited access self-service storage. The site will continue to meet the drainage criteria set by the County and South Florida Water Management District. On a more global sense, having more storage space available in the community keeps items out of the landfill and out of people's yards, which clearly minimizes environmental impact.

- f) Development Patterns: The proposed use or amendment will result in a logical, orderly and timely development pattern.

Adding limited access self-service storage is an extension of the self-service storage use that is present on the property today. Self-service storage has been accepted on this

property and as an exemplary transitional use between commercial and residential properties even those with higher floor-area-ratios due to the fact that the traffic generation rate is so low.

- g) Adequate Public Facilities: The extent to which the proposed use complies with Art. 2.F, Concurrency.

The property has an existing Concurrency reservation.

- h) Changed Conditions or Circumstances: There are demonstrated changed site conditions or circumstances, provided by the Applicant's Justification Statement that necessitates a modification.

There are certain changed circumstances that are driving the community's need for more self-service storage. Research related to zip code 33415 (subject site) indicates a total of 44,963 people in 2010 in the zip code.¹ The self-service storage industry is experiencing very strong growth due to people accumulating more stuff. Adam Minter, from Bloomberg who wrote in "Somebody's Making Money Off of All Our Junk," on August 28, 2017, "The growth [of self-service storage] is driven by several factors, starting with the relentless accumulation of goods by American consumers." He established that between June 1967 and June 2017, expenditures on durable goods increased almost 20-fold. Additionally, the University of Californian at Los Angeles researchers found that "the storage of goods had become an overwhelming burden for most middle-class families, especially in areas where basements were not available." As more people move to the area, and existing residents get older and continue to accumulate more things, the demand for self-service storage increases.

URA OVERLAY STANDARDS (Article 3)

The Applicant sought compliance with the URAO Design and Development standards found in Article 3, Section B.16.F in the following ways:

- **Access and Frontage:** The proposed development conforms to these design standards by minimizing the curb cuts on Military Trail by utilizing two of the existing curb cuts, the northern and southern curb cuts, while eliminating the middle curb cut. Further, the Code allows for one access point per 160' of linear street frontage. The affected area contains 664 linear feet of frontage on Military Trail allowing the Applicant enough space for more than the two access points that exist as part of the previous development.
- **Block Standards Design:** This parcel was developed before the drafting and application of the URAO. The self-storage use exists over the whole block as does common ownership. The subject property's block standards are met because the language in the Code says, where applicable..." then goes on to say that "new blocks shall comply with the following..." meaning that proposed new subdivisions and creation of new blocks

¹ <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

need to meet the standards. In the instant, the block existed before the URAO ordinance and the Applicant is not seeking any amendment to the design of the block.

- **Streetscape Standards:** The subject application is located directly on Military Trail and is classified under the Code as a Primary Street. As such, the Code requires a “wide pedestrian zone, lined by the main building façade and entrances.” Art.3.B.16.F.3 The proposed project includes an eight (8) foot-wide pedestrian circulation zone located adjacent to 23’ of open, green space that includes awnings, benches and a bicycle rack.
- **Interconnectivity Standards:** The site was developed before the application of the URAO standards were adopted. The stub-out for future connectivity has been provided for future interconnectivity to the northern property. Further, the Code says that interconnectivity with adjacent residential to the West is encouraged, not required. Art.3.B.16.F.4
- **Building Standards:** The proposed building meets the building standards found in the URAO section of the Code. The largest, most intense building is located directly adjacent to the perimeter street, Military Trail, with the other buildings are located on interior streets, to provide a consistent building hierarchy while meeting the build-to-line requirements of the Primary Street. The new building meets all the required setbacks, and additional building standards such as, the location of the primary access (office) facing Military Trail and the inclusion of windows and facades facing Military Trail. A type 2 waiver has been requested to reduce the architectural fenestration requirements.
- **Civic and Usable Open Space Standards:** The Code requires a minimum of 5% of gross acreage to be dedicated or used as open space. The Applicant has proposed using 10.7% or 16,277’ SF as open space, which is twice the minimum required. We have also included all of the pedestrian amenities required except for the water fountain, which the Applicant has applied for a waiver. Additionally, the Applicant has requested a waiver for the minimum width of the open space.
- **Parking and Loading Standards:** The proposed building meets the parking requirements found in the URAO including the location of the required parking being on the rear of the building, as well as the number of parking spots, as the site is significantly over-parked.
- **Landscape Standards:** The proposed development meets the streetscape standards found in Art.3.B.16.F.10. Trees are being planted in the amenity zone; sidewalks are not encumbered, all materials are ADA accessible; there will be a notice difference in the paving and material when a sidewalk crosses ingress/egress points, the sidewalk materials in the planting/amenity zone and the pedestrian circulation zone will be made of pervious/porous material.

