



**Alachua County  
Board of County Commissioners  
Staff Report**

**Project Number: DR24-000021**

---

**Preliminary Development Plan Over Threshold for 75<sup>th</sup> Street Climate Controlled Self-Storage Facility**

**SUBJECT:** 75<sup>th</sup> Street Climate Controlled Self-Storage

**DESCRIPTION:** Three-story, approximately 110,127 square foot interior self-storage facility and associated infrastructure

**AGENT/APPLICANT:** 1784 Holdings, LLC

**PROPERTY OWNER:** Healthy Cosmo, Inc.

**PROPERTY DESCRIPTION:**

Location	606 NW 75 <sup>th</sup> Street
Parcel Numbers	06656-002-012 and 06656-002-013
Land Use	Commercial; Oaks Mall Activity Center
Zoning	Business Highway (BH)
Acreage	2.02

**CHRONOLOGY:**

Application Submittal	03/04/2024
Insufficiency Report Sent	03/26/2024
Application Resubmitted	05/06/2024
Sufficiency Determination	06/05/2024
Preliminary Development Plan Hearing	06/25/2024

**STAFF RECOMMENDATION:** Recommend **approval** of the Preliminary Development Plan for **75<sup>th</sup> Street Climate Controlled Self-Storage**

**Alachua County**  
**Board of County Commissioners**  
**Staff Report**

**DESCRIPTION OF PROPOSED PLAN:**

This application proposes a Preliminary Development Plan for a 3-story, approximately 110,127 square foot (sf) indoor storage facility, with associated circulation and parking. The proposed building will have a maximum height of forty-five (45) feet and will be developed in one phase. No outdoor storage is proposed. This project is the redevelopment of a former restaurant site. There is an existing stormwater basin as well as two trees over 60-inches to work around. The parcel is located within the Oaks Mall Activity Center and will be accessed by an existing connection on NW 75<sup>th</sup> Street (Tower Road).

This site is at the western end of the Tower Plaza commercial development. There are existing commercial uses to the north (vet office, hotel) and south (retail, office); there is an office/residential use to the west.

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 or Office developments that exceed 50,000 square feet of Gross Floor Area require approval by the Board of County Commissioners (BoCC).

**Alachua County  
Board of County Commissioners  
Staff Report**

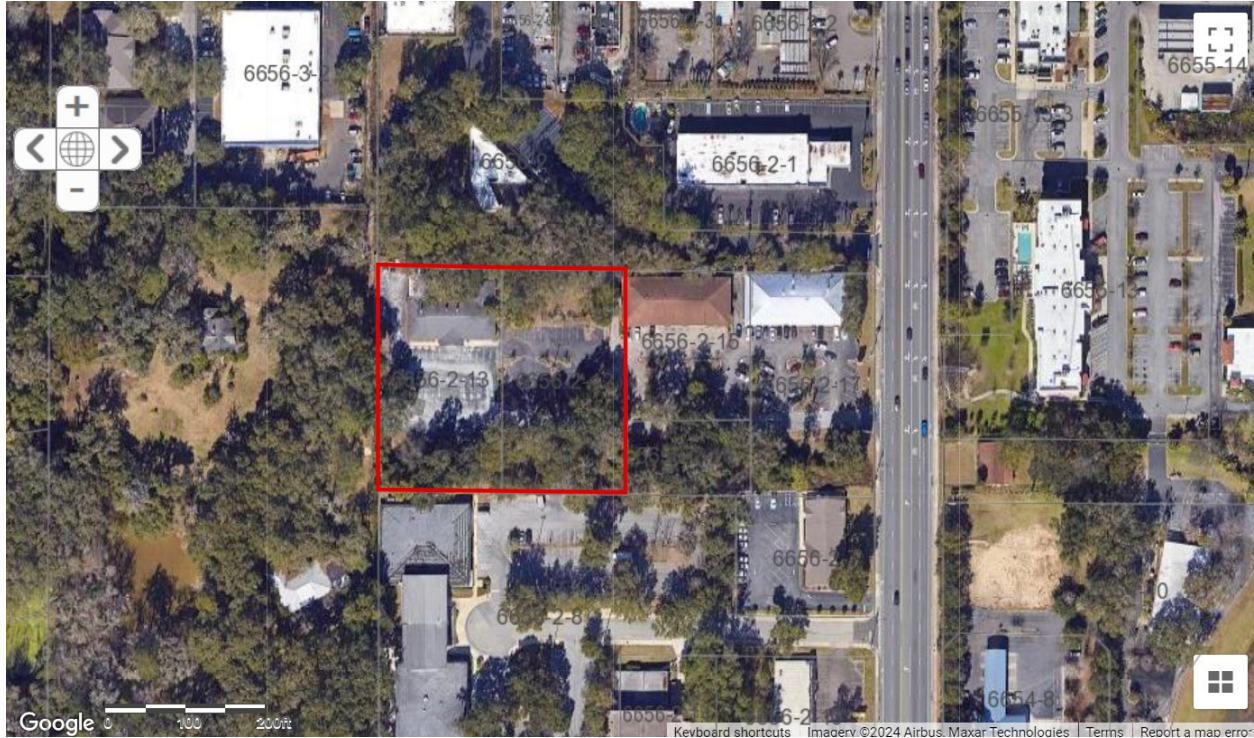


Figure 1 Aerial View

**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 the Oaks Mall 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 Oaks Mall Activity Center in an area developed with a variety of commercial development.

