

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

Application No.: DOA/W-2021-01652
Application Name: Public Storage - Military
Control No./Name: 1981-00082 (Hunts Easy Storage)
Applicant: SSC Property Holdings, LLC
Owners: SSC Property Holdings, LLC
Agent: Bohler Engineering - Chris Lall
Telephone No.: (561) 571-0280
Project Manager: Imene Haddad, Senior Site Planner

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 and Storefronts.

APPLICATION SUMMARY: Proposed is a Development Order Amendment and Type 2 Waivers for the Public Storage Military development. The 9.31 acres site currently supports Multi-Access Self Service Storage and Limited Access Self Service Storage buildings. The development was last approved by the Board of County Commissioners (BCC) on January 27, 2022.

The request will modify the approved Site Plan, add uses and delete square footage. The Preliminary Site Plan (PSP) indicates 10 structures totaling 222,539 sq. ft. of limited access and multi-access storage and 197 parking spaces. In addition, the Applicant is requesting four Type 2 Waivers from Urban Redevelopment Area Overlay (URAO) requirements to reduce Fenestration (windows) and length of storefronts. Access to the site will remain from Military Trail.

SITE DATA:

Location:	West side of Military Trail, approximately 600 feet north of Summit Boulevard
Property Control Number:	00-42-44-01-00-000-7680
Existing Future Land Use Designation:	Urban Center (UC)
Existing Zoning District:	Urban Center (UC)
Total Acreage:	9.31 acres
Tier:	Urban/Suburban
Overlay District:	Revitalization and Redevelopment Overlay (RRIO); Urban Redevelopment Overlay (URAO), Priority Redevelopment Area (PRA)
Neighborhood Plan:	N/A
CCRT Area:	Dillman Heights
Municipalities within 1 Mile:	Palm Springs
Future Annexation Area	Greenacres
Commission District:	District 3, Commissioner Dave Kerner

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 no contacts from the public regarding this application.

PROJECT HISTORY:

Application No.	Request	Resolution No.	Date
Z/SE- 1979-00234	An Official Zoning Map Amendment RM-Residential Multiple Family District (Medium Density) To CG-General Commercial District	R-1979-1635	10/25/1979
	A Special Exception to allow an Enclosed Storage Facility	R-1979-1636	
SE-1981-00082	Special Exception allow the expansion of a Mini-Warehouse	R-1981-0757	06/16/1981
DOA/W-2019-00489	A Development Order Amendment to reconfigure the Site Plan; and to add square footage	R-2020-0050	01/27/2020
DOA/W-2019-00489	A Type 2 Waiver to reduce minimum Fenestration, Building Frontage and	R-2020-0051	01/27/2020

Application No.	Request	Resolution No.	Date
	dimension of Usable Open Space; and, eliminate a Pedestrian Amenity		

URBAN REDEVELOPMENT AREA: The purpose of the URA is to focus the County’s redevelopment and infill efforts by promoting economic growth, improving the present conditions of infrastructure, investment and reinvestment in the area, and discouraging urban sprawl by directing development where resources exist.

The intent of redevelopment within the PRAs of the URA is to:

- Preserve and respect existing intact neighborhoods;
- Maintain and improve the character and the quality of life for those within and adjacent to redeveloped neighborhoods;
- Create a predictable regulatory framework for building form and the resulting physical environment;
- Reduce automobile trips, promote transit and/or alternative modes of transportation;
- Balance housing, with employment, commercial, and civic uses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities, and lifestyles;
- Create predictability and efficiency in planning and provision of infrastructure

The Urban Center (UC) Transect applies to those areas in the PRAs with the greatest mixed use development/redevelopment opportunities, based upon physical location and land area. The UC Transect is intended to support redevelopment using the planning strategies documented in the URA Master Plan. The UC Transects are envisioned as urban, mixed-use neighborhoods, located at prominent intersections developed consistent with the pattern illustrated in the URA Master Plan. The UC Transects shall develop/redevelop with the following characteristics, and will be implemented through the ULDC to require:

- A balance of land uses including residential, office/employment, and commercial within the transect;
- An interconnected pedestrian-friendly street network, including vehicular connectivity;
- Vehicular and pedestrian connections to adjacent parcels and roadways Buildings located along the sidewalk with uses that support and enhance pedestrian activity;
- An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking, enhanced pedestrian environments);
- A minimum of 15% of all new housing shall be provided as very low, low, and moderate income housing units;
- A range of one to four story buildings;
- Additional height may come from use of “green building” strategies contained in Policy 1.2.2-f (up to eight stories may be allowed);
- Provision for civic and/or institutional functions and spaces: additional density and intensity is permitted in this Transect, in exchange for the allocation of land for public facilities (including but not limited to a public school, significant public recreation facility, or significant component to a stormwater management facility) on portions of the site.

PROJECT HISTORY: The subject site was approved in 1979 for an Official Zoning Map Amendment to rezone the property from Residential Multiple Family (Medium Density) (RM) Zoning District to the General Commercial (CG) Zoning District, including a Special Exception to allow an Enclosed Storage Facility pursuant to Resolutions R-1635 and R-1979-1636. A subsequent amendment was approved to expand the Mini Warehouse in 1981 by R-1981-0757.

In 2008 and 2010 the site was part of a County initiated Land Use Amendment and Rezoning to the UC Future Land Use and the UC Zoning District. In 2020, the Applicant was for a Development Order Amendment to modify a portion of the site to demolish three buildings and redevelop with a larger Limited Access building. This approval was never implemented.

TYPE 2 WAIVER SUMMARY

#	ULDC Article	Required	Proposed	Requested Waiver
W1	3.B.16.F.6.d.3, Fenestration	<u>North Façade:</u> Non-residential facades facing the perimeter shall provide transparent windows on a minimum 35% of wall area of each story (1,289 sq ft 2 nd floor) (1,422 sq ft 3 rd floor)	No transparent windows 2 nd and 3 rd floor	No transparent windows 2 nd and 3 rd floor
		<u>South Façade:</u> Non-residential facades facing the Usable Open Space shall provide transparent windows on a minimum 35% of wall area of each story (1,279 sq ft 2 nd floor) (1,412 sq ft 3 rd floor)	No transparent windows 2 nd and 3 rd floor	No transparent windows 2 nd and 3 rd floor
		<u>East Façade:</u> Non-residential facades facing the Primary Streets shall provide transparent windows on a minimum 35% of wall area of each story (2633 x 35%=922 sq ft 2 nd floor) (2905 x 35%=1017 sq ft 3 rd floor)	285 sq ft 2 nd floor 265 sq ft 3 rd floor	-637 sq ft 2 nd floor -752 sq ft 3 rd floor
W2	3.B.16.F.6.d.4, Storefronts	<u>North Façade:</u> Storefronts shall extend across 70 percent of the non-residential space, on the first floor façade that face a street or usable open space area (92.63 x 8 =741 sq ft)	No transparent windows 1st floor	No transparent windows 1st floor s
		<u>South Façade:</u> Storefronts shall extend across 70 percent of the non-residential space, on the first floor façade that face a street or usable open space area (91.93 x 8 =735.45 sq ft)	16'-5" of storefront with 155 sq ft of fenestration	-75.51 storefront and -581.45 sq ft
		<u>East Façade:</u> Storefronts shall extend across 70 percent of the non-residential space, on the first floor façade that face a street or usable open space area (190.63 x 8 =1525.05 sq ft)	55 feet of storefront with 369 sq ft of fenestration	-135.63 storefront and -1156.05 sq ft

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;

YES. The purpose and intent of the URAO is utilize Smart Growth and Form Based Code principles in order to improve aesthetics of streetscapes; enhance the pedestrian realm; and encourage redevelopment and walkability with emphasis on safety and ecological responsibility. Fenestration by definition is a mix of windows, doors and openings in a building façade or wall that allow light and views between the interior and the exterior. Article 5.C Design Standards does not have specific requirements to provide transparent windows, and thus the waivers will not create conflicts with this Section of the Code. Due to the nature of the self-storage use, the Applicant states they do not have the ability to install transparent windows and storefront along for the percentages required by the ULDC. However, there is no reason why the Applicant cannot provide spandrel glass window coverings meeting the minimum percentages along the east façade facing Military Trail, and a minimum of 15% opaque spandrel glass window coverings along the north and south facades. The use of the spandrel glass provides for a secondary façade treatment, and appearance of windows along each of those facades. Therefore Staff has added a condition of approval requiring the spandrel glass window covering to provide the minimum percentage of windows along the east façade and a minimum of 15 percent of each floor for the north and south facades. This condition requires that the

color of the spandrel glass appear like window colors, rather than painted window coverings of the same color as the remainder of the buildings.



