



Celebration Pointe Transit Oriented Development: Unified Land Development Code Issues

March 9, 2021

**Alachua County Board of County
Commissioners**

Growth Management



Outline of Issues Raised

- Lack of Planned Development Zoning
- Signage:
 - Guarantees of Sign allowances / Vesting
 - LED Motion Display Screens
- Master Developer – Authority to Submit Applications
- Existing Developer's Agreement:
 - Funding of Archer Braid Trail
 - Transit Funding
- Provision for reduced block coverage with increased vertical development
- Reduced setback of offstreet parking (10' as opposed to 25')
- Temporary parking
- Increased tree mitigation planting of larger tree specimens

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Signage

- Request to guarantee or otherwise vest signs currently allowed in the Code
- Request for full motion LED Display screens on buildings

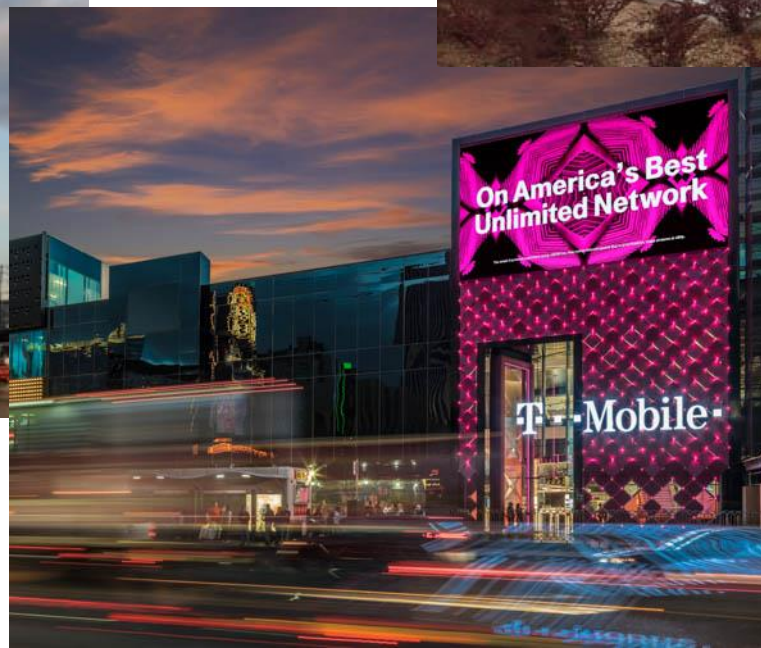


Signage

- *(2) A freestanding signage plan shall be submitted to the Department for review and approval. This plan shall be consistent with and cover the entire area of an approved preliminary TOD master plan. The freestanding signage plan shall detail the height, size, and location of all proposed freestanding signs permitted or allowed under this Subsection as determined by the calculations and allowances for such signs and the dimensional standards in this Subsection. All subsequent sign permit applications for permanent freestanding signs within the development must be consistent with an approved freestanding signage plan.*

Celebration Pointe TOD ULDC Issues

LED Displays

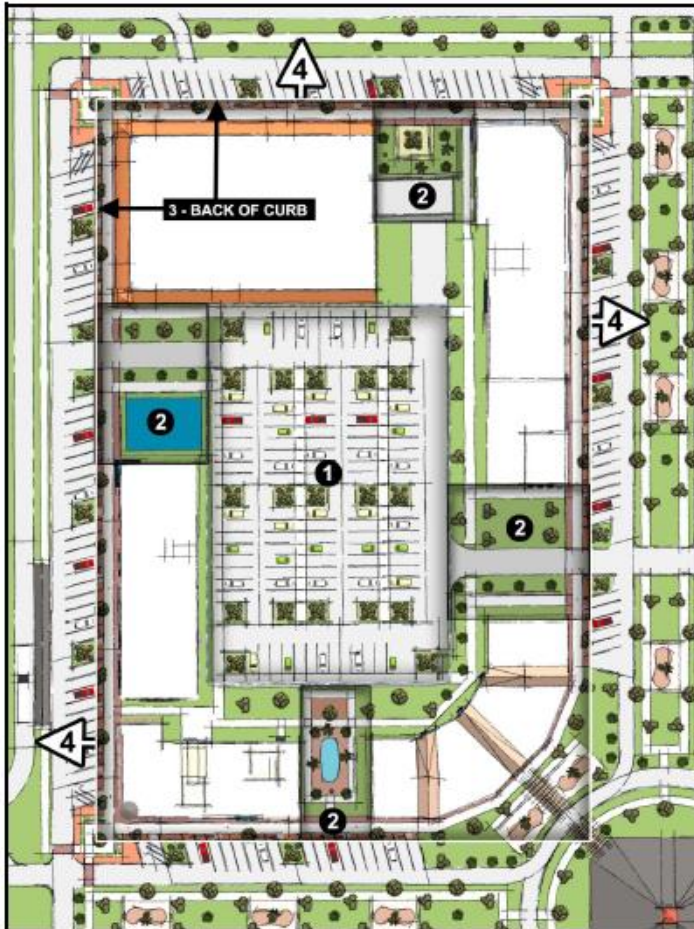


Design: Block Coverage and Parking Setback

- *Off-street surface parking shall be located to the rear of buildings and interior to the block. A minimum of 75 percent of the perimeter block length shall be lined by buildings, excluding access to off-street surface parking. Along any portion of a block not lined by buildings, off-street surface parking shall be located at least 25 feet from the back of curb. To screen the parking, between the back of curb and off-street parking, there shall be a sidewalk and a plaza with lighting, seating, architectural features, landscaping, low impact design techniques and 50 percent of ground surface areas under mature tree canopy at 20 years.*



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Temporary Parking

- e. A single transitional off-street surface parking area may be allowed per development. The perimeter block length shall not exceed the perimeter block length requirements of this article. Plans shall be submitted demonstrating how liner buildings will be provided at a future date along with justification why the additional parking is needed and why it cannot be provided elsewhere. Within this block, off-street surface parking shall not be located closer than 25 feet to the back of curb and off street surface parking shall be lined by a sidewalk and a plaza with lighting, seating, architectural features, landscaping and 50 percent mature tree canopy at 20 years.
- f. In addition to the single transitional lot, a TOD more than 100 acres in size is allowed one block with parking interior per every 100 acres where the block face is lined by buildings on 50 percent or greater of the block so long as there are buildings on three sides of the block face and at least one of the structures on the block is multistory. Off-street surface parking shall be setback at least 25 feet from the back of curb. To screen the parking, within the setback there shall be a sidewalk and a plaza with lighting,



Tree Mitigation

- Request to base tree mitigation plantings on cost of trees planted as opposed to credit for inches planted.
- Currently mitigation credit for replacement plantings is “inch per inch”. One potential proposal would be to give “bonus inches” for trees planted over a certain diameter.
 - 2” planted, 2” credit
 - 6” planted, 12” credit
 - 10” inch planted, 20” credit
- Positive is larger trees and more shade early in development
- Downside is less trees and less canopy over the long run.



Staff Recommendation

- **Receive presentation and direct staff to prepare ULDC amendments based on any of the topics discussed.**

