CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243  Fax (561) 799-4281

Request:
- [ ] Planned Community Development (PCD)
- [x] Planned Unit Development (PUD)
- [ ] Amendment to PCD, PUD or Site Plan
- [ ] Conditional Use
- [ ] Amendment to the Comprehensive Plan
- [ ] Administrative Approval
- [ ] Administrative Appeal
- [ ] Annexation
- [x] Rezoning
- [ ] Site Plan Review
- [ ] Concurrency Certificate
- [ ] Time Extension
- [ ] Miscellaneous
- [x] Other [Concurrent Processing]

Date Submitted: March 15, 2019

Project Name: Gardens Self Storage

Owner: Roan Lane LLC

Applicant (if not Owner):

Applicant's Address: 1499 SW 30th Avenue, Suite 16  Telephone No. (561) 684-6141

Agent: Schmidt Nichols

Contact Person: Josh Nichols, LEED AP  E-Mail: jnichols@snlandplan.com

Agent’s Mailing Address: 1551 N Flagler Drive, Suite 102, West Palm Beach, FL 33401

Agent’s Telephone Number: (561) 684-6141

FOR OFFICE USE ONLY

Petition Number:  
Date & Time Received:  

Fees Received

Application $  
Receipt Number:  
Engineering $
Architect: Kenneth Carlson Architects - 1166 W. Newport Center Dr, Ste 311, Deerfield Bch, FL 33442

Engineer: Keen Engineering - 7280 West Palmetto Park Rd, Suite 105, Boca Raton, FL 33433

Planner: Schmidt Nichols - 1551 N Flagler Drive, Suite 102, West Palm Beach, FL 33401

Landscape Architect: Schmidt Nichols - 1551 N Flagler Drive, Suite 102, West Palm Beach, FL 33401

Site Information: Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: Northwest corner of Northlake Blvd. and Roan Lane

Address: 9055 Roan Lane, West Palm Beach, FL 33403

Section: 18 Township: 42 Range: 43

Property Control Number(s): 52-43-42-18-01-000-0010

Acreage: 1.66 Current Zoning: CG-1 (PBG) Requested Zoning: N/A

Flood Zone X Base Flood Elevation (BFE) - to be indicated on site plan

Current Comprehensive Plan Land Use Designation: Commercial (PBG)

Existing Land Use: Commercial Requested Land Use: N/A

Proposed Use(s) i.e. hotel, single family residence, etc.: Self-Service Storage

Existing: 17,072 s.f. Fitness Center, Proposed 76,359 s.f. Self Service Storage Building

Proposed Square Footage by Use:

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable): N/A
Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: The Applicant is requesting a Rezoning from the CG-1 Zoning District to a PUD overlay with an underlying CG-1 Zoning Designation for Site Plan Approval.

2. What will be the impact of the proposed change on the surrounding area?
There will be no negative impact of the proposed change on the surrounding area. The likelihood of positive impacts of the proposed change on the surrounding area are greater as these changes will be an upgrade to the current architecture and landscaping.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.
The proposed rezoning is in compliance with the City's Vision Plan and the above referenced elements of the City's Comprehensive Plan. See attached Justification Statement.
4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The proposed project is a developed site. Best efforts have been made to preserve the existing vegetation within the development.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

Pursuant to Chapter 78-261, Land Development Regulations, the project will comply with the provisions for Art in Public Place.

6. Has project received concurrency certification?

No

Date Received: 03/15/2019

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately 0.06 mile(s) from the intersection of Roan Lane and Northlake Blvd, on the √ north, □ east, □ south, □ west side of Roan Lane (street/road).
Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Steven Mackey, Manager
of Roan Lane LLC who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached
   Legal Description.

2. That he/she is requesting a Rezoning to PUD with Site Plan Approval
   in the
   City of Palm Beach Gardens, Florida.

3. That he/she has appointed Schmidt Nichols to act
   as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Steven Mackey, Manager of Roan Lane LLC

Signature of Owner

1499 SW 30th Avenue, Suite 16

Street Address

N/A

P. O. Box

(561) 684-6141

Telephone Number

jnichols@snlandplan.co

E-mail Address

Sworn and subscribed before me this 16th day of March 2019

Notary Public

My Commission expires:

5/14/2022
Applicant's Certification

I/we affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/we further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

[Signature of Applicant]

Owner

Steven Mackey

Optionee

1499 SW 30th Avenue, Suite 16

Street Address

Boynton Beach, FL, 33426

City, State, Zip Code

Lessee

Agent

(561) 684-6141

Telephone Number

Contract Purchaser

(561) 684-6142

Fax Number

jniehols@snlandplan.com

E-Mail Address
Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Owner signature: [Signature]

March 4, 2019

Date

Steven Mackey

Owner printed name

52-43-42-18-01-000-0010

Property Control Number

DESIGNEE/BILL TO:
Roan Lane LLC

1499 SW 30th Avenue, Suite 16

Boynton Beach, FL, 33426

Designee Acceptance Signature

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 6th day of March, 2019, by Steven Mackey (he or she is personally known to me or has produced as identification.