Example



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,**

YES. Although the Waiver is in conflict with URAO requirements for the provision of transparent windows, the allowance of the waiver will not cause a detrimental effect on the overall design and development standards of the project, with the requirement that spandrel windows be provided along the eastern façade facing Military Trail for the remaining percentage, not provided for with transparent windows, and that a minimum 15% of each floor be provided as transparent or spandrel for the north and south facades. The addition of the spandrel windows will be in harmony with the adjacent properties and design of the development.

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

YES. The proposed building will be among the newest in the nearby vicinity, and be architecturally compatible with the adjacent and surrounding area. The alternative design, to provide additional spandrel windows will not adversely impact the adjacent properties or the subject development.

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that 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 amendment is consistent with the Plan.***
- *Consistency with the Comprehensive Plan:* The proposed 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 two 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 proposed project will redevelop a portion of the 9.31-acre site to construct a new, three-story building containing 107,541 sq. ft. of self-storage, while maintaining an existing 114,998 sq. ft. of single-story structures for a total of 222,539 sq. ft.

- *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:

- *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. The subject request is within the allowable height of 1-4 stories by requesting a 3-story building. The previously approved waivers include reduction of minimum building frontage, minimum width of the usable open space, and elimination of a pedestrian amenity. 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. Staff has received no additional comments from OCR. The proposed request supports the objectives for revitalization and redevelopment within the RRIO.

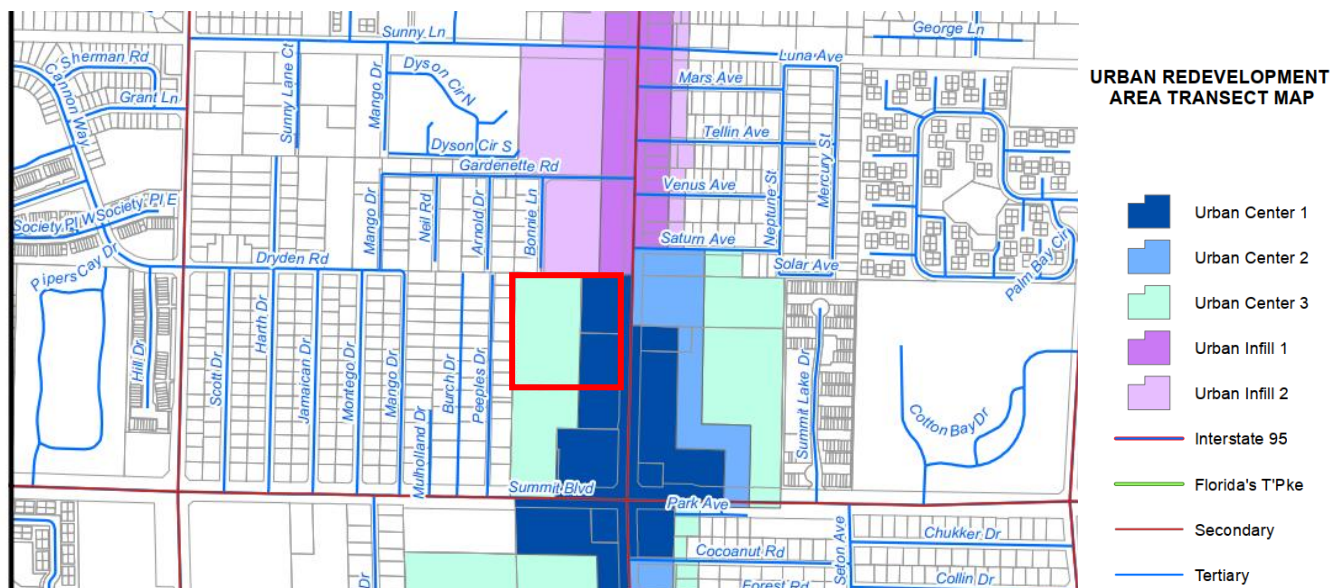
b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The subject site has a current approval as a Special Exception for the Self Service Storage Facility. Since the time of that approval, the site has had a Land Use and Zoning change. The requirements for the new district expect redevelopment in a "form base", focusing on the buildings placement along streets creating a more pedestrian orientation, rather than standard zoning focused on setback and parking. The Applicant is not proposing to redevelop the entire site, but only a portion of the site at this time. That portion of the site for redevelopment is required to comply with the new standards.

- *Residential Uses:* There are no proposed residential units with this redevelopment.
- *Outdoor Uses:* Within the affected area of the redevelopment, the Applicant is not proposing any outdoor uses or outdoor storage areas.
- *Art 4 Use Restrictions- Self Service Storage:* The Preliminary Site Plan indicates eight existing Multi Access Self Storage structures and one proposed Limited Access Structure, for a total of nine buildings. The ULDC requires that storage access and storage unit doors be screened from all public streets, residential uses and vacant parcels with a residential FLU. The existing eight multi access buildings were constructed prior to this code requirement. When that portion of the site comes in for redevelopment, it will be subject to the current ULDC Standards at that time. The proposed building does not have any storage bays visible, other than those through the windows. A Condition of Approval has been included to implement the ULDC, as the doors on the storage units that are seen through the windows need to be painted in an alternate color than orange, as described in Art. 4.B.2.C.36.

There are no proposed outdoor storage areas with the subject application. The Applicant has stated in the Justification Statement they are in compliance with all other requirements of the Use.

- *PRA Transect Zones:* The subject development has UC FLU and UC Zoning, and is located within the UC1 and UC3 Transects due to proximity to residential to the west. The affected area of the redevelopment is within UC1, being the most intense subarea with uses and building scale. The UC1 has to be 400 feet setback from residential.



- **Access and Lot Frontage:** The development has three existing access points, in which the Applicant is proposing to eliminate the center access point. The Code requires one access point permitted for each 160 linear feet of frontage, and the access must be in the form of a street or an alley. The Applicant did not label the form of the access points, therefore a Condition of Approval is included for them to label these access points as a secondary street, internal street or alley, in accordance with Art 3.B 16.
- **Block Standards and Design:** The purposed and intent of the URA is to provide a development form that is predictable and improves the aesthetics of the streetscape, enhancing the pedestrian realm and promoting interconnectivity with streets and pedestrian connections. When redeveloping the site, Staff analyzes the location of the access points and the frontage of the existing lots. As stated above, a condition of approval has been included for the Applicant to label their streets and alleys. For the lot, a maximum block is 600 feet in length. With this maximum, a secondary or internal street is required based on the existing length of the lot, and will be included at time of Final approval of the Site Plan.
- **Frontage Classification and Street Standards:** The Frontage classifications define the details of the pedestrian realm between the public R-O-W or internal streets and the building frontage. The classifications include: Slip Street, Primary, and Secondary Streets. The site is not located on a Slip Street. It is designed with Primary Frontage on Military Trail. As stated earlier the other access points are conditioned to be defined at time of Final DRO.
- **Interconnectivity Standards:** Interconnectivity is required between similar uses. A cross access point has been indicated on the site plan along the north property line to connect to the Vehicle Sales and Rental site to the north. Staff have included a Condition of Approval for the Applicant to provide an irrevocable cross-access easement prior to Final Approval by the DRO.
- **Building Standards:** The Applicant is proposing to redevelop, a portion of the existing Self Service Storage Facility, by replacing existing multi-access storage buildings. The longest side of the proposed building is oriented along Military Trail. The proposed height of the building continues to be 33 feet consistent with the previous approval and is consistent with the adjacent development. Article 3.B.16.F.6, Building Standards, states “taller buildings should not cast a shadow line on existing neighborhoods.” The proposed height of the building is 33 feet and continues to be consistent with the surrounding development. The previously submitted visual impact analysis shows a one-story, 14 foot height commercial building to the north across the 106’ military trail Right-of-way and an existing two-story, 24-foot height commercial building to the east of the proposed development. The proposed 3 story building does not cast a shadow on these existing buildings and is consistent with the surrounding development.
- **Building Property Development Regulations:** The proposed three story structure is designed as a Block Building, with the Primary Frontage along Military Trail. The minimum setback from the Primary Street is 20 feet with a maximum of 25 feet. Increases in the setback may be accommodated for utility easements and landscape buffers. Staff is recommending a Condition of Approval that the setback be modified for the structure to have a 25 foot setback from Military Trail with a requirement for a with a 7 foot Planting Amenity Zone and an 8 foot sidewalk. The location of the building will continue to be reviewed at time of final DRO based on the designation of the street and building placement at a corner of streets. No parking structures are proposed.

