



# Alachua County Development Review Committee Staff Report

**Project Number: DR24-000036**

---

## Final Development Plan for Gainesville Climate Controlled 75<sup>th</sup> Street Self-Storage Facility

**SUBJECT:** Gainesville Climate Controlled 75<sup>th</sup> St. Self-Storage

**DESCRIPTION:** Three-story, approximately 109,377 square foot interior self-storage facility and associated infrastructure

**AGENT/APPLICANT:** Nimble Consulting, 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:

BoCC PDP Approval	06/25/2024
Final Application Submittal	07/01/2024
Insufficiency Report Sent	07/24/2024
Application Resubmitted	09/03/2024
Insufficiency Report Sent	09/23/2024
Application Resubmitted	10/03/2024
Sufficiency Determination	11/07/2024
Final Development Plan Hearing	11/21/2024

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

**Alachua County  
Development Review Committee  
Staff Report**

**DESCRIPTION OF PROPOSED PLAN:**

This application proposes a Final Development Plan for a 3-story, approximately 109,377 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 development exceeded the threshold established in Unified Land Development Code (ULDC) Section 402.44 for Preliminary Development Plan (PDP) 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 PDP in June 2024.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.



Figure 1 Aerial View

**Alachua County  
Development Review Committee  
Staff Report**

**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 Final 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 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

**Alachua County  
Development Review Committee  
Staff Report**

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 during the Preliminary Development Plan process for the BoCC 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. 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.
- 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.

Sec. 406.13 *Relocation, Replacement, Mitigation* requires either relocation, replacement, or mitigation for the alteration of regulated trees. Due to the number and size of the trees removed and limited space to replant trees onsite, there is a mitigation deficit. Mitigation by replacement is proposed for 68 inches. There is still a remaining deficit of 145 inches which will require a fee-in-lieu payment of \$18,850 prior to the issuance of Construction Permit. A fee-in-lieu payment is required when relocation or mitigation by replacement onsite is not feasible and is based on the adopted fee schedule rate of \$130 per caliper inch for the mitigation.

**Alachua County  
Development Review Committee  
Staff Report**

**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.

**ACTIVITY CENTER DESIGN STANDARDS**

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.

**ARCHITECTURE**

Sections 407.68 and 407.105 of the ULDC provides architectural criteria for non-residential construction as part of any new development plan. The location of the proposed facility presents a unique set of circumstances. The parcel is accessed via a private roadway west off of 75th Street. The property is the former location of Napolitano's Restaurant and an adjacent vacant parcel. The access road dead-ends at these parcels with no further access possible. As such, the proposed facility faces north and west to heavy vegetation on adjoining parcels with no public access possible. As such, the review concentrated on the south and east elevations that face a parking area for the proposed storage facility.

The building is a three-story facility with a flat roof and parapets at the top level. The lower level is faced with split-face concrete masonry units (CMUs) while the upper level is smooth-faced stucco interrupted by a split face CMU band. Two separate entry areas feature articulation in the form of substantial glazing and an additional material change in the form of an anodized aluminum storefront system with a protruding canopy. This provides additional visual relief along the facade, consistent with the criteria found in 407.68/105. Additional spandrel glazing units are found on both the east and south elevations, again providing visual relief from the stucco upper level. Based on the review of materials submitted with this request, staff finds the proposed building is consistent with Sections 407.68/105 of the ULDC.

**PHOTOMETRIC PLAN**

The applicant provided a photometric plan that is consistent with the requirements of Chapter 14 *Outdoor Lighting*. The illumination level at the property line is 0.0 footcandles.

**Alachua County  
Development Review Committee  
Staff Report**

**PARKING STANDARDS**

Self-service storage facilities require one parking space per employee (Sec. 407.14.1). The Final Development Plan indicates that five (5) parking spaces will be provided (four employee spaces and one ADA space). Bicycle four (4) parking spaces (two racks) are also provided to meet Sec. 407.15 *Bicycle Parking*.

**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 Final Development Plan. An underground vault is proposed within the buffer area, as approved on the PDP. The applicant requested alternative compliance to reduce number of plantings due limited space. Staff reviewed the plan and finds the proposed plantings to meet the intent of the buffer.

**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 Sec. 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department 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 or Article 10 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.

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

Staff recommends **approval with conditions** of the Final Development Plan for **Gainesville Climate Controlled 75<sup>th</sup> Street Self-Storage Facility**.

**Conditions**

1. Prior to issuance of Construction Permit, pay tree mitigation fee of \$18,850 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements