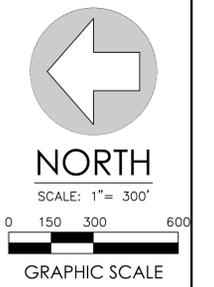


PHASING DATA

1. TOTAL PROJECT AREA:	244.70 ACRES
PHASE 1	
PHASE 2	
PHASE 3	
PROPOSED UNITS:	PHASE 1 = 900 DU PHASE 2 = 300 DU PHASE 3 = 300 DU TOTAL = 1,500 DU
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE:	PHASE 1 = 675,000 S.F. PHASE 2 = 225,000 S.F. PHASE 3 = 225,000 S.F. TOTAL = 1,125,000 S.F.
STORMWATER MANAGEMENT AREA	
OPEN CONTAINER AREA	
SPECIAL EVENTS AREA	
MULTI-USE PATH/TRAIL	
CONSERVATION AREA SETBACK	
CONSERVATION DELINEATION	
PRELIMINARY DEVELOPMENT PLAN (PDP) LIMITS	



OPEN CONTAINER AREA:

- INTENT: THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES SHALL BE PERMITTED WITHIN THE LIMITS OF THE OPEN CONTAINER AREA IDENTIFIED ON THE PRELIMINARY DEVELOPMENT PLAN, CONSISTENT WITH AND AS ALLOWED THROUGH ALACHUA COUNTY CODE CHAPTER 63 ALCOHOLIC BEVERAGES.
- AREA: THE EXTENT OF THE OPEN CONTAINER AREA IS AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN PRINCIPALLY ALONG THE PEDESTRIAN / LIVING STREET WITHIN THE VILLAGE CENTER. THE OPEN CONTAINER AREA EXCLUDES ALL OFF-STREET SURFACE PARKING AREAS AND PARKING STRUCTURES.
- DURATION: OPEN CONTAINERS SHALL BE PERMITTED 365 DAYS A YEAR.
- TIME: THE SALE OF OPEN CONTAINERS ARE PERMITTED PER THE SALES HOURS ESTABLISHED IN ALACHUA COUNTY CODE CHAPTER 63 ALCOHOLIC BEVERAGES.
- TYPE: OPEN CONTAINERS ARE ALLOWED FOR SALE BY ANY BUSINESS WITHIN THE VILLAGE CENTER THAT HAS RECEIVED ALL REQUIRED LICENSES FROM THE STATE OF FLORIDA AND ANY LICENSES REQUIRED BY LOCAL ORDINANCE. ALL OPEN CONTAINER ALCOHOLIC BEVERAGES SHALL BE LIMITED TO 16 FLUID OUNCES IN SIZE OR LESS. THE ALCOHOLIC BEVERAGES SHALL BE DISPENSED IN A PLASTIC OR PAPER CUP OR OTHER OPEN CONTAINER OTHER THAN A CAN, GLASS, BOTTLE OR FLASK. AN INDIVIDUAL MAY NOT REMOVE ALCOHOLIC BEVERAGES FROM THE LIMITS OF THE OPEN CONTAINER AREA. DRINKING FROM A GLASS, CAN, BOTTLE OR FLASK IS PROHIBITED WITHIN THE OPEN CONTAINER AREA, EXCEPT WITHIN BUILDINGS AND WITHIN AREAS OF OUTDOOR SEATING, STANDING AND GATHERING ASSOCIATED WITH AN ESTABLISHMENT LAWFULLY ALLOWED TO SELL ALCOHOLIC BEVERAGES.
- COUNTY FACILITIES: OPEN CONTAINERS ARE ONLY PERMITTED ON PRIVATE PROPERTY WITHIN CELEBRATION POINT. OPEN CONTAINERS ARE PROHIBITED ON ANY COUNTY MAINTAINED FACILITIES.
- SETBACKS: THE OPEN CONTAINER AREA LIMITS ARE ENTIRELY WITHIN THE VILLAGE CENTER OF CELEBRATION POINT AND DO NOT ABUT ANY ADJACENT PROPERTY OWNER'S NOT WITHIN THE CELEBRATION POINT PRELIMINARY DEVELOPMENT PLAN.
- SANITATION: RECYCLING AND TRASH RECEPTACLES WILL BE PROVIDED WITHIN THE LIMITS OF THE OPEN CONTAINER AREA. CELEBRATION POINT SHALL BE RESPONSIBLE FOR ANY CLEAN UP NECESSARY TO REMOVE DEBRIS, TRASH AND RECYCLABLES FROM THE OPEN CONTAINER AREA AND ALONG OR WITHIN ANY AREAS OUTSIDE THE LIMITS OF THE OPEN CONTAINER AREA.
- NOTICE: CELEBRATION POINT SHALL PROVIDE SIGNAGE THAT IDENTIFIES THE OPEN CONTAINER AREA LIMITS AND THE RULES RELATED TO OPEN CONTAINERS CONSISTENT WITH ALACHUA COUNTY CODE CHAPTER 63 ALCOHOLIC BEVERAGES. CELEBRATION POINT SHALL COORDINATE WITH ALL ESTABLISHMENTS WITHIN THE OPEN CONTAINER AREA TO INFORM THEM OF POLICIES RELATED TO THE SALE AND CONSUMPTION OF OPEN CONTAINERS WITHIN CELEBRATION POINT.
- NO ABROGATION OF OTHER LAWS: THE ALLOWANCES PROVIDED ON THE PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE DEEMED TO ABROGATE OR OTHERWISE IMPACT ANY STATE LAW OR LOCAL ORDINANCE PERTAINING TO PUBLIC DRUNKENNESS, DISORDERLY CONDUCT, DRIVING WITH AN OPEN CONTAINER OR UNDER THE INFLUENCE OF ALCOHOL, OR SIMILAR LAWS. THE ALLOWANCES ALSO ARE REQUIRED TO BE CONSISTENT WITH AND PERMITTED BY ALACHUA COUNTY CODE CHAPTER 63 ALCOHOLIC BEVERAGES.