The proposed three-story block building meets build to line placement from Military, with a condition to increase the setback to provide additional planting amenity zone in order to enhance the streetscape of Military Trail. The setback on the north and south will be reviewed at time of Final DRO, as the Applicant did not provide the details of the street/alleys. With the designation of those access, the Applicant may need to shift the building to accommodate the setbacks and associated streets scape requirements.

The subject site had a prior approval for a Type 2 Waiver to reduce the building frontage, however this Waiver is no longer applicable. For block buildings, a minimum 50% of the building is to be placed along the primary frontage. The affected area of the frontage on Military Trail with the block frontage proposed has approximately 500 feet between the access points. This would require a minimum of ~250 feet of building frontage, and the proposed structure is approximately 270 feet in length, meeting this requirement. When the remainder of the site along Military Trail comes in for redevelopment the site will be analyzed for compliance with the 50% portion of that affected area.

- *Building Height and Green Building incentive Program:* The proposed height of the structure is 33 feet to the flat deck and 39+/- feet to the top of the parapet, with three floors. Within the UC1 Transect a Maximum of five floors is allowed with the addition three more floors for a total of eight, if utilizing the Green building standards. Green building standards have not been proposed by the Applicant at this time, nor additional heights.

- *Architectural Review:* Although the Applicant submitted request for Type 2 Waivers for architectural design standards related to fenestration and storefronts for Article 3.B.16 URA, the Applicant did not submit elevations for full review at time of this application request. Staff have included a Condition of Approval for the elevations to be reviewed at time of Final DRO to ensure compliance with Art 5.C and the additional design standards of Art 3.B.16. With the proposed condition on the street/access it will be necessary that Staff review the elevations to ensure the features for that elevation comply with architectural details along that streetscape.

In addition to the requirements of Article 5.C Design Standards, Buildings within the URA are required to comply with additional Architectural Design Standards. These requirements include designation of Primary and Secondary entrances, Fenestration, Storefronts and Architectural Appurtenances. The Applicant submitted a Type 2 Waiver, as described above under the Type 2 Waiver Standards to reduce and, in some cases, eliminate the fenestration along the north, south and east facades that face the perimeter, Primary, and Usable open spaces. A minimum of 70% for first floor and 35% for the second and third floors are required for the length of the building based on the floor. The provided fenestration and storefront is described above under the Type 2 Waiver. Staff is recommending conditions related to the percentage of fenestration provided.

Along the north and south facades, the Applicant needs to provide Architectural Appurtenances to comply with Article 3.B.16.F. This may be an arcade, gallery or awning. Staff would recommend awnings be provided along the north and south facades to be consistent with the façade facing Military Trail. A Condition of Approval has been included to revise the elevations to include the additional appurtenances at time of Final DRO.

As part of the review of Architectural elevations, color is taken into account to achieve compatibility with the surrounding area and to complement structures within the development. This site was approved for Self Service Storage in the late 1970s and developed in 1980s. The bay doors of the existing structures have been painted orange for several years. Design elements that are high intensity color are to be approved by the ZC. Accent colors are allowed to account for corporate needs. However, Staff has included a condition of approval to remove the orange colored columns along Military Trail and replace with a the “Walgreen Brown” or “Moth Gray” colors proposed within the elevations, to reduce the color amount of intense color proposed, similar to other applications that are under review for Public Storage in other areas of the unincorporated area of Palm Beach County, and to promote consistency with the surrounding developments in this redevelopment area.

- *Streetscape Standards:* The streetscape standards were established to improve both the physical and visual along the roadways, while also creating a pedestrian-friendly environment for the areas located between the building facades and the abutting street. The affected area of the redevelopment proposes to demolish existing multi-access storage units and replace with the three story limited access building, implementing the requirements of the URA. The streetscape is made up of three components the Planting/Amenity Zoning, Pedestrian Circulation Zone, and the Slip Street Planting/Amenity Zone.

- *Planting/Amenity Zone:* The affected area along Military Trail encompasses approximately 500 feet of frontage. This is the area adjacent to the right of way, providing space separating the vehicular and pedestrian circulation areas. The minimum width is five feet. Staff is providing a condition of approval, to increase this width to seven feet, providing a greater separation and additional green space. This seven feet will be directly to the west of the ten foot utility easement that abuts Military Trail with overhead power lines. The landscape material in this location will be limited in types of species to ensure right tree right place requirements with Florida Power and Light (FPL) requirements.

This Zone is required to have canopy trees place one tree for every 40 lineal feet of frontage, planted a minimum height of 14 feet. Due to the proximity of the power lines and the location

of the amenity zone the canopy trees are restricted to a maximum height of 14 feet as well, so not to conflict with the power lines. The requirement for canopy trees along the street is to provide shade for the pedestrian circulation zone. The requirement does not contemplate restrictions on the heights of the canopy trees due to overhead power lines. Therefore, Staff is recommending a Condition of Approval for the Applicant to provide a detail of the streetscape along Military Trail, at time of Final DRO, with the proposed Canopy Trees. Additionally Staff is recommending a Condition to provide additional trees at one for every 25 lineal feet, and an allowance for spacing for views in accordance with ULDC.

- *Pedestrian Circulation Zone:* The Applicant is proposing the eight foot unobstructed sidewalk in the affected area along the proposed building. Portions of the sidewalk will also be shaded with the awnings proposed along the façade of the Building.
- *Slip Street Planting Amenity Zone:* The subject site is not adjacent to proposed slip streets, and therefore not required.

○ *Civic and Usable Open Space Standards:* A minimum of 5% of the gross acreage of all PRA projects are required to provide usable open space. This is in the form of a plaza, square, greens, or playground. The preferred form is a plaza or square, however the ULDC has exceptions for other allowances. The ULDC allows credit of up to 50% of the streetscape area to count as useable open space when the net lot area is greater than 2.5 acres. The subject site is 9.31 acres, requiring a minimum of 20,277 sq. ft. of open space. Because the subject site is greater than 2.5 acres this would only allow 50% credit for the Streetscape as useable open space, with the remaining area elsewhere on the site.

The affected area of redevelopment is approximately 2.3 acres, which would require, approximately 5,100 sq. ft. of useable open space. The area of the streetscape along Military Trail, in the affected area, is approximately 15 ft. in width by 500 ft. in length, or 7,500 sq. ft. This would allow for approximately 3,750 sq. ft. if the streetscape count as open space, and the remaining area will be in other areas in the affected portion of redevelopment. The locations will be finalized at time of final DRO, as described in the Condition of Approval.