[Signature]

Notary Public signature

State of Florida at-large

My Commission expires: 8/14/2022
Introduction
On behalf of the Applicant and Property Owner, Roan Lane LLC ("Applicant"), Schmidt Nichols ("Agent") respectfully requests your approval and the concurrent processing of these applications for Concurrency, a Rezoning, Planned Unit Development ("PUD") overlay, a Major Conditional Use, and Site Plan Review for the 1.66-acre subject property located in the City of Palm Beach Gardens. As part of this application, the property owner is requesting a Subdivision Name Change Request from the current Subdivision Name, 9055 Roan Lane, to the proposed Subdivision Name, Gardens Self Storage. The subject property (PCNs 52-43-42-18-01-000-0010) is located at the northwest corner of Northlake Blvd. and Roan Lane ("subject property"). The subject property is also located within the Northlake Boulevard Overlay (NBOZ) Zoning District.

The subject parcel is currently developed with a 17,072 s.f. fitness center. Proposed site development consists of demolishing the existing improvements and constructing a three-story 76,359 s.f. self-service storage facility with a project build-out of 2025. Site access will be proposed with a northern ingress point and southern full access driveway connection to Roan Lane. Currently, the subject property supports a Palm Beach Gardens Future Land Use designation of Commercial (COM). The subject property is currently within the General Commercial (CG-1) zoning district. The storage unit size dimensions will consist of the following: 5’ x 5’, 10’ x 10’ x 10’, 10’ x 15’, 10’ x 20’, and 10’ x 30’. The general use of the storage units will be ordinary hazard storage and there will be no on-site security/caretakers. Below is a summary of surrounding properties:

Overlays

Northlake Boulevard Overlay (NBOZ) Zoning District: As part of this proposed application, the applicant is improving signage along the corridor through the proposed freestanding monument sign along Roan Lane and additional wall signage as well as redeveloping the Northlake Boulevard corridor in order to retain and attract commercial activity, and enhancing the area's economic condition. Furthermore, the applicant is creating the opportunity for the new proposed development to respect existing scale, style, and character, while preserving the positive aspects of the corridor, and is reinforcing the unique opportunities and long-term stability of the corridor by the implementation of urban design guidelines for future development.
<table>
<thead>
<tr>
<th>Adjacent Lands</th>
<th>Uses</th>
<th>FLU</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>Subject Property (Proposed)</td>
<td>Self-Service Storage</td>
<td>Commercial</td>
<td>PUD overlay with an underlying CG-1</td>
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<td>North</td>
<td>Religious/Vacant</td>
<td>Commercial</td>
<td>RM</td>
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<tr>
<td>South</td>
<td>Service Station/Community Shopping Center/Lake/Northlake Blvd ROW</td>
<td>Commercial</td>
<td>CG-1</td>
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<tr>
<td>East</td>
<td>Service Station/Stores/Roan Lane ROW</td>
<td>Commercial</td>
<td>CG-1</td>
</tr>
<tr>
<td>West</td>
<td>Service Station/Motel/I-95 ROW</td>
<td>Commercial</td>
<td>CG-2</td>
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**Request**

The Applicant is requesting the following:

- Concurrent Processing for all the outline applications listed below:
- An Official Zoning Map Amendment from the City of Palm Beach Gardens General Commercial (CG-1) to City of Palm Beach Gardens Planned Unit Development (PUD) Overlay with an underlying General Commercial (CG-1);
- A Major Conditional Use approval for a new Self-Service Storage use; and
- Site Plan Review for the major site element modifications and a new Self-Service Storage use with associated parking, landscaping, lighting, and other site elements;
- Concurrency for the demolition of a 17,072 square-foot fitness center and construction of an 76,359 square-foot self-service storage facility.
- Subdivision name change from 9055 Roan Lane to Gardens Self Storage

Concurrent Application:

- Zoning Text Amendment to the Northlake Boulevard Overlay District (NBOZ) as set forth in Sec. 78-225 of the City’s code to permit the self-service storage facility as a conditional use within the NBOZ, and to the set forth the standards applicable thereto on July 16, 2019

**Site Plan**

The objective is to amend the zoning to be compatible with the City of Palm Beach Gardens designations, reconfigure the site plan, demolish the existing fitness center, and construct a new self-service storage facility on the subject site. The self-service storage use requires a Major Conditional Use approval in the CG1 zoning district.

