



Alachua County Development Review Committee Staff Report

Project Number: DR22-000004

Final Development Plan Over Threshold for Jonesville Self-Storage

SUBJECT: Jonesville Self-Storage
DESCRIPTION: 130,000 square foot interior self-storage facility
AGENT/APPLICANT: CHW, Inc.
PROPERTY OWNER: Special K Holdings, LLC

PROPERTY DESCRIPTION:

Location	200-300 block of SW 143 rd Street
Parcel Numbers	04344-001-000
Section/Township/Range	03/10S/18E
Land Use	Commercial
Zoning	BW (Wholesale and Warehousing)
Acreage	3.23 Acres

CHRONOLOGY:

Application Submittal	06/05/2023
Insufficiency Report Sent	06/22/2023
Application Resubmitted	07/31/2023
Insufficiency Report Sent	08/17/2023
Application Resubmitted	09/05/2023
Sufficiency Determination	09/20/2023
Final Development Plan Hearing	10/05/2023

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan for **Jonesville Self-Storage**.

**Alachua County
Development Review Committee
Staff Report**

DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan for a 3-story, 130,000 square foot (sf) indoor storage facility, with associated circulation and parking. The proposed building will have a maximum height of forty (40) feet and will be developed in one phase. No outdoor storage is proposed. An existing off-site stormwater basin to the west will receive all stormwater runoff from the facility. The parcel is located within the Jonesville Activity Center on SW 143rd Street.

The Preliminary Development Plan exceeded the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds*, Commercial or Office developments that exceed 50,000 square feet of Gross Floor Area require approval by the Board of County Commissioners (BoCC). The BoCC approved the Preliminary Development Plan at a public hearing on April 25, 2023.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The parcel is located in the Jonesville Low Activity Center/Employment and carries the Commercial Future Land Use designation. FLU Objective 3.1 states that commercial development shall include such uses as retail sales, professional services, business services and storage. Indoor storage is consistent with the Commercial FLU designation. The subject property is within the Jonesville Activity Center in an area developed with a variety of commercial, storage, and related non-residential development.

FLU Policy 2.1.5 states that development within Activity Centers shall be designed to produce compact, pedestrian-oriented, mixed-use development which is integrated within the surrounding community. Some of the requirements include:

- primary public entrances fronting adjacent streets or sidewalks,
- primary public entrances connecting to the surrounding public sidewalk network,
- automobile-oriented uses shall have a limited number of driveways

The development plan proposes the development of a single 3-story building and vehicle parking with an existing off-site stormwater system for use as an indoor storage facility. The plan proposes one (1) two-way driveway entrance/exit connecting to an existing driveway that connects to SW 143rd Street, as well as a stub-out to the adjoining parcel to the east. Parking and circulation areas are proposed on the northern, eastern, and southern sides of the building. A 6-foot-wide pedestrian facility is

**Alachua County
Development Review Committee
Staff Report**

proposed adjacent to the internal access driveway that connects to the sidewalk along SW 143rd Street.

The proposed Final Development Plan is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The site is located within the Jonesville Activity Center and carries the BW (Wholesale and Warehouse) zoning designation, which implements the Commercial land use, and the proposed use is consistent with Chapter 404. The Jonesville Activity Center policies allow a mix of uses including office and retail uses. Self-service storage facilities are allowed as a limited use in the BW zoning district and subject to standards outlined in ULDC 404.76. The limited use standards relate to the storage of boats, recreational vehicles, and similar equipment; however, none of these uses are proposed for this development.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

OPEN SPACE

Sec. 407.52 exempts non-residential development from providing open space unless there are conservation resources present on the site. There are no conservation resources for the subject property, so no open space is provided.

TREE PRESERVATION

Sec. 406.12(a)(2) states that development plans shall be designed such that a minimum of twenty (20) percent of the tree canopy shown on the most recent aerials of the property is retained. The site is 3.23 acres and will retain 0.58 acres of existing trees, resulting in 22% canopy retention. Overall, the proposed development demonstrates meeting the 30 percent canopy coverage in 20 years, per 406.12 for *Permitting* and 407.41(n) *Landscape and planting plan objectives*, with a combination of canopy retention and new plantings that achieve 43.8% canopy coverage in 20 years. The site also shows that it meets the 50 percent canopy coverage of the paved ground surface area required in 407.43.1(c) for *Landscaping of paved ground surfaces with new plantings* that achieve 50% canopy coverage of paved ground surface area.

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

The proposed building meets the building setback requirements for the BW zoning

**Alachua County
Development Review Committee
Staff Report**

district (15-foot front; 5-foot rear; and 5-foot side). The maximum height allowed is 40 feet. The proposed Final Development Plan for the self-storage building has provided building elevations which demonstrate consistency with the setbacks and height requirements outlined in Table 403.13 *Commercial District Standards*.

SPECIALTY DISTRICTS AND ACTIVITY CENTERS

The proposed development falls within the Jonesville Low Activity Center. Sec. 405.44 *Design Standards* requires all new development and redevelopment within the Urban Cluster to develop consistent with TND design standards. However, Section 405.45 provides an exception for parcels less than five acres; these parcels shall develop consistent with design standards in Sec. 405.05 and 405.07 (Activity Center design).

