

V:\projects\Celebration Pointe - Preliminary Dev Plan\Plans\Current DWG\CT12235P18.DWG, PGD - DEV NOTES - \$P0.00, 8/29/2019 2:28:35 PM

### E. DEVELOPMENT DATA

1. DENSITY:		
	ALLOWABLE RESIDENTIAL DENSITY	PROVIDED RESIDENTIAL DENSITY *
VILLAGE CENTER	MINIMUM 10 DU/AC	11 DU/AC
	MAXIMUM 48 DU/AC	
TRANSIT SUPPORTIVE AREA (OUTSIDE VILLAGE CENTER)	MINIMUM 7 DU/AC	12 DU/AC
	MAXIMUM 24 DU/AC	
OUTSIDE TRANSIT SUPPORTIVE AREA	MAXIMUM ALLOWED BY THE UNDERLYING FUTURE LAND USE	13 DU/AC
2. INTENSITY:		
	REQUIRED NON-RESIDENTIAL INTENSITY	PROVIDED NON-RESIDENTIAL INTENSITY *
BASE	10,000 SF	10,000 SF **
SQUARE FOOTAGE PER DWELLING UNIT	100-500 SF/DU	500 SF/DU **

\* THE FOLLOWING "PROPOSED RESIDENTIAL UNITS & NON-RESIDENTIAL USES" TABLE DETAILS THE PROPOSED DENSITIES AND INTENSITIES FOR THE INDIVIDUAL PHASES AND AT BUILD OUT OF THE DEVELOPMENT.

\*\*\* A MINIMUM OF 25% OF THE NON-RESIDENTIAL USES WILL BE RETAIL/COMMERCIAL USES BUT WILL NOT EXCEED 75% OF THE NON-RESIDENTIAL USES.

#### 3. MIX OF USES FOR VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA

REQUIRED: A. A MINIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.  
B. A MAXIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE ALLOWED MAY BE LOCATED OUTSIDE THE VILLAGE CENTER AND WITHIN THE TRANSIT SUPPORTIVE AREA.

PROVIDED: A. THE DEVELOPMENT PROPOSES A TOTAL OF 896,000 SF OF NON-RESIDENTIAL USES WITH 594,680 SF (66.4%) LOCATED WITHIN THE VILLAGE CENTER.  
B. THE DEVELOPMENT PROPOSES 301,320 SF (33.6%) OF NON-RESIDENTIAL USES OUTSIDE THE VILLAGE CENTER AND WITHIN THE TRANSIT SUPPORTIVE AREA.  
C. THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 25% OF THE ACTUAL BUILT NON-RESIDENTIAL SQUARE FOOTAGE IN MULTI-STORY BUILDINGS WITH MULTIPLE USES. THE PERCENTAGE MAY BE REDUCED CONSISTENT WITH ULDC 407.66 (c).

#### 4. MIX OF USES FOR RESIDENTIAL AREAS:

REQUIRED: A. THE MAXIMUM ALLOWABLE NON-RESIDENTIAL SQUARE FOOTAGE THAT MAY BE LOCATED OUTSIDE THE TRANSIT SUPPORTIVE AREA SHALL BE CONSISTENT WITH ULDC 407.67 (d).  
B. CIVIC USES AND LIVE-WORK STUDIOS LOCATED OUTSIDE THE TRANSIT SUPPORTIVE AREA SHALL BE COUNTED TOWARDS THE MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE AND TOWARDS THE PERCENTAGE ALLOWED OUTSIDE THE TRANSIT SUPPORTIVE AREA.

PROVIDED: A. THE PERCENTAGE OF THE NON-RESIDENTIAL SQUARE FOOTAGE INCLUDING CIVIC USES AND LIVE-WORK STUDIOS TO BE LOCATED OUTSIDE THE TRANSIT SUPPORTIVE AREA SHALL BE CONSISTENT WITH ULDC 407.67 (d).