The proposed self-service storage use will be located in the center of the subject property. The self-service storage facility will utilize the building and outdoor covered canopies. The building design incorporates an accessory office and interior loading areas. The Applicant is proposing to demolish the fitness center use on the western portion of the
property. Site access will be proposed with a northern ingress point and southern full access driveway connection to Roan Lane.

**Concurrent Processing Request**
The Applicant is requesting approval to allow the Concurrent Processing of the Concurrency, Rezoning, Planned Unit Development ("PUD") overlay, Major Conditional Use, and Site Plan Review applications for consideration by the City Council. The concurrent review of these requests will allow the City Council to have a more cohesive understanding of the proposed development, of the subject property. The overall site development program will be laid out in greater detail below.

**Concurrency**
These applications are requesting approval of the demolition of the existing 17,072 square-foot fitness center and construction of an 76,359 square-foot self-service storage building. The proposed project will comply with all adopted City of Palm Beach Gardens required level of service standards as demonstrated below:

**Water and Wastewater**
The property is located within the Seacoast Utility Authority (SUA) service area and currently receives potable water and sanitary sewer service through SUA. SUA will continue to provide potable water and sanitary sewer service during and after construction. Please see attached civil engineering plans from Keen Engineering.

**Solid Waste**
The property is located in the Solid Waste Authority of Palm Beach County (SWA) service area that is the provider of solid waste disposal and recycling services. The proposed development will not negatively affect the SWA.

**Traffic**
The proposed self-service storage building meet Palm Beach County Traffic Performance Standards (TPS). Please see attached traffic analysis completed by Simmons & White.

**Recreation**
The proposed rezoning is commercial in nature so the City's recreation Level of Service Standards do not apply.

**Drainage**
The existing drainage design consists of a pipe network with exfiltration trench that ultimately discharges to FDOT’s system on the south side of the site. The new drainage system will consist of a pipe network with exfiltration trench and a retention swale along the south west and north perimeter. The system will discharge to FDOT’s system as under the existing condition. Calculations will be provided to show the site meets water quality and quantity requirements and does not exceed the peak stages and discharge generated under the existing condition. Please see attached drainage statement and conceptual civil engineering plans from Keen Engineering.
Public Safety
The Police Department have indicated they have the capacity to serve the proposed area to maintain the police and fire Levels of Service.

Conclusion of Level of Service Analysis
The Applicant's analysis demonstrates that there will be no direct, adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic. Therefore, the proposed rezoning will not pose a negative impact on the public facilities in the area.

Compatibility with Surrounding Area
All the surrounding properties are either right-of-way or existing nonresidential uses. Included in the application are maps that show the location of the property in relation to these surrounding properties and their associated zoning and land uses. The subject property is bounded by the I-95 rights-of-way to the west, Northlake Blvd to the south, and Roan Lane to the east. Directly to the south of the subject property is a commercial use consisting of a service station and community shopping center. Directly to the east is a service station and stores. Directly to the west is a service station and motel. The conversion of the fitness center to a self-service storage building will be compatible with the surrounding area. In fact, the new self-service storage facility on the subject parcel will provide a 15' landscape buffer on north side, 20' landscape buffer on the east side, 8' landscape buffer on the south side, and a 25' ROW landscape buffer on the west side.

Official Zoning Map Amendment (Rezoning)
The subject parcel, requires a rezoning to City of Palm Beach Gardens zoning districts. The Applicant is proposing to rezone the subject property from the City of Palm Beach Gardens CG-1 to City of Palm Beach Gardens PUD overlay with an underlying CG-1 zoning district. The standards for Palm Beach Gardens PUD overlay with an underlying CG-1 are substantially similar to that of other sites in the City of a similar nature. The surrounding properties to the west, east, and south all support Palm Beach Gardens CG zoning designations which are substantially similar to the proposed Palm Beach Gardens PUD overlay with an underlying CG-1 zoning proposed for the subject property. To the west of the subject property is I-95, which is separated by a 25' ROW landscape buffer. Site access will be proposed with a northern ingress point and southern full access driveway connection to Roan Lane. The uses are substantially separated from one another and do not conflict in any way.

Major Conditional Use
The self-service storage use requires a Major Conditional Use approval in the CG1 zoning district. Below are the standards outlined in 78-52(d):

Criteria. In addition to the application requirements listed above, a development order application for a minor or major conditional use approval shall demonstrate compliance with the criteria listed below.

(1) Comprehensive plan. The proposed use is consistent with the comprehensive
Complies. The property's proposed zoning district of a PUD overlay with an underlying CG1 zoning district is consistent with the property's existing future land use designation of Commercial (C).