A Type 2 Waiver was previously approved pursuant to R-2020-0051 to reduce the minimum open space width required from 40 feet to a minimum of 23 feet. With the proposed Condition of Approval related to the street and alley requirements, additional streetscapes may be required and will be indicated on the final site plan. Staff has also included a Condition of Approval to remove the parking area along the south side of the proposed building, in which this will be converted to usable open space, contributing to the required minimum area for the development. The Applicant is providing the pedestrian amenities required for the Usable Open Space area, except for a drinking fountain, for which a Type 2 waiver has also been approved per R-2022-0051.

Article 3.B.16.F, a minimum of 15 percent of each plaza, square or other usable open space area shall be shaded by landscape material or shade structures at time of construction. The site plan shows 175 feet of shade structures (awning). However, Staff has added a condition of approval to require an exhibit showing shading to meet the minimum of 15 percent shaded area in the entirety of the usable open space.

○ *Parking and Loading Standards:* Parking for development within the URA is to be located behind the building or a street wall. Parking is also allowed to be located on street based on compliance with the street cross sections. The existing site plan indicates 199 parking spaces. The URA parking calculation is passed on a broad allowance of multiple uses, rather than a specific uses. However, when there are uses that are not transitioning to other uses the requirements of Art 6 may apply. Multi access and Limited access require one spaces for each 200 bays, with a minimum five customer spaces. The subject portion is proposing 785 based in the Limited Access structure, thus requiring the minimum five spaces. Staff has included a Condition of Approval to remove the parking spaces along the south side of the building make this area useable open space. The location of these spaces will have conflicts with circulation of incoming vehicles and the reversing movement of vehicles backing out of those spaces. The allowance of spaces in this location may be allowed subject to approval by the DRO and review of the designation of street/alley and compliance with the cross sections. . Four, 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.

○ *Landscaping Standards:* The affected area will provide a Streetscape along the frontage of Military Trail. The unaffected area of the north, south, east and west property lines will comply with existing conditions and buffer requirements. The north property line of the affected area indicates a proposed eight foot Compatibility Buffer. This has been provided, though exempt by Code.

Projects within the PRA are exempt from providing foundation plantings, except where there are entrances at the sides and rear. Because entrances are provided along the west and south facades foundation plantings or streetscapes will be provided.

- *Signage:* The subject development has existing ground mounted and wall signs approved. Within the URA Freestanding Signs are prohibited. The continued allowance of this sign is permissible and would be considered a non-conforming site element. Modifications are subject to the restrictions described in Article 1.F. No new Ground Mounted Freestanding signs are allowed, Figure 6. The Applicant is proposing Building Mounted Wall signage along the façade facing Military Trail. Finalization of the Master Sign Plan shall be completed at time of Final DRO.

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 three existing buildings (to be demolished), and will be setback approximately 440 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. 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 three, 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, there is previously approved 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, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

The subject portion of the development proposed for redevelopment has existing structures that will be demolished and replaced with a new building. The design proposed will minimized environmental impacts.

- *Vegetation Protection:* This property has been cleared and 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 Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. 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, as Self Service Storage. The Applicant states that they have 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. Redevelopment of this parcel is envisioned and encouraged by both the Comprehensive Plan and the ULDC. Modifications, as such, is logical, orderly and timely.

g. Adequate Public Facilities – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

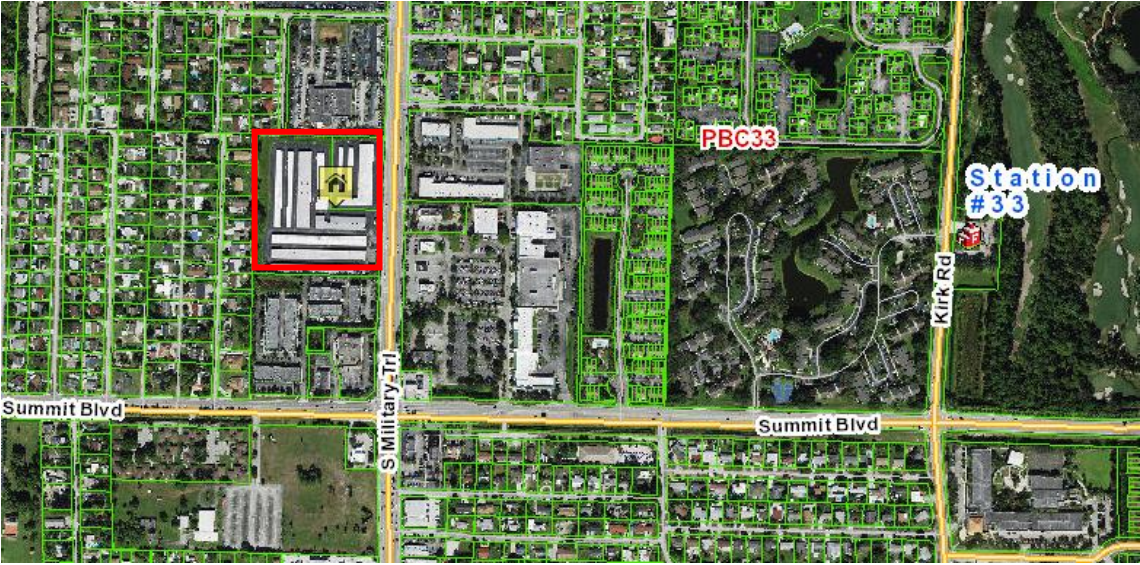
ENGINEERING COMMENTS:

The proposed reduction in the already approved Self-storage Building space is expected to generate 87 less net daily trips, 6 less net AM peak hour trips, and 10 less net PM peak hour trips compared to that of the previous approval.

The same conditions, as previously imposed on the project, will continue to apply.

PALM BEACH COUNTY HEALTH DEPARTMENT: This project has met the requirements of the Florida Department of Health. The subject site is serviced by PBC Water Utilities for water and waste water.

FIRE PROTECTION: Staff has reviewed this application and have no comment. The subject development is within the boundaries of PBC Fire Station #33.



SCHOOL IMPACTS: There are no issues with this proposal.

PARKS AND RECREATION: The subject request is a non-residential project therefore, Park and Recreation ULDC Art. 5 requirements do not apply.

h. Changed Conditions or Circumstances – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

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. 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, as described by the Applicant, would necessitate a modification, and allow for redevelopment as envisioned for this area.

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. Previous ALL PETITIONS Condition 1 of Resolution R-2020-0050, Control No.1981-00082, which currently states:

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.

Is hereby amended to read:

The approved Preliminary Site Plan is dated August 22, 2022. 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. (ONGOING: ZONING - Zoning)
Property Owner

2. Previous ALL PETITIONS Condition 2 of Resolution R-2020-50, Control No.1981-00082, which currently states:

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.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2020-0050 (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, unless expressly modified. (ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING – Zoning)

2. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building, shall be revised for the north and south facades to provide Architectural Appurtenances in accordance with Article 3.B.16. (DRO: ZONING- Zoning)

3. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building, east façade facing Military Trail, shall be revised to remove the orange colored columns, surrounding the transparent glass, and replace with “Walgreen Brown”, “Moth Gray”, or an equivalent color palate. (DRO: ZONING- Zoning)

4. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building, shall be revised to indicate the color of the storage unit doors that are seen through the windows on the eastern façade. Pursuant to Article 4, the requirement of fenestration to see into the building is not to be used as a means to expand signage through the use of signage, logos, lighting or paint schemes. (DRO/ONGOING: ZONING- 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 ENGINEERING Condition 1 of Resolution R-2020-50, Control No.1981-00082)

2. Petitioner shall construct a left turn lane, south approach, on Military Trail at the project's entrance. (BLDG PERMIT: ENGINEERING – Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2020-50, 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 ENGINEERING Condition 3 of Resolution R-2020-50, 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 ENGINEERING Condition 4 of Resolution R-2020-50, 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 ENGINEERING Condition 5 of Resolution R-2020-50, 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). (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2020-50, 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) (Previous ENGINEERING Condition 7 of Resolution R-2020-50, Control No.1981-00082)