Parking (Article 6)

The existing property consists of a series of single-story multiple access “garage style” buildings. This resulted in the creation of 272 parking spaces. The proposed 3-story building will result in the demolition of several of these buildings and spaces and will yield 231 spaces for the site. The new building generates the need for twelve (12) spaces, which will be served on the west and south sides of the new building. The Applicant has submitted a waiver request to decrease the dimensions of the loading zone based on its experience in the self-storage industry and the sizes of standard vehicles using the similar sites.

Landscaping (Article 7)

Landscaping for the new building is found both in the foundation planting areas on the north, west and south exteriors of the building and 23’ area of usable open space adjacent to the building’s east side.

WAIVER STANDARDS

Type I Waiver – Loading Zone

The ULDC, Sec.2.C.5.1 expressly creates Type I waivers aimed to, “allow flexibility and minor adjustments to the property development regulations; site design; preservation or incorporation of existing native vegetation; or for an improved site design where alternative solutions can be permitted subject to the criteria.” The application at issues seeks a Type I waiver for Article 6.B.1.H (Loading Space) which was discussed earlier. The loading zone required by the Code is intended to accommodate a semi-truck, mostly for deliveries. This property is used solely for self-service storage; which does not utilize the size of trucks that the ULDC standard is aimed to address.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The Waiver allows for the site to be designed without the need for larger than necessary loading spaces. The approval of the Waiver does not create additional conflicts with other requirements of the ULDC. The Code specifically allows for Type I Waivers to “allow flexibility and minor adjustments...” Additionally, the Waiver is consistent with the stated purpose and intent of the Urban Redevelopment Area Overlay (URAO). Article 3.B.16.A expresses the purpose and intent of the URAO. The Waiver, “utilizes smart growth principles that create a predictable regulatory framework and built form that improves the aesthetics of the streetscape...” By redeveloping the site with a new building and updated facades, the utilization of Smart Growth strategies, like creating density and height where appropriate, is met as is the significant improvement of the aesthetics of the streetscape. Another stated intent and purpose of the URAO is to “Redevelop retail uses along the PRA corridors...” The approval of the Waiver will allow the Applicant to redevelop the site that is situated along the PRA corridor.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development.

The reduced loading space size is consistent with the needs profile of Public Storage clients which the company has experienced in developing hundreds of similar projects. The typical client utilizes pick-up trucks or small trucks for household goods. There is not a need for spaces that accommodate semi-trailer trucks, which are typically used for professional movers or for other commercial purposes of which are prohibited by Public Storage. The existing storage facility and current rules for multi-access facilities require only 30 feet between buildings which further demonstrates that large loading zones are not required.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The proposed loading zone size will not adversely impact adjacent properties as the use of the property, self-service storage, as users do not store larger items that would require a large moving truck. Public Storage, Inc., is the nation's leading self-storage provider, is making this request based on the thousands of locations they own and operate throughout the world. The existing and proposed use and operation do not require deliveries.

Type I Waiver – Gates

The ULDC, Sec.2.C.5.1 expressly creates Type I waivers aimed to, “allow flexibility and minor adjustments to the property development regulations; site design; preservation or incorporation of existing native vegetation; or for an improved site design where alternative solutions can be permitted subject to the criteria.” The application at issues seeks a Type I waiver for Article 3.B.16.F.5.c (Gates) which was discussed earlier. The gates at issue are proposed security gates that create a barrier for those patrons utilizing the single-story self-service storage buildings located on the west and south areas of the property. This property is used solely for multi-access self-service storage; which requires additional safety precautions for users, particularly the users of the multi-access self-service storage for obvious reasons. The proposed gates are very similar to a private parking lot, for the users of the multi-access self-service storage on the property.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The Waiver allows for the multi-access self-service storage portion of the site to have security gates installed. The approval of the Waiver does not create additional conflicts with other requirements of the ULDC. The Code specifically allows for Type I Waivers to “allow flexibility and minor adjustments...” Additionally, the Waiver is consistent with the stated purpose and intent of the Urban Redevelopment Area Overlay (URAO). Article 3.B.16.A expresses the purpose and intent of the URAO. The Waiver, “utilizes smart growth principles that create a predictable regulatory framework and built form that improves the aesthetics of the streetscape...” By redeveloping the site with a new building and updated facades, the utilization of Smart Growth strategies, like creating density and height where appropriate, is met as is the significant improvement of the aesthetics of the streetscape. Another stated intent and purpose of the URAO is to “Redevelop retail uses along the PRA corridors...” The approval of the Waiver will allow the Applicant to redevelop the site that is situated along the PRA corridor.