SPECIAL EVENTS AREA:

- INTENT: SPECIAL EVENTS SHALL BE PERMITTED THROUGHOUT THE YEAR WITHIN THE SPECIAL EVENTS AREA LIMITS IDENTIFIED ON THE PRELIMINARY DEVELOPMENT PLAN WITHOUT THE NEED TO OBTAIN SPECIAL EVENT OR TEMPORARY USE PERMITS FOR EACH EVENT WITHIN CELEBRATION POINT.
- AREA: THE EXTENT OF THE AREA COVERED BY THE SPECIAL EVENTS PERMIT ARE AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN AND INCLUDE BLOCKS 1, 2, 3, 4, 5, 6, 10, 11 AND 12 PER THE APPROVED CELEBRATION POINT MASTER SITE PLAN.
- DURATION: SPECIAL EVENTS SHALL BE PERMITTED 365 DAYS A YEAR.
- TIME: SPECIAL EVENTS MAY OPERATE FROM 6:00 AM TO 2:00 AM, SEVEN (7) DAYS A WEEK.
- TYPE: SPECIAL EVENTS MAY INCLUDE, BUT NOT LIMITED TO, FARMERS MARKETS, SALES EVENTS, CAR AND BOAT SHOWS, ART SHOWS, SPORTING EVENT VIEWING AND TAILGATING SUCH AS SUPER BOWL, MARCH MADNESS, UF GATOR GAMES, HOLIDAY FESTIVITIES SUCH AS NEW YEARS EVE, EASTER, AND 4TH OF JULY, HERITAGE CELEBRATIONS SUCH AS ST. PATRICK'S DAY AND CINCO DE MAYO, CARNIVALS, FITNESS EVENTS SUCH AS 5K MARATHON'S AND BICYCLE RIDES, SCHOOL RELATED EVENTS SUCH AS START AND END OF SEMESTER FESTIVITIES, FOOD TRUCK RALLIES, ALONG WITH SEASONAL FESTIVALS AND EVENTS THAT RECOGNIZE FLORIDA HERITAGE. ACTIVITIES MAY INCLUDE, BUT NOT LIMITED TO, CONCERTS, PLAYS, RECITALS, HORSE BACKING RIDING, CARNIVAL GAMES AND TAILGATING GAMES AND THE SALE OF FOOD AND BEVERAGES FROM VENDORS, FOOD TRUCKS AND ESTABLISHMENTS WITHIN CELEBRATION POINT.
- COUNTY FACILITIES: ALL SPECIAL EVENTS SHALL OCCUR ON PRIVATE PROPERTY WITHIN CELEBRATION POINT. NO COUNTY MAINTAINED FACILITIES ARE INCLUDED WITHIN THE LIMITS OF THE SPECIAL EVENTS AREA. COUNTY FACILITIES WILL BE USED TO ACCESS THE FACILITY AND SHALL COMPLY WITH ALL MAINTENANCE OF TRAFFIC REQUIREMENTS.
- SETBACKS: THE SPECIAL EVENTS AREA LIMITS ARE PRINCIPALLY WITHIN THE VILLAGE CENTER AND ARE COMPLETELY CONTAINED WITHIN THE LIMITS OF CELEBRATION POINT. ANY ADDITIONAL TEMPORARY LIGHTING SHALL REMAIN WITHIN THE SPECIAL EVENTS AREA AND SHALL NOT ILLUMINATE ADJACENT PROPERTIES. CELEBRATION POINT SHALL COMPLY WITH ALL COUNTY NOISE CONTROL REQUIREMENTS.
- SANITATION: PUBLICALLY ACCESSIBLE RESTROOMS WILL BE AVAILABLE TO INDIVIDUALS THAT ATTEND SPECIAL EVENTS. FOR LARGER EVENTS WHERE PORTABLE RESTROOM FACILITIES ARE NECESSARY, CELEBRATION POINT WILL COMPLY WITH ALL HEALTH DEPARTMENT REQUIREMENTS AND OBTAIN ANY NECESSARY PERMITS. RECYCLING AND TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE LIMITS OF THE SPECIAL EVENTS AREA. CELEBRATION POINT SHALL BE RESPONSIBLE FOR ANY CLEAN UP NECESSARY TO REMOVE DEBRIS, TRASH AND RECYCLABLES FROM SPECIAL EVENTS WITHIN THE SPECIAL EVENTS AREA AND ALONG OR WITHIN ANY AREAS OUTSIDE THE LIMITS OF THE SPECIAL EVENTS AREA.
