



Agenda Item Summary

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**File #: 24-00561**

**Agenda Date: 6/25/2024**

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**Agenda Item Name:**

**Preliminary Development Plan for 75th Street Self-Storage Facility**

**Presenter:**

Leslie McLenon/352-374-5249

**Description:**

Preliminary Development Plan for a 110,130 sf self-storage facility located at 606 NW 75<sup>th</sup> Street

**Recommended Action:**

**Approve the proposed Preliminary Development Plan and Resolution DR24-24 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code**

**Prior Board Motions:**

N/A

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Background:**

The Preliminary Development Plan is for a 110,000 sf self-storage facility. The subject property is a former restaurant at the western end of the Tower Plaza commercial development on Tower Road.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds 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 uses that exceed 50,000 square feet of Gross Floor Area, including expansions of existing development that cumulatively cause the threshold to be met or exceeded, require approval by the Board of County Commissioners (BoCC).