The proposed security gates will not be seen from the adjacent primary street. Further, the proposed security gates establish a private parking area for the users of the multi-access self-service storage, which is very similar to a private parking lot, which is excepted from this provision of the Code.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development.

The inclusion of the security gates is consistent with the needs profile of Public Storage clients which the company has experienced in developing hundreds of similar projects. Multi-access self-service storage users require a secure environment with which to load and unload their vehicles. The proposed security gates have associated keycodes and keypads for authorized users to gain access. The secure area will operate like a private parking area which is excepted from this code provision.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The proposed security gates will not adversely impact adjacent properties as the use of the property, self-service storage, will not intensify as a result. Public Storage, Inc., is the nation's leading self-storage provider, is making this request based on the thousands of locations they own and operate throughout the world. Multi-access self-service storage users require a secure environment with which to load and unload their vehicles. The proposed security gates have associated keycodes and keypads for authorized users to gain access. The two gates will not be visible from the primary street. The secure area will operate like a private parking area which is excepted from this code provision.

Type II Waivers URAO

Article 3. B.16. F.6.d.3 Fenestration (35% transparent windows required - 917.7' on the 2nd floor and 1014.65' on the 3rd floor) Waiver is sought to allow for 318' (10.9%) on the second floor and 342' (13%) on the third floor; transparent windows facing Military Trail. Waiver for the second floor is 221.17' (24.1%) and 222.22' (22%) on the third floor.

1. The Wavier does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

Self-storage facilities are required to be secure for the protection of people and goods and therefore windows are not appropriate. In addition, the project is a self-service storage facility, not mixed-use and therefore windows are not needed. However, the Applicant has addressed the requirement by providing more than 72% of windows on the ground floor of the building facing Military Trail. This is particularly advantageous for the pedestrian activity that is envisioned for the redevelopment area. While not meeting the minimum required, the second and third floors of the building facing Military Trail have do contain some transparent windows, 318' (10.9%) on

the second floor and 342' (13%) on the third floor. The nature of the self-storage business requires the operator to have controlled access on the ground floor. The proposed use is strictly for self-service storage, which does not need, nor want windows. The building will have architectural treatments to breakup mass to be consistent with the intent of the overlay.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development.

The proposed building is a major step forward in revitalization of the area by removing buildings that are contrary to the vision of the area. In their place will be a new, state of the art limited access, self-service storage facility with a much nicer façade and better landscaping than what exists today. The proposed building will be in harmony with the general site layout and will be a positive step forward in the revitalization of this area.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The alternative design option allows the Applicant to forego the installation of windows for its commercial, self-service storage use and operation on the second and third floors of the building. The inclusion of windows and doors for a limited access self-storage facility is neither practical nor safe in this instance. The building creates articulation and architectural interest by using different treatments of stucco, colors and materials; which will mitigate the feeling of a three-story "wall".

Table B.16.F. – Block Building PDRs (G – Minimum block frontage 50% required, 40% provided. The Applicant seeks a waiver to this Code section related to the percentage of building frontage located on the primary street, Military Trail. The Code requires 50% frontage or 333.72'. Applicant proposes 40% of building frontage on Military Trail which is 270.36'. The lack of 63.6' is made up by the fact that the new building, the largest building with the most mass on site, will be located directly adjacent to Military Trail, the primary street. The new building's height and mass compensate for the 63.6' of frontage not occupied by the building.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The existing use of the property is a self-service storage facility. In the proposed affected area the Applicant will be removing inappropriate buildings and adding a superior structure that will incorporate streetscape requirements as much as possible. There are no additional conflicts created by this waiver.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development.