- MAINTENANCE OF TRAFFIC: CELEBRATION POINT SHALL NOT CLOSE OFF OR DIVERT PEDESTRIAN, BICYCLE, TRANSIT OR VEHICULAR TRAVEL FROM ANY COUNTY MAINTAINED FACILITY. CELEBRATION POINT MAY RESTRICT VEHICULAR AND TRANSIT ACCESS ON PRIVATE ROADS WITHIN THE SPECIAL EVENTS AREA. CELEBRATION POINT SHALL BE RESPONSIBLE FOR THE PROVISION OF DIRECTIONAL SIGNAGE TO ROUTE TRAFFIC TO APPROPRIATE PARKING AREAS. CELEBRATION POINT SHALL PROVIDE THE PUBLIC WORKS DEPARTMENT WITH A MAINTENANCE OF TRAFFIC PLAN. CELEBRATION POINT SHALL ALSO INFORM THE PUBLIC WORKS DEPARTMENT AT LEAST 7 DAYS BEFORE SCHEDULED EVENTS THAT MAY SIGNIFICANTLY IMPEDED TRAFFIC FLOW.
- NOTICE: CELEBRATION POINT SHALL NOTIFY PUBLIC WORKS, CODE ENFORCEMENT, FIRE RESCUE AND THE SHERIFF'S OFFICE AT LEAST 30 DAYS IN ADVANCE OF SPECIAL EVENTS THAT MAY DRAW SIGNIFICANT CROWDS. REOCCURRING SPECIAL EVENTS SUCH AS FARMER'S MARKETS OR WEEKEND LIVE MUSIC, NOT INCLUDING CONCERTS BY NATIONALLY RECOGNIZED ARTIST, SALES EVENTS, MULTI-DAY FESTIVITIES SUCH AS WOULD OCCUR DURING THE THANKSGIVING TO NEW YEARS HOLIDAY PERIOD AND TAILGATING AND VIEWING OF SPORTING EVENTS ARE CONSIDERED NORMAL SPECIAL EVENTS AND ADVANCE NOTICE IS NOT REQUIRED. PUBLIC WORKS, CODE ENFORCEMENT, FIRE RESCUE AND THE SHERIFF SHALL HAVE THE RIGHT TO REQUEST THAT THEY BE NOTIFIED OF ALL SPECIAL EVENTS IN THE EVENT THAT NOTICE PROTOCOL IS NOT APPROPRIATELY IDENTIFYING SPECIAL EVENTS THAT DRAW SIGNIFICANT CROWDS.
- SIGNS: CELEBRATION POINT SHALL COMPLY WITH ALL SIGN PROVISIONS WITHIN THE UNIFIED LAND DEVELOPMENT CODE.
- INSURANCE: CELEBRATION POINT SHALL BE LIABLE FOR MAINTAINING ADEQUATE INSURANCE COVERAGE WITHIN THE SPECIAL EVENTS AREA. THE COUNTY MAY REQUIRE THAT IT BE A NAMED AS AN ADDITIONAL INSURED PARTY.
- ANNUAL UPDATE: CELEBRATION POINT SHALL UPDATE ALL CONTACT INFORMATION, AND NOTICE PROVISIONS ON AN ANNUAL BASIS WITH THE GROWTH MANAGEMENT DEPARTMENT. CELEBRATION POINT SHALL UPDATE ANY RELEVANT INFORMATION WITH THE COUNTY WITHIN 30 DAYS OF A SUBSTANTIAL CHANGE REGARDING CONTACT INFORMATION.

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CELEBRATION POINT
ALACHUA COUNTY, FLORIDA
PHASING PLAN

Project No: 19-00000000-0000
 Revised Preliminary Development Plan
 Project No: 19-00000000-0000
 Date: 08/29/19
 Design: [Signature]
 Professional Engineer of Record:
 State of Florida
 Sergio J. [Signature]
 License No. 12345
 Sheet Title: PHASING PLAN

Sheet No.: SP1.10

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