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

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

The proposed development carries the BH (Business Highway) zoning district, which

**Alachua County  
Board of County Commissioners  
Staff Report**

implements the Commercial future land use, and the proposed use is consistent with Chapter 404. Self-service storage facilities are allowed as a limited use in the BH zoning district and subject to standards outlined in Sec. 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. Additionally, high quality specimen trees that are 60-inches diameter at breast height (dbh) or greater are required to be saved unless the applicant can demonstrate that the development activity cannot occur in any other location on site.

There are a few large trees in the southern portion of this site outside of the existing developed area. There is 90-inch tree, a 54-inch tree, and a 60-inch tree all within the southern portion of the site. These are considered the highest quality trees on the site and are included in the tree canopy preservation area. The site is 2.02 acres and will retain 0.44 acres of existing trees, resulting in 44.0% canopy retention. The areas to be preserved were identified by the County Forester at the predesign on-site inspection, and the layout reflects the highest quality trees for retention.

More detail than usual was asked by staff to be on the Preliminary Development Plan to review any potential impacts to these large trees. The following are some of the factors staff reviewed with the Preliminary Development Plan in order to provide adequate protection of the existing trees:

- The existing driveway is within the dripline of the trees and will be replaced with no further encroachment than currently exists today into the tree canopy area.
- There is an existing utility easement within the tree canopy area and some of the utilities will be extended through this easement to serve the site.
- Two underground stormwater vaults are proposed for this site as an alternative to the initial plans which proposed an additional basin within the tree canopy area.

**Alachua County  
Board of County Commissioners  
Staff Report**

One vault will be located under an internal loading zone within the building. The second vault is currently shown within the western buffer. The applicant has worked carefully with staff to locate the second vault in an area that minimizes impacts to existing trees. Staff is in support of the proposed vault in the buffer if the applicant can demonstrate that the buffer requirements of Article IV of Chapter 407 can be met with the Final Development Plan.

- There is an existing stormwater basin in the tree canopy area that serves the existing development. There is an existing flume/pipe that connects the parking area to the retention pond. The proposed plan will route a stormwater pipe in this same location in order to minimize disturbance to the roots.

## **GENERAL DEVELOPMENT STANDARDS**

### **SETBACKS AND HEIGHT RESTRICTIONS**

The proposed building meets the building setback requirements for the BH zoning district (25-foot front and street-side (5-foot in Activity Centers); 5-foot rear; and 5-foot side). The maximum height allowed is 65 feet. The proposed building meets the setback requirements; the proposed height is 45 feet. The proposed self-storage building will be required to provide building elevations in order to comply with Article 10 of Chapter 407 *Building Design* and demonstrate consistency with the setbacks and height requirements outlined with the Final Development Plan.

### **SPECIALTY DISTRICTS AND ACTIVITY CENTERS**

The proposed development falls within the Oaks Mall 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). This project does not front a public street but is providing pedestrian connection to the property boundary for future connections.

### **PARKING STANDARDS**

Self-service storage facilities require one parking space per employee (Sec. 407.14.1). The Preliminary Development Plan indicates that five (5) parking spaces will be provided, and additional details will be evaluated with Final.

### **LANDSCAPING AND BUFFERING**

The adjacent property to the west is zoned for office uses but has a single-family residence. Table 407.43.1 *Project Boundary Buffer Standards* requires a 40-foot-wide high-density buffer for BH uses adjacent to single-family residential uses. The adjacent use is zoned Administrative Professional (AP) and has a single-family residential use. The 40-foot-wide buffer is shown on the Preliminary Development Plan. The required landscaping and screening (fence) will be reviewed with the Final Development Plan. No other buffers are required.

**Alachua County  
Board of County Commissioners  
Staff Report**

An underground vault is currently proposed within the buffer area. There is an existing overhead electric line that runs north/south along the western property boundary. Electric to serve this site will be converted to underground lines within the utility easement. The potential conflicts with all of the required plantings, utilities, and screening will be evaluated with the Final Development Plan.

**ACCESS MANAGEMENT**

The subject parcels connect to NW 75<sup>th</sup> Street with an existing ingress/egress easement that runs through commercial development. Additional sidewalks are proposed within the subject parcels to connect to the existing commercial uses to the east; should these redevelop, the internal sidewalk network will be continued to NW 75<sup>th</sup> Street.

**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 proposed self-storage facility will be served by an existing stormwater facility in the southern portion of the site. Additionally, underground stormwater vaults are proposed to meet the requirements.

**DEVELOPMENT PLAN EXPIRATION**

According to Section 402.47(a), an approved preliminary development plan shall expire unless a complete application for final development plan approval has been accepted the department within twelve (12) months of the date of preliminary development plan approval.

**STAFF RECOMMENDATION**

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

Staff recommends **approval** of the Preliminary Development Plan for **75<sup>th</sup> Street Self-Storage Facility**.