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. (BLDGPMT: MONITORING - Engineering) (Previous ENGINEERING Condition 8 of Resolution R-2020-50, Control No.1981-00082)

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) [Note: COMPLETED]

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. (BLDGPMT/PLAT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2020-50, Control No.1981-00082)

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. (BLDGPMT/ONGOING: BUILDING DIVISION - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2020-50, Control No.1981-00082)

PLANNING

1. Prior to the issuance of the Certificate of Occupancy for the new, three-story building, the Property Owner shall construct and pave to the property line the cross access as shown on the Site Plan and recorded in Official Records Book 31535, Page 1493. (CO: MONITORING - Planning)

SITE DESIGN

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the site plan shall be revised to label the access points to be in the form of a street or alley in accordance with Art 3.B.16. The street and alley shall be designed in accordance with the requirements of Art 3.B.16. (DRO: ZONING-Zoning)

2. At time of submittal for Final Approval by the Development Review Officer (DRO), the site plan shall be revised to increase the building setback of the Limited Access Self Storage Building to 25 feet, with a 7-foot Planting Amenity Zone and an 8-foot Pedestrian Circulation zone. (DRO/ONGOING: ZONING - Zoning)

3. At time of submittal for Final Approval by the Development Review Officer (DRO), the Site and Regulating plans shall be revised to provide the minimum seven foot wide Planting Amenity Zone, and a detail of the streetscape along Military Trail. The detail shall include the proposed species of canopy trees compliant with the ULDC and the requirements of "Right tree; Right place" of FPL, pursuant to Art 6. In addition, the canopy trees provided shall be increased to one tree for each 25 lineal feet. (DRO/BLDG PERMIT: ZONING- Zoning)

4. At time of submittal for Final Approval by the Development Review Officer (DRO), the Site Plan shall be revised to indicate the location of the Useable Open Space, proportionate to the affected area of the redevelopment (approximately 2.3 acres), with a maximum of 50% credit for the streetscape along Military Trail. (DRO/BLDG PERMIT: ZONING - Zoning)

5. Prior to Final Approval by the Development Review Officer (DRO), the Site Plan shall be amended to remove parking to the south of the proposed building and replace it with Useable Open space. Parking may be allowed on the south side of the building if compliant with the streetscape and cross sections for an internal or secondary street. (DRO/ONGOING: ZONING - Zoning)

6. Prior to Final Approval by the Development Review Officer (DRO), the Applicant shall provide a Regulating shall be provided to show a minimum of 15 percent area of the Open Usable Space being shaded by landscape material or shade structures. (DRO/BLDG PERMIT: 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.

CONDITIONS OF APPROVAL

Exhibit C-2:

Type 2 Waiver

ALL PETITIONS

1. The approved Preliminary Site Plan are dated August 22, 2022 and Architectural Elevations are dated November 21, 2022. 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. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building shall be revise to include spandrel glass windows to achieve a minimum of 70% store front on the first floor of the east façade and 35% fenestration (window covering) of the second and third floors of the eastern Façade. The windows shall be of a material and color that gives the appearance as a window, i.e. blue, grey, etc. (DRO/BLDG PERMIT: ZONING - Zoning)

2. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Limited Access Self Storage Building shall be revised to include spandrel glass windows to include achieve a minimum of 15% storefront and fenestration of the north and south facades for each floor. The windows shall be of a material and color that gives the appearance as a window, i.e. blue, grey, etc. (DRO/BLDG PERMIT: 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: ZONING - 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: ZONING - Zoning)

DISCLOSURE

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

Figure 1 - Land Use Map

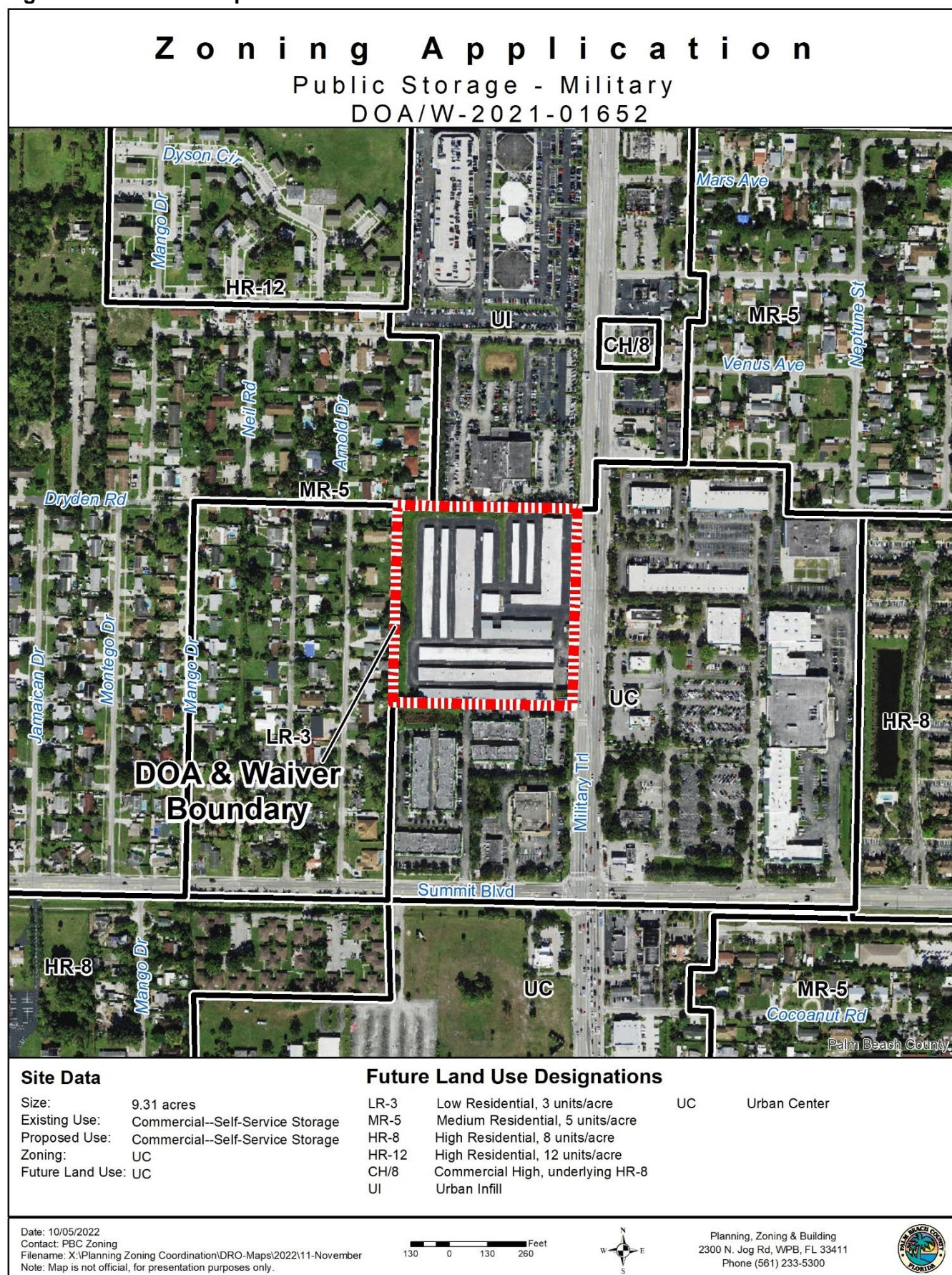
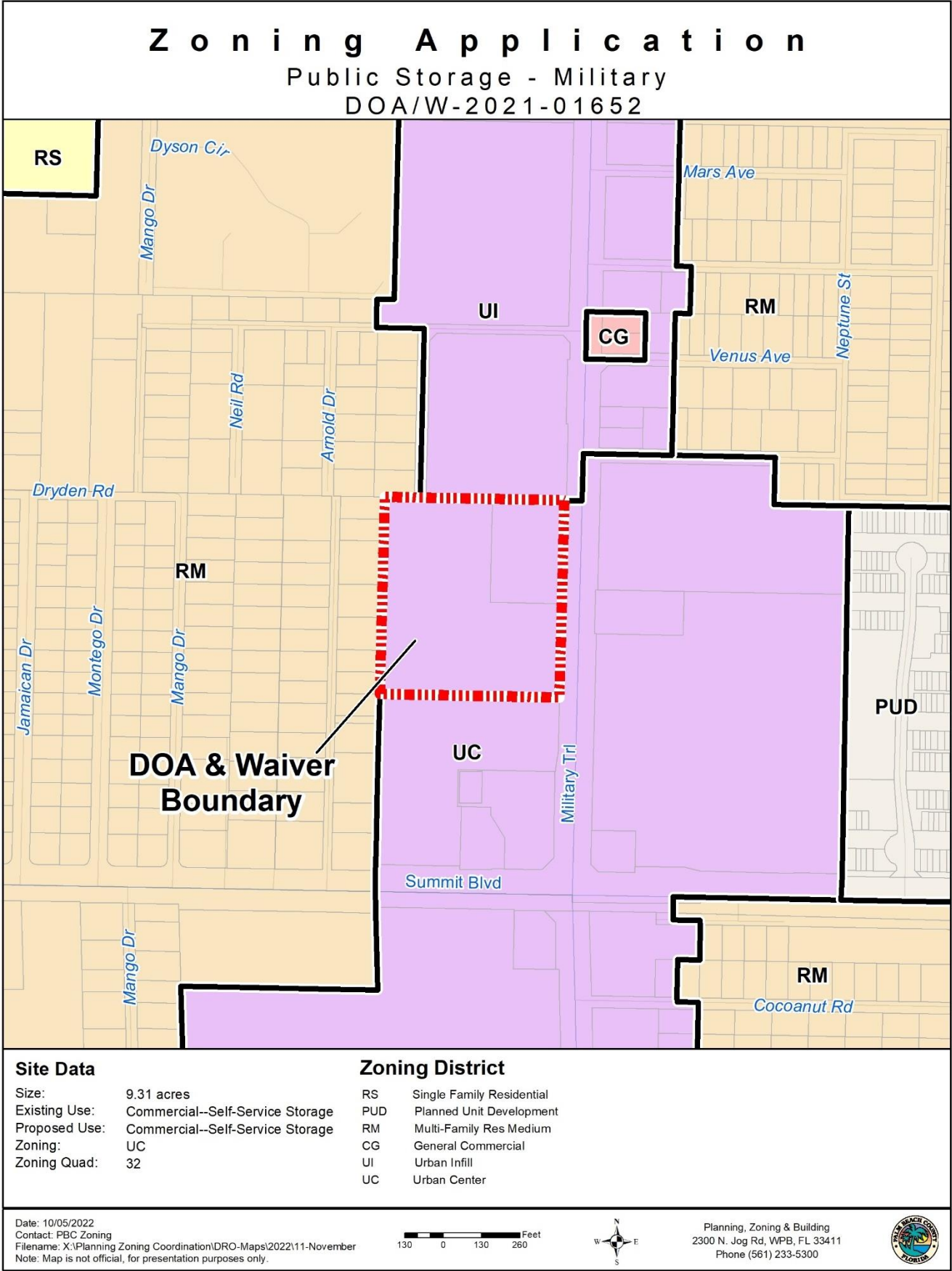