(2) Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter. Complies. This proposed use complies with all other standards of the zoning code. The intent of the code has been met by maintaining a three-story structure to be in keeping with development along the I-95 corridor. All parking, loading, landscaping has been provided in accordance with the City's development regulations.

(3) Standards. The proposed use is consistent with the standards for such use as provided in section 78-159. Complies. This use does not have any additional standards in Section 78-159.

(4) Public welfare. The proposed use provides for the public health, safety, and welfare by:
   a. Providing for a safe and effective means of pedestrian access; The proposed site plan provides for pedestrian access throughout the site as well as a connection to the ROW.
   b. Providing for a safe and effective means of vehicular ingress and egress; The points of ingress/egress have been maintained. Site access will be proposed with a northern ingress point and southern full access driveway connection to Roan Lane.
   c. Providing for an adequate roadway system adjacent to and in front of the site; The roadway system has been maintained to and in front of the site with two points of access.
   d. Providing for safe and efficient onsite traffic circulation, parking, and overall control; Complies. The site has been designed to provide for safe and efficient onsite traffic circulation, parking, and overall control.

Required Parking: 13 spaces
Parking Provided: 13 Spaces
Handicap Spaces Required: 1 Space
Handicap Spaces Provided: 2 Spaces
Loading Required (12’ x 35’ Min): 3 Spaces
Loading Provided: 3 Spaces
Bicycle Parking Required: 1 Space
Bicycle Parking Provided: 2 Spaces

The proposed site plan is in compliance with the minimum standards and design requirements for Bicycle Parking as described in Sec. 78-414 (Subdivision V – Bicycle Parking). Bicycle parking has been located as close as is practical to the entrance to the proposed self-service storage building, but situated so as not obstruct the flow of pedestrians using the building entrance or sidewalk.
e. Providing adequate access for public safety purposes, including fire and police protection. 
Complies. The site has been designed to provide a ring road through the middle of the proposed self-service storage building to allow for adequate fire access. The proposed site plan meets all of the public welfare standards listed above.

(5) Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:

a. Noise; Complies. The site plan shows a 15' landscape buffer on north property line, 20' landscape buffer on the east property line, 8' landscape buffer on the south property line, and a 25' ROW landscape buffer on the west property line. Furthermore, there are no residential uses adjacent to the site.

b. Glare; Complies. All lighting will meet code.

c. Odor; Complies.

d. Ground-, wall-, or roof-mounted mechanical equipment; Complies. All mechanical equipment will be screened from view.

e. Perimeter, interior, and security lighting; Complies. All lighting will meet code.

f. Signs; Complies. All signage will meet code.

g. Waste disposal and recycling; Complies. The self-service storage facility will provide a roll out dumpster that will be integrated into the northern façade of the proposed self-service storage building and recycling.

h. Outdoor storage of merchandise and vehicles; Complies. No outdoor storage is proposed.

i. Visual impact; Complies. The proposed new self-service storage facility will provide much improved architecture as compared to the existing fitness center on the property today; and

j. Hours of operation. Complies. The hours of operation will meet the standard hours as governed by the City code.

(6) Utilities. The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties. Complies. Utilities are already extended to the site as the property is currently developed.

(7) Dimensional standards. The proposed use meets or exceeds all dimensional requirements required by the chapter. Complies.

(8) Neighborhood plans. The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans. Complies. The subject use is
not within a neighborhood plan.

(9) Compatibility. The overall compatibility of the proposed development with adjacent and area uses, and character of area development. Complies. The proposed self-service storage facility will be compatible with adjacent and area uses will provide a 15' landscape buffer on north side, 20' landscape buffer on the east side, 8' landscape buffer on the south side, and a 25' ROW landscape buffer on the west side. All the surrounding properties are either right-of-way or existing nonresidential uses.

(10) Patterns of development. The proposed use will result in logical, timely, and orderly development patterns. Complies. This is a demolition of an existing fitness center and construction of a self-service storage facility and is considered infill development.

(11) Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city. Complies. The proposed self-service storage facility will be in harmony with the general purpose and intent of this chapter and goals, objectives and policies of the City, including the encouragement of redevelopment along a major corridor of the City.

(12) Adverse impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use. Complies. There will be no adverse impacts, visual or intensity, to the surrounding properties or the City. The improved architecture alone will better the visual impact along Northlake Blvd.

(13) Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources including air, water, stormwater management, wildlife, vegetation, and wetlands. Complies. There are no anticipated impacts to the environment as a result of this use as the site has been previously developed.

On behalf of the Applicant, Roan Lane LLC, Schmidt Nichols, the Agent, is requesting approval for Concurrent Processing, Concurrency, Rezoning, Planned Unit Development (PUD), Major Conditional Use, and Site Plan Applications for Gardens Self Storage.