



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000017

Revised Final Development Plan for Precon Shop Addition

SUBJECT: Construction of three industrial buildings totaling approximately 16,130 sf

APPLICANT/AGENT: eda consultants, inc.

PROPERTY OWNER: Richard G. Moore, Trustee

PROPERTY INFORMATION: Address: 5006 SW 41st Blvd.
Parcel Numbers: 07240-001-004
Future Land Use: Heavy Industrial
Zoning: MS Industrial Services and Manufacturing
Acreage: 1.41

CHRONOLOGY: Application submittal: 05/05/2025
Insufficiency Reports: 05/29/2025
Application Resubmittals: 06/30/2025, 07/23/2025
Sufficiency Determination: 08/04/2025
DRC Hearing: 08/21/2025

STAFF RECOMMENDATION: Approval with conditions

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for three open industrial storage buildings and a 750 SF enclosed storage room for a combined area of approximately 16,130 sf on approximately 1.41 Acres with associated infrastructure improvements. These properties are located in the Urban Cluster.

The Development Review Committee (DRC) approved a Revised Final Development for this site in 2021 that was never constructed – it was for four buildings totaling 12,390sf.

The existing Precon facility is located adjacent to this proposed location on the southern parcel #07240-026-012. This application has requested a reduction in parking per ULDC 407.18 as well as an exception to connect to sanitary sewer per ULDC 407.109. Further analysis regarding the parking reduction and sewer connection waiver is provided in their sections of the report.

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



Figure 1: Aerial view of existing site

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 ANALYSIS:

Future Land Use Element

The subject property has the Heavy Industrial Future Land Use designation. Industrial land uses are established to allow for a range of light and heavy industrial activities. According to Objective 4.1, industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods. The Heavy Industrial future land use category was established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. The proposed development provides warehousing facilities for the adjacent industrial parcel consistent with the FLUE.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The proposed development carries the MS (Industrial Services and Manufacturing) zoning district and the proposed use is consistent with Chapter 404. In addition to those requirements, ULDC 403.16 provides additional requirements applicable to Industrial zoning districts

- a) All industrial uses must have direct access to a paved roadway.*

The proposed development has direct access to Fred Bear Road.

- b) A high-density buffer, as defined in Table 407.43.2, shall be provided along the boundary between industrial and residential districts. Off-street parking, but not off-street loading, may be provided within the yard but not within the required buffer.*

The property is not adjacent to a residential district and no off-street parking is proposed as the additional buildings are to be utilized by the existing Precon facility to the south.

- c) Mechanical equipment, lights, emissions, shipping/receiving areas, and other components of an industrial use that are outside enclosed buildings, shall be located away from residential areas, schools, parks and other non-industrial areas.*

There are no residential areas, schools, parks and other non-industrial areas nearby. The property to the east is vacant.

d) No portion of any building or structure and no activity related to any use within the MS or MP district shall be located closer than 35 feet to any MS or MP district boundary. This requirement may be reduced or waived by the DRC subject to the following review criteria:

(1)The lot is two acres or less in size;

(2)The adjacent parcel(s) do not have a residential zoning or land use or an existing residential use on site at the time of application;

The properties to the north and south are industrial properties within the City of Gainesville. The boundaries are technically zoning district boundaries, and staff recommends to the DRC that the building setback requirement for zoning district boundaries be waived along the north and southern property boundaries. The buildings along the western edge comply with the 35-foot setback.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

There are no conservation resources on this subject property.

Open Space

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (Sec. 407.52 Minimum open space requirement). There are no conservation resources for the subject property, and therefore no Open Space is provided.

Tree Preservation

This is an existing cleared site with minimal existing trees. The existing trees on the site are propose to be retained.

GENERAL DEVELOPMENT STANDARDS

Setback and Height Restrictions

The proposed buildings meet the building setback requirements for the MS zoning per Table 403.15.1 (15-foot front and 10-foot rear and side). These are the general zoning district building setbacks that are applicable with the district boundary ones are not.

Parking Standards

Warehouse, storage and distribution requires one parking spot per 1,000 sf per ULDC Table 407.14.1 and therefore would require 13 spaces to be provided. The proposed facility primarily consists of non-enclosed storage area for equipment associated with the existing Precon business located immediately adjacent to the project area on parcel #07240-026-012. No additional employees are expected for this facility as this project area is being used to create more room for the existing operation. The proposed development plan includes a request for a reduction of parking as outlined in ULDC 407.18 for *Parking reductions or increases*. The applicant has requested a parking reduction to allow zero spaces to be constructed with the storage building on this property. The justification outlined by the applicant indicates no additional parking is needed as the existing site to the south contains required parking to serve the current number of employees (see parking reduction request and exhibit). Staff is of the opinion that the reduction be allowed as this use is just an extension of the Precon facility.

Outdoor Lighting

No outdoor lighting has been requested with this application.

Landscaping and Buffering

Adjacent properties to the north, south and east have similar uses and zoning districts and do not require project boundary buffers. The western property boundary per ULDC 407.43.1 requires a 25-foot-wide medium density buffer due to the adjacent Ag zoning of the property. The landscape plan includes the required amount of landscaping outlined as well as a 6-foot-tall opaque fence required by Table 407.43.2 for *Project Boundary Buffer Minimum Width and Planting*.

According to the landscape plan, the site will have 67.5 percent canopy coverage in 20 years as required by ULDC 407.43.2(a)(1). The stormwater management facility also includes adequate plantings to meet the landscaping requirements of ULDC 407.43.2(e) *Landscaping design of stormwater management facilities*.

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 land owner 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.

Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

Access Management

The proposed project provides one main paved access point on an ingress-egress and public utility easement road connecting from SW 42st Blvd (Fred Bear Road).

Transportation

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

Stormwater Management

The stormwater management facility complies with the requirements of Article 407, Article 9.

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.

Potable water is available to connect to from an existing water meter on site. However, the applicant is requesting an exception from connection to the sanitary sewer system requirement per Sec. 407.109 *Exception from connection to centralized potable water and sanitary sewer system requirement*. The DRC is the approving body for exceptions to connect and may do so for certain non-residential uses for which connection is infeasible because of engineering factors that would prevent operation and maintenance of the system connection.

The DRC approved the exception to connect in 2021, and the same site factors remain. According to GRU, connection to sanitary sewer is infeasible due to the distance from gravity sewer line and a private lift station is not feasible due to the inability to meet minimum velocity and flow. The extremely low flow (one bathroom) will prevent the appropriate design and maintenance of the system.

The DRC may grant an exception and approve the development plan only if there is no current opportunity for connection. Conditions to such an approval include:

- Conceptual plan for providing connection once it becomes feasible.

- Assurance of future connection to a centralized system when feasible through the recording of a deed restriction within 30 days of final development plan approval.
- The development shall utilize low-flow or ultra low-flow plumbing fixtures; and
- The development shall use the St. John's River Water Management District's Water Star standards as the minimum standard for water use.

Staff is recommending a condition of approval that the applicant will record a deed restriction within 30 days of approval, as well as a condition to ensure the building is utilizing low-flow plumbing fixtures and compliance with Water Star standards.

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.

The applicant is advised 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 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 Revised Development Plan to be consistent with the

Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Revised Final Development Plan for Precon Shop Addition

CONDITIONS:

1. Within 30 days of DRC approval, record the deed restriction regarding connection to sanitary sewer should it become available [Sec. 407.109(d)2].
2. The building permit application shall include the following:
 - Ensure use of low-flow or ultra low-flow plumbing fixtures.
 - Ensure use of the St John's River Water Management District's Water Star SM standards as the minimum standard for water use