Figure 2 - Zoning Map



Zoning Commission
Application No. DOA/W-2021-01652



Figure 3a – Preliminary Site Plan dated August 22, 2022 – Zoom Proposed Building

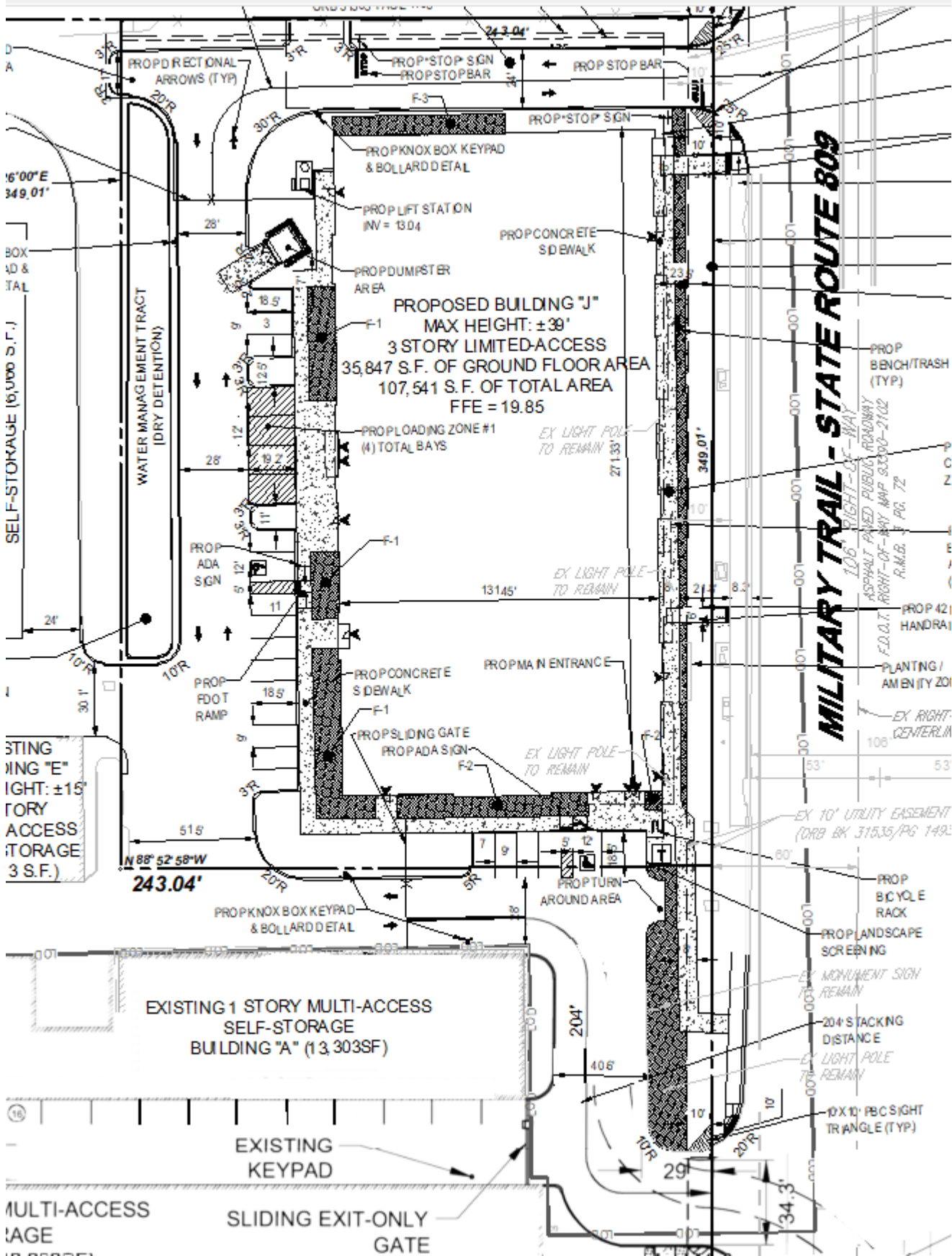


Figure 5 – Preliminary Architectural Elevations dated November 21, 2022

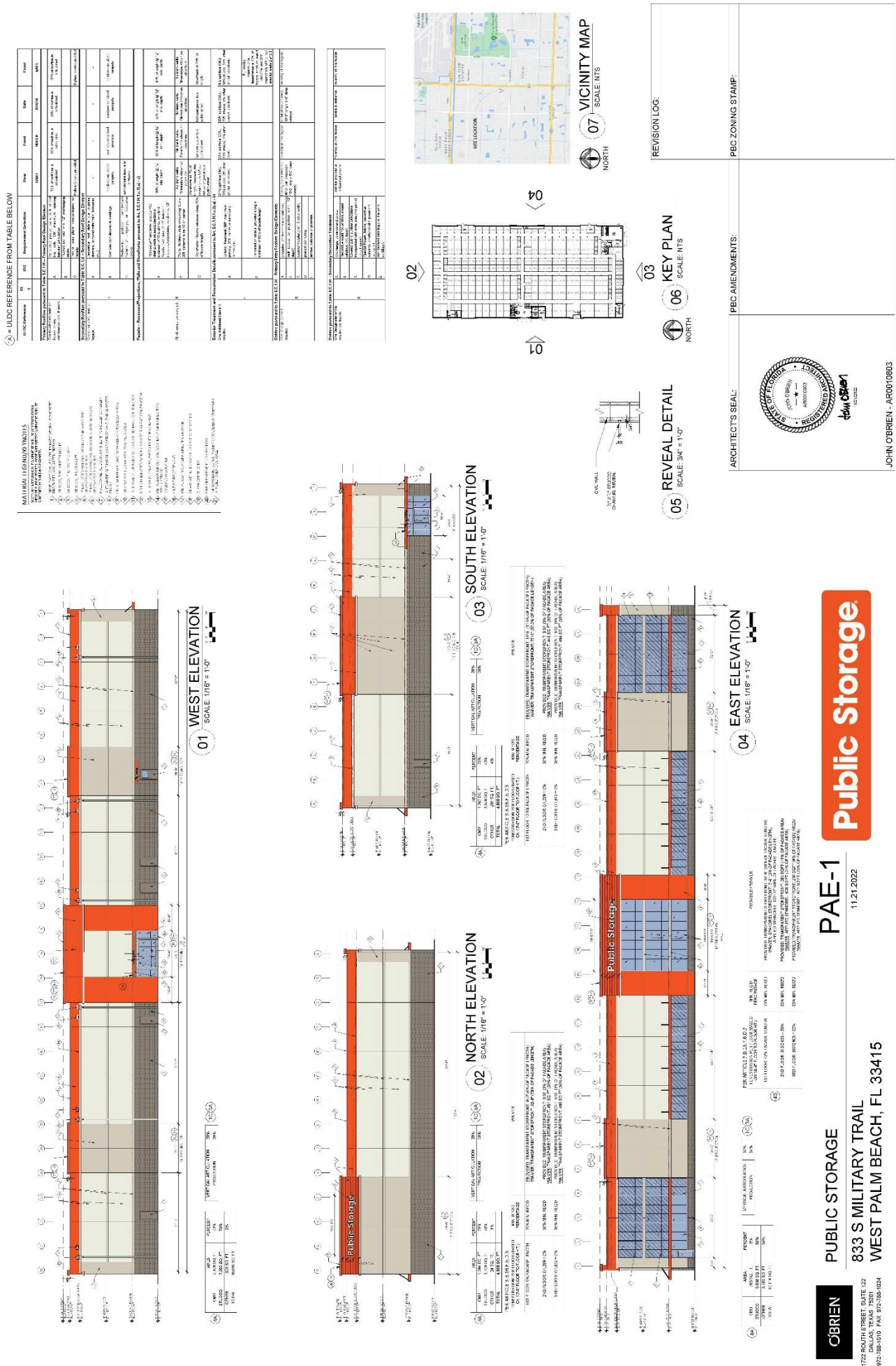


Figure 5a Conceptual Architectural Renderings dated November 18, 2022 page 1 of 3

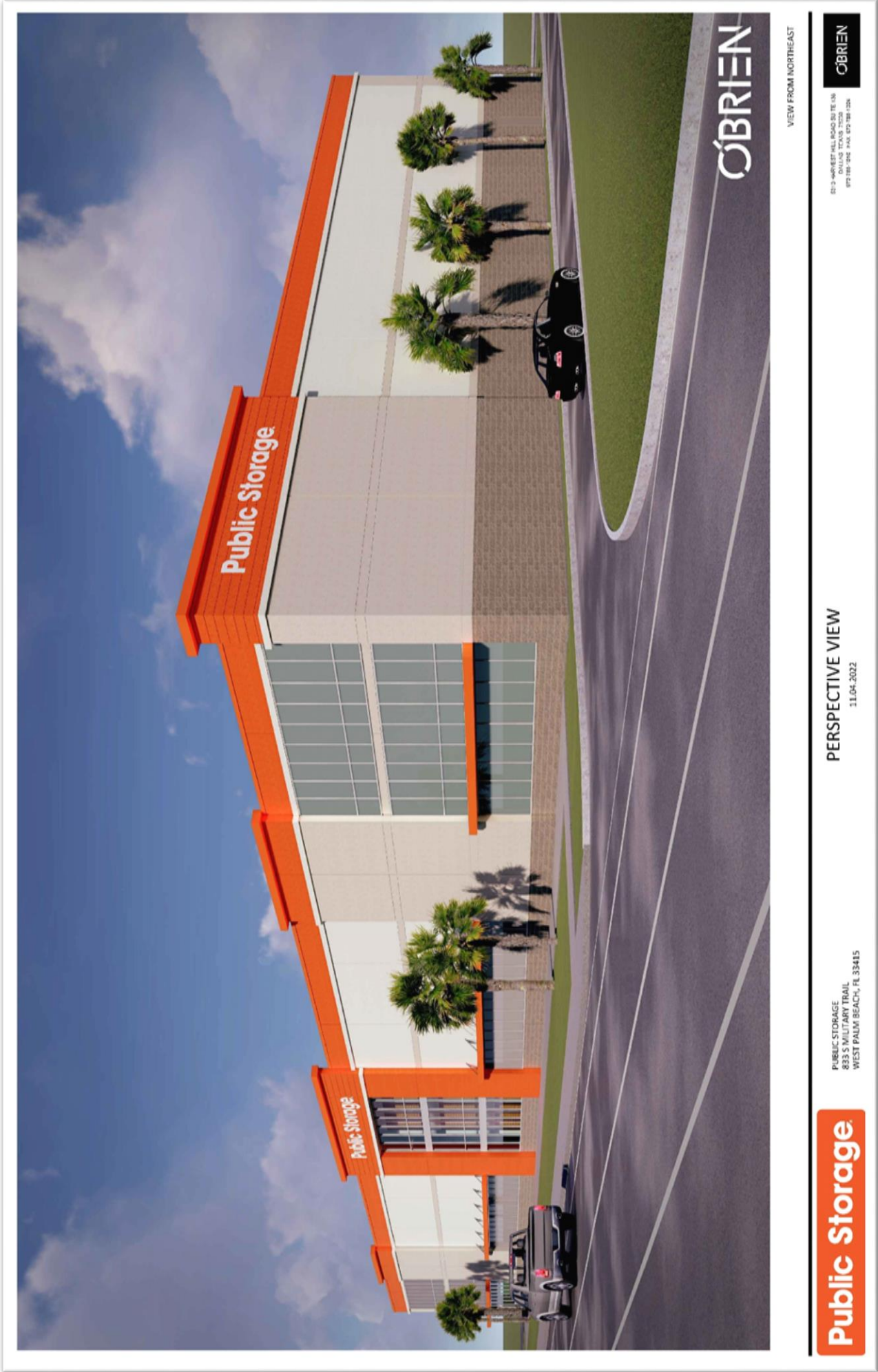


Figure 5a Conceptual Architectural Renderings dated November 18, 2022 page 2 of 3



Figure 5a Conceptual Architectural Renderings dated November 18, 2022 page 3 of 3



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 SSC Property Holdings, LLC, 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 ☒ Vice President [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: 701 Western Ave
Glendale, CA 91201
- 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.

