

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE ZONING MAP OF THE CITY OF WEST PALM BEACH, FLORIDA, BY REZONING TWO PARCELS LOCATED AT 2500 NORTH FLORIDA MANGO ROAD, APPROXIMATELY 2.6 ACRES, FROM GENERAL COMMERCIAL (GC) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO CREATE THE TROPICANA SELF STORAGE COMMERCIAL PLANNED DEVELOPMENT; PROVIDING FOR THE ESTABLISHMENT OF DEVELOPMENT REGULATIONS BY SEPARATE RESOLUTION; DECLARING THIS ZONING MAP AMENDMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; REVISING THE ZONING MAP OF THE CITY ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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WHEREAS, Jon Schmidt of Schmidt Nichols, on behalf of 2500 N Florida Mango LLC, submitted an application for a rezoning to change the zoning designation of two parcels, approximately 2.6 acres, located at 2500 North Florida Mango Road from General Commercial (GC) to Commercial Planned Development (CPD), establishing what is to be known as the Tropicana Self Storage CPD to facilitate redevelopment of the subject property; and

WHEREAS, the purpose of the requested rezoning is to change the zoning designation of the subject property for consistency with the subject property's future land use (FLU) designation of Commercial (C); and

WHEREAS, with specific findings made and a waiver granted, the rezoning will be consistent with the Comprehensive Plan and the criteria and standards provided in Sections 94-32 and 94-207 of the City's Zoning and Land Development Regulations; and

WHEREAS, all development regulations and conditions associated with the Tropicana Self Storage Commercial Planned Development shall be approved by separate resolution of the City Commission (Resolution No. 2-24); and

WHEREAS, the Planning Board recommended approval (6-0) of this request to the City Commission after a Public Hearing on November 21, 2023; and

WHEREAS, the Public Hearing was advertised in the Palm Beach Post, with proof of publication housed in the Development Services Department – Planning Division, along with evidence that individual notices of the Public Hearing were mailed to all property owners within 500 feet of the subject property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission hereby finds and determines that the Zoning Map amendment to change the zoning designation of two parcels, approximately 2.6 acres, located at 2500 North Florida Mango Road from General Commercial (GC) to Commercial Planned Development (CPD) is consistent with the Comprehensive Plan of the City.

SECTION 2: The City Commission hereby finds and determines that the particular circumstances justify the reduction of the planned development acreage to less than five (5) acres, and that the requirements for the planned development district zoning and the benefits to be derived from the planned development district zoning can be derived in such a lesser area.

SECTION 3: The City Commission hereby finds and determines that, with a granted waiver, the Zoning Map amendment is consistent with the rezoning standards established in Section 94-32 of the City's Zoning and Land Development Regulations, as follows:

- A. **Consistency with Comprehensive Plan.** The proposed rezoning to Commercial Planned Development (CPD) is consistent with the existing Future Land Use designation of Commercial (C) for the subject property.
- B. **Changed Conditions.** The applicant has indicated that the demand for self-storage space has increased with the influx of people and businesses relocating to and/or establishing themselves in the West Palm Beach area. The proposed Planned Development will address some of that demand by providing an over 100,000 square foot self-storage facility on the subject site, if approved.
- C. **Consistency with the Land Development Code.** Subject to the granting of the requested waiver, and compliance with the condition of approval contained in the staff report, the proposed rezoning and redevelopment project proposal complies with all applicable portions of the City's Development Code.
- D. **Consistency with Use.** The proposed amendment is consistent with the existing land use of the subject area and will preserve the character of the area, if approved.
- E. **Capacity of Public Facilities.** It is anticipated that the proposed redevelopment of the subject site will not increase the demand on public facilities to a point that would exceed their capacities. Any improvements or enlargements to any public utility system necessary as a result of the development shall be done at the expense of the developer.

- F. **Natural Resources.** A majority of the subject site is currently impervious surface area that includes an existing bowling alley, surface parking area, and driveway. However, there are existing trees that are proposed to be relocated and removed as demonstrated on the tree disposition plan. The subject redevelopment project proposal is providing mitigation for the existing tree that is proposed to be removed. Staff is recommending a condition of approval, requiring the applicant to obtain a tree alteration permit for the removal or relocation of any trees on the subject site.
- G. **Property Values.** It is not anticipated that the proposed amendment would adversely affect property values in the area.
- H. **Logical Development Pattern.** The proposed amendment and the proposed redevelopment of the subject property presents a unified development that will provide and establish a clear orderly development pattern for the subject parcels. It is Staff's professional opinion that the requested waiver would not negatively affect the orderly and logical development pattern within the surrounding area.

SECTION 4: The City Commission hereby finds and determines that, with the granted waiver, the Zoning Map amendment complies with Section 94-207 of the Zoning and Land Development Regulations.

SECTION 5: The Zoning Map of the City of West Palm Beach, Florida shall be amended by assigning a Commercial Planned Development (CPD) zoning designation, to create the Tropicana Self Storage CPD, to the approximately 2.6 acres legally described in **EXHIBIT A** and shown and depicted in **EXHIBITS B to D**.

SECTION 6: The development regulations which govern the Tropicana Self Storage Commercial Planned Development will be established in Resolution No. 2-24 and all future modifications of the development regulations shall be by Resolution.

SECTION 7: If the development approved by Resolution No. 2-24 terminates or expires, the rezoning granted herein becomes void and the property shall automatically revert to a General Commercial (GC) zoning designation, or the then-current zoning district designation. In such event, Planning Staff is hereby directed and authorized to amend the Zoning Map accordingly.

SECTION 8: This Ordinance shall take effect in accordance with law.

[SIGNATURES ON FOLLOWING PAGE]

FIRST READING THIS 8TH DAY OF JANUARY, 2024.
SECOND READING AND PASSAGE THIS 22ND DAY OF JANUARY, 2024.



ATTEST:

X *Shaquita Edwards*

CITY CLERK
Signed by: Shaquita Lasheae Edwards

CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:

Recoverable Signature

Keith A. James

DIRECTOR
Signed by: Keith A. James

APPROVED AS TO FORM AND
LEGALITY:

1/19/2024

X *Kimberly L. Rothenburg*

CITY ATTORNEY
Signed by: Kimberly L Rothenburg

EXHIBIT A

Legal Description of the Subject Property

A Parcel Of Land In The Southeast Quarter Of Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, Described As Follows:

Parcel 'B', Of The "Minor Subdivision Of Property Located In Section 29, Twp. 43 S., Rng. 43 E. Palm Beach County, Florida For Sandy Miller", Recorded In Official Record Book 4241, Pages 627 Through 632, Of The Public Records Of Palm Beach County, Florida.

ORDINANCE NO. 5079-24

EXHIBIT C

Current Zoning Map of the Subject Property



EXHIBIT D

Proposed Zoning Map of the Subject Property