The proposed building is a major step forward in revitalization of the area by removing buildings that are contrary to the vision of the area and proposing a building that will include a state of the art self-service storage facility with an updated design and façade that is more visually appealing than the existing structures. The reduction in required building frontage of just 10% of 67.6' will not be noticeable due to the relation of the existing four multi-access, single-story, self service buildings that will remain on the southern portion of the site. Their existence, while not part of the new building, does contribute to the massing at the southern end of the parcel that makes up for the 67.6'.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The proposed building is on a commercial street is an appropriate use. The adjacent properties will not adversely be impacted, as the subject site will be redeveloped with a new building that has 10% less frontage on Military Trail. Additionally, the 67.6' of frontage on Military Trail may be achieved by looking at the four multi-access, single-story, self-service buildings that will remain on the southern portion of the site.

Table 3.B.16.F PRA Dimensions for Usable Open Space (Width of open space). The Applicant seeks a waiver for the required forty (40') feet minimum width. The Applicant proposed twenty-three (22.8') of open space along Military Trail.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The affected area provides the required square feet for plaza/square area along the primary frontage but does not meet the width requirement in the Code. The project-affected area also does not incorporate greens or playgrounds that are more directly associated with residential uses. Fulfilling the amount of plaza/square size seeks to meet the intent of the Code. The Applicant is seeking to redevelop the existing site for further use as a private self-service storage facility.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development.

The waiver will not cause a detrimental effect on the overall design and development standards of the project as the Applicant is providing enough property for open space, just not in the dimensions found in the Code. The site is constrained by setbacks which limit the width sought for by the Code. The Applicant meets the total open space requirement for the site.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

Granting the waiver allows the Applicant to locate the usable open space on Military Trail, where pedestrians will be able to take advantage of it. The open space also acts a nice buffer

from the proposed building to the street and allows for a more pedestrian friendly experience. The adjacent properties will not be adversely impacted as there are existing buffers between them and the site at issue and the overall improvement of the subject property will have a positive impact on adjacent properties.

Article 3.B.16.F.8.g.4 Pedestrian Amenities (water fountain). The Code requires the installation of a water fountain at the site. The Applicant seeks a waiver to avoid installing a pedestrian amenity on site, when the site will not attract one pedestrian due the nature of the Applicant's business.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The waiver sought seeks to avoid installing public art or a drinking fountain but does provide the required amount of seating for pedestrians. The waiver does not create additional conflicts with other requirements of the ULDC and is consistent with the purpose and intent of the overlay. The intent and goal of the overlay was to make the area more pedestrian friendly while allowing for redevelopment. The proposed redevelopment of the property at issue creates a pedestrian friendly environment on Military Trail, with a civic open space and seating as required by the Code. The omission of water fountains in the civic space does not adversely impact the vision for redevelopment, as this is a self-service storage site, which does not generate pedestrian traffic. The provision of water fountains is appropriate for residential, commercial or mix-use projects, which generate pedestrian activity.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development.

Granting the waiver will not have a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development. The omission of a drinking fountain and public art have no appreciable impact on the development as the property has been and seeks to continue to be used for self-service storage, which does not generate any pedestrian traffic.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The alternative design option sought by the waiver will not adversely impact adjacent properties, as the adjacent properties do not offer any type of pedestrian amenities, nor are the properties being used in a way that would generate pedestrian traffic.

Article 3.B.16.F.5.c Gates Prohibited. The Code requires the installation of a water fountain at the site. The Applicant seeks a waiver to avoid installing a pedestrian amenity on site, when the site will not attract one pedestrian due the nature of the Applicant's business.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

The waiver sought seeks to avoid installing public art or a drinking fountain but does provide the required amount of seating for pedestrians. The waiver does not create additional conflicts with other requirements of the ULDC and is consistent with the purpose and intent of the overlay. The intent and goal of the overlay was to make the area more pedestrian friendly while allowing for redevelopment. The proposed redevelopment of the property at issue creates a pedestrian friendly environment on Military Trail, with a civic open space and seating as required by the Code. The omission of water fountains in the civic space does not adversely impact the vision for redevelopment, as this is a self-service storage site, which does not generate pedestrian traffic. The provision of water fountains is appropriate for residential, commercial or mix-use projects, which generate pedestrian activity.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development.

Granting the waiver will not have a detrimental effect on the overall design and development standards of the project and will be in harmony with the general site layout and design details of the development. The omission of a drinking fountain and public art have no appreciable impact on the development as the property has been and seeks to continue to be used for self-service storage, which does not generate any pedestrian traffic.

3. The alternative design option recommended as part of the Waiver approval, if granted, will not adversely impact adjacent properties.

The alternative design option sought by the waiver will not adversely impact adjacent properties, as the adjacent properties do not offer any type of pedestrian amenities, nor are the properties being used in a way that would generate pedestrian traffic.

