

**RESOLUTION DR-24-24**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR 75<sup>TH</sup> STREET SELF STORAGE FOR A THREE-STORY STORAGE FACILITY TOTALLING APPROXIMATELY 110,000 SQUARE FEET AND ASSOCIATED INFRASTRUCTURE, IN THE BUSINESS HIGHWAY (BW) ZONING DISTRICT WITH THE FUTURE LAND USE DESIGNATION OF COMMERCIAL IN THE OAKS MALL ACTIVITY CENTER ON APPROXIMATELY 2.02 ACRES LOCATED ALONG AT 606 NW 75<sup>TH</sup> STREET ON TAX PARCEL NUMBERS 06656-002-013 AND 06656-002-012*

WHEREAS, pursuant to Unified Land Development Code Section 402.44, the Alachua County Board of County Commissioners considered this Preliminary Development Plan at its regular meeting of June 25, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Preliminary Development Plan Project DR24-000021, a request by Nimble Consulting, LLC agents for Healthy Cosmo, Inc to construct a 3 story self-storage facility totaling approximately 110,130 square feet with associated infrastructure on approximately 2.02 acres. Located on Tax Parcel Numbers 06656-002-013 and 06656-002-012 at 606 NW 75<sup>th</sup> Street as shown on Exhibit A is hereby found to be consistent with the approved Alachua County Comprehensive Plan and Unified Land Development Code as outlined in the Staff Report and is hereby approved.

DULY ADOPTED in regular session this 25<sup>th</sup> Day of June 2024.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Mary C. Alford, Chair

ATTEST:

\_\_\_\_\_  
J. K. "Jess" Irby, Esq. Clerk

(SEAL)

DEPARTMENT APPROVAL  
AS TO CORRECTNESS

APPROVED AS TO FORM

\_\_\_\_\_  
Alachua County Attorney

\_\_\_\_\_  
Department of Growth Management  
Authorized Designee

## EXHIBIT A

### Parcel 1:

A tract of land situated in the NE 1/4 of Section 5 - T10S - R19E, Alachua County, Florida, said tract at land being more particularly described as follows:

Commence at the NE corner of the aforementioned Section 5, T10S, R19E for the Point of Reference and run N89°25'50"W along the centerline of State Road No. 26 a distance of 89.43'; thence run S0°34'10"W a distance of 50' to the Southerly R/W line of said State Road No. 26; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40', an arc length of 62.58' and a chord bearing and distance of S44°36'50"E 56.39' respectively, to the West R/W of County Road SW-29; thence run S0°12'10"W along the West R/W line of said County Road SW-29 a distance of 370.26'; thence run N89°25'50"W a distance of 469.35' to the True Point of Beginning; thence continue N89°25'50"W a distance of 156.45'; thence run S0°12'10"W a distance of 280.00'; thence run S89°25'50"E a distance of 156.45'; thence run N0°12'10"E a distance of 280.00' to the True Point of Beginning.

TOGETHER with a non-exclusive easement for ingress and egress in, under, and over the following described parcel of land, to-wit: From the NE corner of the Reference Parcel described below (P.O.B. No. 1) run S 0°12'10"W a distance of 178.98' to the P.O.B. (P.O.B. No. 2), thence run S 86° 04'11"E a distance of 204.8'; thence run N 87° 22'29"E a distance of 215.01'; thence run S 89° 25'50"E a distance of 50.24', to the West R/W of County Road No. SW-29 (SW 75th Street); thence run S0°12'10"W along said R/W 24'; thence run N 89°25'50"W a distance of 49.72'; thence run S 87°22'29"W a distance of 215.71'; thence run N 86° 04'11"W a distance of 204.62'; thence run N 0°12'10"E a distance of 24.05' to the P.O.B. (P.O.B. No. 2).

### Parcel 2:

A tract of land situated in the Northeast Quarter of Section 5, Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 5, Township 10 South, Range 19 East, for the point of reference and run North 89°25'50" West along the centerline of State Road No. 26, a distance of 89.43 feet; thence run South 00°34'10" West, a distance of 50.00 feet to the Southerly right of way line of said State Road No. 26; thence run southeasterly, with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40.00 feet, an arc length of 62.58 feet, and a chord bearing and distance of South 44°36'50" East, 56.39 feet respectively, to the West right of way line of County Road SW-29; thence run South 00°12'10" West, along the West right of way line of said County Road SW-29, a distance of 370.26 feet; thence run North 89°25'50" West, a distance of 312.90 feet to the True Point of Beginning; thence continue North 89°52'50" West, a distance of 156.45 feet; thence run South 00°12'10" West, a distance of 280.00 feet; thence run south 89°25'50" East, a distance of 156.45 feet; thence run North 00°12'10" East, a distance of 280.00 feet to the true Point of Beginning.

TOGETHER with a non-exclusive easement for ingress and egress in, under, and over the following described parcel of land, to-wit: From the NE corner of the Reference Parcel described below (P.O.B. No. 1) run S 0°12'10"W a distance of 178.98' to the P.O.B. (P.O.B. No. 2), thence run S 86° 04'11"E a distance of 204.8'; thence run N 87° 22'29"E a distance of 215.01'; thence run S 89° 25'50"E a distance of 50.24', to the West R/W of County Road No. SW-29 (SW 75th Street); thence run S0°12'10"W along said R/W 24'; thence run N 89°25'50"W a distance of 49.72'; thence run S 87°22'29"W a distance of 215.71'; thence run N 86° 04'11"W a distance of 204.62'; thence run N 0°12'10"E a distance of 24.05' to the P.O.B. (P.O.B. No. 2).

### REFERENCE PARCEL FOR EASEMENT(S):

A tract of land situated in the NE 1/4 of Section 5 - T10S - R19E, Alachua County, Florida, said tract at land being more particularly described as follows:

Commence at the NE corner of the aforementioned Section 5, T10S, R19E for the Point of Reference and run N89°25'50"W along the centerline of State Road No. 26 a distance of 89.43'; thence run S0°34'10"W a distance of 50' to the Southerly R/W line of said State Road No. 26; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 89°38'00", a radius of 40', an arc length of 62.58' and a chord bearing and distance of S44°36'50"E 56.39' respectively, to the West R/W of County Road SW-29; thence run S0°12'10"W along the West R/W line of said County Road SW-29 a distance of 370.26'; thence run N89°25'50"W a distance of 469.35' to the True Point of Beginning; thence continue N89°25'50"W a distance of 156.45'; thence run S0°12'10"W a distance of 280.00'; thence run S89°25'50"E a distance of 156.45'; thence run N0°12'10"E a distance of 280.00' to the True Point of Beginning.



1784 HOLDINGS LLC  
 811 S. BROADWAY, SUITE 100  
 TAMPA, FL 33604  
 TEL: 813-241-0000  
 FAX: 813-241-0001  
 WWW.EAPC.COM

### 1784 Holdings

**PROJECT DESCRIPTION**  
**781N STREET SELF STORAGE**

ALACHUA COUNTY  
 GAINESVILLE  
 FLORIDA

**DATE:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/20/2024
2	REVISED	03/05/2024
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