Michael Vahle
SSC Property Holdings, LLC, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~PALM BEACH~~ Winnett

The foregoing instrument was acknowledged before me by means of [] physical presence or [☒] online notarization, this 29th day of September, 2021 by Michael Vahle (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did did not take an oath (circle correct response).

Anita Pegram
(Name - type, stamp or print clearly)

Anita Pegram
(Signature)

My Commission Expires on: 04/26/2025

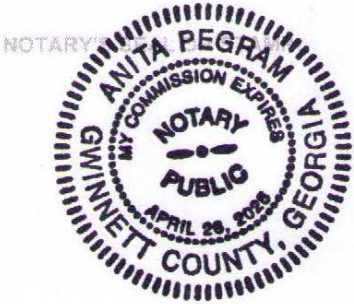


EXHIBIT "A"

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 ONEQUARTER (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

PARCLE 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 ONEQUARTER (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.

SAID LANDS LYING IN UNINCORPORATED PALM BEACH COUNTY, FLORIDA AND CONTAINING 405,689 SQUARE FEET OR 9.313 ACREA, MORE OR LESS.

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
SSC Property Holdings, LLC;	701 Western Ave, Glendale, CA 91201

Application No. DOA/W-2021-01652
Hunts Easy Storage Justification Statement
Development Order Amendment
Type I Waiver
Type II URAO Waivers

The Applicant, Public Storage Inc., (SSC Property Holdings, LLC) submitting a Revised Site Plan, Development Order Amendment, and Type II URAO waivers 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 demolish three multi-access self-service storage buildings that total 29,752 SF to develop a new, three-story single-access self-service storage facility. The new building will consist of 107,541 SF, which is almost 73,000 SF smaller than the current approved site plan. The existing 6,066 SF and 3,513 SF building that were to be demolished under the currently approved plans, are not slated to remain, and thus are proposed in this application. If the subject applications are approved, the site will have 222,539 SF of self-service storage use.

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 existing buildings that have 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 and enhancing the pedestrian experience along South Military Trail.

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 143,417 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-premises 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.

Property

The situs property consists of two parcel control numbers, 00424401000007680 (1.95 acres) and 00424401000007830 (7.37 acres) that are both owned by the same entity, SSC Property Holdings Inc; Department PT FL 08218. The development activity proposed is only on the 1.95 acre property. This property also has an access easement with the property to the North (OR 31267/1686) to provide interconnectivity to the sites.

Project Details

This application seeks to amend the existing approved site plan to incorporate a new, smaller 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 that 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 three, 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. If the applications are approved, the site will have 222,539 SF of self-service storage use.

Waivers

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 (transparent windows second and third floors percentage)	35%	10.3% 2 nd 9.7% 3 rd	24.7% 25.3%

The specific ULDC standards and our responses for the development order amendment and this waiver 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. Due to the nonconforming site elements, as a result of the County-initiated rezoning in 2010, the Applicant is seeking several waivers. 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 35,847 square feet of multi-access storage and add a new, 107,541 square foot structure that is Limited Access. 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.

Policy 1.2.2-b of the Plan expresses that the “Urban Center” land use designation and its corresponding zoning district “regulate building form and placement in relation to the public realm, over the regulation of specific uses.” This Project, which was primarily approved as a larger building, has been refined to be less bulky and dense, which addresses building form and placement in relation to the public realm. The policy seeks the following characteristics that are relevant to the Project:

- An interconnected, pedestrian friendly street network including vehicular connectivity;

The project proposes enhancing the pedestrian experience along much of the Project area. While the existing sidewalk remains, as does the greenspaces, the Applicant will build another 8’ pedestrian circulation zone to the west of the greenspace, making it safer for pedestrians to walk across the site. There will be additional landscaping installed in the landscape area to provide shade for pedestrian usage as well as bench and wastebin. The eastside of the building will feature an awning that is also intended to provide pedestrians with shade. The Project also includes ADA-approved handrails providing access to and from the new pedestrian circulation zone.

The vehicular connectivity to the street network is proposed to remain the same, with alterations for the new building. Users of self-service storage facilities utilize vehicles to move things into or out of a storage unit; therefore, maintaining a logical and safe road network is essential to the operation of the Project.

- Vehicular and pedestrian connections to adjacent parcels and roadways. Buildings located along the sidewalk with uses that support and enhance pedestrian activity;

Connectivity to adjacent parcels is important for this area to redevelop as the County desires. The Project maintains the existing pedestrian connections and enhances the pedestrian experience with a new, accessible pedestrian circulation zone with shade and a bench. The Project also features more than 7,500 SF of usable open space on the eastside of the building, where pedestrians can access and enjoy it. The new building is being brought 23’ closer to the street than the previous structure, which will also provide a sense of pedestrian scale along S. Military Trail.

Currently, there is only one vehicular connection to an adjacent parcel. The parcel to the north (735 South Military Trail) has an access easement (OR 31267/1686)

over the northern driveway, to provide access to that property. This access is depicted on the site plan, despite the other property owner not having constructed the connection.

- An emphasis on multi-modal facilities (bike racks, bus shelters, on-street parking enhanced pedestrian environments);

The Project proposed a bike rack in the center of site, along South Military Trail. The bike rack is located at the south of the pedestrian circulation area allowing the public full access and use of the bike rack, located in an area almost 30' from South Military Trail. Along with the incorporation of the pedestrian circulation zone, and more than 7,500 SF of usable open space located along South Military Trail.

- A range of one to four-story buildings;

There are currently twelve one-story buildings located on the Property. These are the traditional "garage door" style self-service storage units. The proposed Project seeks to replace three, one-story buildings located on the Northeast section of the Property with a modern, single-access, three-story building. As a result of the Project, the site will contain both one and three-story buildings, with the three-story building being located farthest away from the residential to the West.

Policy 1.2.2-h mandates the County to require interconnectivity between complimentary neighboring land uses for both vehicular and pedestrian cross access. There is an existing access agreement between the subject property and its neighbor to the north for vehicular ingress and egress. The two properties have complimentary land uses too. The parcel to the south of the subject Property is a commercial land use, which is not compatible with the industrial uses of the subject Property and the parcel to the north of the subject 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 three, one-story, multi-access storage buildings that consist of 29,662 square feet and construct a new three-story building consisting of 107,541 square feet that is 34-7" tall. The proposed location of the new building is located as far away as possible, more than 365' 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 107,541 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.

WAIVER STANDARDS

Type I Waiver

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 wavier 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 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.

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

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

Article 3. B.16. F.6.d.3 Fenestration (35% transparent windows required - 10.3% on the 2nd floor and 9.7% on the 3rd floor) Waiver is sought to allow for 10.3% transparent windows on the second floor and 9.7% on the third floor facing Military Trail.

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. The second and third floors of the building facing Military Trail have 10.3% and 9.7% respectively. 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”.

Article 3. B16.F.6.d.4.b Storefronts (frontage – 70% glazed glass) The Applicant seeks a waiver to this Code section related to the amount of glazed glass incorporated into the storefront. Applicant proposes to incorporate 39% glazed glass into the storefront of the project. The additional 41% of glass on the storefront level shall be clear vision glass.

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.

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. As stated previously, security is paramount and the project is not mixed-use and storefronts or windows are not appropriate. The “storefront” of the Project contains 39% of transparent glaze; and 31% being “clear vision glass.”

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 amount of transparent glazed glass allows the Applicant to maintain its design details while improving the overall appearance of the property and meeting the intent of the Code, which is make the storefronts attractive to pedestrian traffic..

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 impacted, as the subject site will be redeveloped with 31% less transparent glazed glass. Despite the waiver requested, the storefront will look and feel like a storefront when passing by along Military Trail, especially when pedestrians walk by the site. The human scale of the project is augmented by the meandering sidewalk as well as the amount of glass on the storefront. Additionally, the project has 72% glass in the storefront level that the remaining 31% of glass will be clear vision glass.

Table 3.B.16.F PRA Dimensions for Usable Open Space (Width of open space)

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.

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.

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)

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.

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 300 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

The 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.

l) 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.