Exhibit B

SELF-STORAGE REGULATIONS

e. Architecture

1) Storage Unit Door Orientation

a) First Floor Door Orientation

Storage Unit doors shall not face a residential use or vacant parcel with a residential FLU designation, or public street.

Affected area is limited access and there are no storage doors. The existing facility is a multi-access facility and doors on one building face towards residential which are buffered by an incompatibility wall over 364 feet away.

b) Door Orientation on Second Story or Above

Limited Access storage unit doors and access points located on the second story or above shall be oriented toward the interior of the site when fenestration is used to allow visibility into interior corridors.

No unit doors or corridors will be visible on the new building.

2) Storage Access or Storage Unit Door Screening

Access points and storage doors shall be screened from all public streets, residential uses or vacant parcels with a residential FLU designation, through the use of buildings, walls, opaque vehicular gates which when primarily closed, or other similar barriers.

Storage access points and will not be visible on the new Limited access building. Existing multi-access is screened by a wall in the rear from residential. Existing site access is visible from Military Trail.

3) Fenestration

The use of fenestration purposely designed in conjunction with interior signage, logos, lighting, or paint schemes intended to expand permitted exterior signage shall be prohibited.

New building complies with requirements.

f. Landscaping – Incompatibility Buffer Screening requirements

Where an incompatibility buffer is required, the minimum six-foot screening requirement may be waived, subject to the following:

1) Facades

The exterior facades of storage structures present an unbroken, wall-like appearance when seen from adjacent lots and streets.

The new building is screened by surrounding buildings from the residential areas, in addition a wall exists to further buffer.

2) Wall

Separate storage structures are connected by a solid opaque wall to give the appearance of structural continuity. This option may be permitted where Fire rescue may require access for emergency purposes upon demonstration that any required gates are designed and constructed to provide the same visual barrier as the required wall.

Solid wall exists on the existing site that is 6 feet.

3) Access Aisles

No aisle-ways or other vehicle access ways are located in the area between the building and the adjacent property line.

Affected area is shielded by existing buildings from residential. The existing site does have access aisles in the rear located between the buildings and the property line.

g. Storage

1) Hazardous Materials Prohibited

The storage of flammable, hazardous or explosive materials, goods or products shall be prohibited.

Storage of hazardous materials are prohibited.

2) Outdoor Storage Standards

Outdoor storage shall be subject to the following:

g) Permitted Vehicles

Shall be limited to the storage of vehicles of the type customarily maintained by households for personal use such as recreational vehicles or pleasure boats, or a Home Occupation Vehicle.

Outdoor storage of commercial vehicles is prohibited.

h) Location

The storage shall occur only within a designated area.

i) Storage Area

The storage area shall not exceed 50 percent of the lot area.

Any vehicle parking is limited and there is no storage area.

j) Screening

He storage area shall be completely screened from view from adjacent properties and public streets by landscaping, fences, walls or buildings.

Property is screened by a wall from residential areas.

k) Mobility

All vehicles and trailers shall be licensed for use on public streets. Other vehicles, including recreational vehicles, boats and personal watercraft, shall be stored on wheeled trailers.

Only licensed vehicles are permitted.

l) Repair Prohibited

Vehicle repair shall be prohibited.

Vehicle repair is prohibited.

h. Supplemental Circulation Standards for Multi-Access Facilities

1) Interior

The minimum width of aisle ways between storage structures shall be 20 feet for one-way traffic, and 30 feet if two-way traffic.

The existing multi-access facility has 30 feet between buildings with a marked one way flow with temporary parking for unit access on both sides of aisle.

2) Flow

Traffic flow patterns in aisle ways shall be clearly marked. Markings shall consist at a minimum of standard directional signage and painted lane markings with arrows.

Existing site is marked on the pavement and signage as to flow direction.

I) **Business Uses Prohibited**

Shall be prohibited from operating within any self-storage facility or storage unit or outdoor storage area, except as follows:

3) Storage of Business Goods

A storage unit shall not be used to store inventory, equipment or material required on a daily basis or reoccurring basis necessary for a business trade occupation.

Typical unit is utilized by household for storage. There is no inventory storage or daily business utilizing facility.

4) Home Occupations

A maximum of one business related vehicle per storage customer a maximum of 8,000 pounds curb weight may be stored in a multi-access storage unit or outdoor storage area.

Typical clients are residential users and large vehicles are not permitted.9

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