The proposed Preliminary Development Plan meets Activity Center standards by providing a definable edge. A pedestrian facility is provided internal to the site, to assist with a connection to SW 143rd Street.

ARCHITECTURE

There are no specific architectural standards for this site in either the Alachua County Comprehensive Plan or the Unified Land Development Code (ULDC). However, Chapter 407.68 of the ULDC provides architectural criteria for non-residential construction as part of any new development plan. Staff has used these criteria to review the elevations for the proposed Jonesville Self Storage development.

The proposed self-storage is located east of 143rd Street. An electric substation is located directly to the south of the building and a stormwater retention facility to the west. In addition, existing vegetation is being retained on the western side of the structure that effectively masks a significant portion of this elevation. A further note is that this building does not directly front a public thoroughfare but is instead separated from 143rd Street by the previously mentioned stormwater facility.

The structure is a three-story self-storage facility with vehicular loading and unloading on the first floor and well as garage-type units directly accessible from the outside on the north and east elevations. A glazed entry area is located on the northwest corner of the building that provides access to the upper floors. This area is further emphasized by horizontal sunshades that provide additional visual interest. Additional glazing is provided on the 2nd and 3rd floors at the southwest corner which are the elevations that are visible from 143rd Street.

Primary finishes include a shale facing at the first floor with EIFS (stucco) above. Other siding includes both vertical and horizontal metal panels at key points on the building including entry areas. This wide range of materials provides variety to what is obviously an industrial-type building.

**Alachua County
Development Review Committee
Staff Report**

Based on the elevations submitted, staff finds that the proposed Jonesville Self Storage building fulfills the intent of 407.68 of the Unified Land Development Code (ULDC) as well as the alternative provisions found in the ULDC.

PARKING STANDARDS

Self-service storage facilities require one parking space per employee (407.14.1). The Final Development Plan indicates that 3 parking spaces will be provided. Bicycle parking is not provided.

OUTDOOR LIGHTING

The lighting plan submitted with proposed with the development plan meets the lighting standards in Sec. 407.148 *Lighting standards*.

Section 407.148(b) *Parking areas* requires that mounting heights for exterior luminaries shall not exceed thirty-five (35) feet within a parking lot and eighteen (18) feet within adjacent non-vehicular pedestrian areas [Sec. 407.148(b)(3)]. Illumination measured at finished grade on adjoining property within twenty-five (25) feet of the property line of the project in question shall be no more than one (1.0) footcandles (fc) if the adjoining property is zoned non-residential and no more than one-half (0.5) fc when the adjoining property is zoned residential or agriculture or is an existing residential use within one hundred (100) feet of the property line (407.148(b)(4)). The proposed plan meets these standards.

LANDSCAPING AND BUFFERING

Buffering of adjacent uses is not required, as the site is surrounded by both Office and Office/Business Park land use and uses. The landscape plan demonstrates that the projected canopy coverage for parking areas in 20 years will be 50% meeting the requirement of ULDC 407.43.1(c). The entire site will have 43.8% canopy coverage in 20 years exceeding the 30% canopy coverage requirements of Sec. 407.41 *Planting plan and objectives*.

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The landowner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code went into effect 4/1/16. All new irrigation systems installed in unincorporated Alachua County now require County approval prior to installation, which includes a review fee and site plan. All systems will then go through an inspection process. The Alachua County Irrigation Professional Portal has been created

**Alachua County
Development Review Committee
Staff Report**

to allow irrigation professionals to submit required documents and pay fees entirely online. For those who are not online, required information may be submitted on paper in person at the EPD office at 408 West University Ave in Gainesville, 8:30AM-5:00PM Monday through Friday. For more information about the Landscape Irrigation Efficiency Code and for a list of helpful resources, we encourage you to click [HERE](#). For more information, contact Water Resources staff at 352-264-6800 or at Irrigation@AlachuaCounty.us.

ACCESS MANAGEMENT

The Final Development Plan proposes one (1) two-way driveway entrance/exit connecting to an existing driveway that connects to SW 143rd Street, as well as a stub-out to the adjoining parcel to the east.

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

STORMWATER MANAGEMENT

The Final Development Plan has demonstrated that the stormwater management facility complies with the requirements of Article 407, Article 9 *Stormwater Management*. Stormwater for the project will discharge to an existing permitted basin with adequate capacity to receive the flow.

TRANSPORTATION

The Board of County Commissioners approved a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County on March 28, 2023, which mitigates the transportation impact of the proposed development. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development Plan

CONCURRENCY

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised

**Alachua County
Development Review Committee
Staff Report**

that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved final development plan or phase of a development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Final Development Plan for **Jonesville Self-Storage**.

CONDITIONS

1. Prior to the issuance of a construction permit provide a joint public access easement through parcel 04344-001-006 to the Jonesville Self Storage Facility proposed on parcel 04344-001-000. No further connection to NW 143rd Street will be allowed from the remainder of parcel 04344-001-000 when that parcel develops in the future. Access will be through the joint access with Parcel 4344-001-006 only.
2. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
3. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
4. Prior to the installation of a new permanent irrigation system or substantial modification to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the online Alachua County Irrigation Professional Portal. The irrigation system shall

***Alachua County
Development Review Committee
Staff Report***

comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.