#### 5. PROPOSED RESIDENTIAL UNITS & NON-RESIDENTIAL USES:

	PHASE 1	PHASE 2	PHASE 3	BUILD-OUT
	2010-2018	2017-2020	2019-2025	2010-2025
MAXIMUM RESIDENTIAL UNITS	1,064 DU	354 DU	354 DU	1,772 DU
MAXIMUM NON-RESIDENTIAL USES	537,600 SF	179,200 SF	179,200 SF	896,000 SF
MINIMUM REQUIRED NON-RESIDENTIAL USES OTHER THAN COMMERCIAL	134,400 SF	44,800 SF	44,800 SF	224,000 SF
MINIMUM REQUIRED COMMERCIAL USES	134,400 SF	44,800 SF	44,800 SF	224,000 SF
MAXIMUM ALLOWABLE NON-RESIDENTIAL USES OTHER THAN COMMERCIAL	403,200 SF	134,400 SF	134,400 SF	672,000 SF
MAXIMUM ALLOWABLE COMMERCIAL USES	403,200 SF	134,400 SF	134,400 SF	672,000 SF
NON-RESIDENTIAL USES REQUIRED VERTICAL MIX	134,400 SF	44,800 SF	44,800 SF	224,000 SF
MAXIMUM SINGLE TENNANT NON-RESIDENTIAL USE	268,800 SF	89,600 SF	89,600 SF	448,000 SF
MAXIMUM RESIDENTIAL UNITS ALLOWED BEFORE NON-RESIDENTIAL	797 DU	177 DU	177 DU	----
MAXIMUM NON-RESIDENTIAL USES ALLOWED BEFORE RESIDENTIAL UNITS	403,200 SF	89,600 SF	89,600 SF	----
MINIMUM RESIDENTIAL UNITS REQUIRED BEFORE MOVE TO NEXT PHASE	532 DU	1,152 DU	1,683 DU	----
MINIMUM NON-RESIDENTIAL USES REQUIRED BEFORE MOVE TO NEXT PHASE	268,800 SF	582,400 SF	851,200 SF	----
MINIMUM RESIDENTIAL UNITS REQUIRED IN VILLAGE CENTER	664 DU	664 DU	664 DU	664 DU
RESIDENTIAL UNITS PROPOSED IN VILLAGE CENTER	450 DU	124 DU	154 DU	728 DU
MINIMUM NON-RESIDENTIAL USES REQUIRED IN VILLAGE CENTER	268,800 SF	89,600 SF	89,600 SF	448,000 SF
NON-RESIDENTIAL USES PROPOSED IN VILLAGE CENTER	402,600 SF	110,000 SF	154,200 SF	666,800 SF
MINIMUM RESIDENTIAL UNITS REQUIRED IN TRANSIT SUPPORTIVE AREA	452 DU	452 DU	452 DU	452 DU
RESIDENTIAL UNITS PROPOSED IN TRANSIT SUPPORTIVE AREA	500 DU	120 DU	170 DU	790 DU
MAXIMUM NON-RESIDENTIAL USES ALLOWED IN TRANSIT SUPPORTIVE AREA	268,800 SF	89,600 SF	89,600 SF	448,000 SF
NON-RESIDENTIAL PROPOSED IN TRANSIT SUPPORTIVE AREA	135,000 SF	31,700 SF	15,000 SF	181,700 SF
MINIMUM RESIDENTIAL UNITS REQUIRED OUTSIDE OF TRANSIT SUPPORTIVE AREA	78 DU	78 DU	78 DU	78 DU
RESIDENTIAL UNITS PROPOSED OUTSIDE OF TRANSIT SUPPORTIVE AREA	114 DU	110 DU	30 DU	254 DU
MAXIMUM NON-RESIDENTIAL USES ALLOWED OUTSIDE OF TRANSIT SUPPORTIVE AREA	60,000 SF	20,000 SF	20,000 SF	100,000 SF
NON-RESIDENTIAL USES PROPOSED OUTSIDE OF TRANSIT SUPPORTIVE AREA	00 SF	37,500 SF	10,000 SF	47,500 SF

A. DETAILED PHASING REPORT SHALL BE PROVIDED WITH EACH FINAL DEVELOPMENT PLAN TO DEMONSTRATE CONSISTENCY WITH SECTION 402.130 (d) OF THE UNIFIED LAND DEVELOPMENT CODE.

B. PROPOSED RESIDENTIAL UNITS AND NON-RESIDENTIAL USES WITHIN THE VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA MAY BE MODIFIED BY THE DEVELOPER TO ADJUST TO MARKET CONDITIONS SO LONG AS THE MINIMUM REQUIRED RESIDENTIAL UNITS AND NON-RESIDENTIAL USES WITHIN THE VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA ARE ACHIEVED. EACH FINAL PLAN SUBMITTAL SHALL INCLUDE AN ANALYSIS TO MONITOR THAT THE DEVELOPMENT IS ACHIEVING THE REQUIRED THRESHOLDS.

C. RESIDENTIAL USES INCLUDE: SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, APARTMENTS, FLATS, LOFTS, STUDIOS, CITY HOMES, TOWNHOMES, LODGING, ASSISTED AND CONGREGATE CARE LIVING FACILITY.

D. NON-RESIDENTIAL USES OTHER THAN RETAIL INCLUDE: OFFICE, LIMITED INDUSTRIAL, RECREATION AND CIVIC USES.

E. EXCLUDABLE NON-RESIDENTIAL USES (NO LIMIT ON ALLOWABLE SQUARE FOOTAGE): FOR CIVIC USES SUCH AS PARKS, RECREATION, RELIGIOUS, EDUCATIONAL, GOVERNMENT AND COMMUNITY CENTERS.

F. NON-RESIDENTIAL USES (NO LIMIT ON AMOUNT): OUT-DOOR SEATING AND LIVE-WORK STUDIOS.

G. MINI-WAREHOUSE PRINCIPALLY PROVIDED TO SERVE DEVELOPMENT ALLOWED OUTSIDE VILLAGE CENTER.

H. OUTDOOR DISPLAY OF MERCHANDISE AND LIMITED INVENTORY OF VEHICLES ALLOWED PER ULDC

### E. DEVELOPMENT DATA CONTINUED

6.	ITEM	ACRES	PERCENT (%)
	CONSERVATION MANAGEMENT AREA (PRIMARY OPEN SPACE)	88.23	36.0
	VILLAGE CENTER (VC)	41.23	16.9
	TRANSIT SUPPORT AREA (TSA)	43.97	18.0
	OUTSIDE OF TRANSIT SUPPORT AREA	21.93	8.9
	OMA SETBACK AND BUFFERS	2.81	1.2
	STORMWATER MANAGEMENT AREAS	28.23	11.5
	RIGHT-OF-WAY (ROW) AREA (WITHIN PROPERTY BOUNDARIES)	18.30	7.5
	TOTAL PROJECT AREA	244.70	100.00

	FLOODPLAINS AREA	87.94	3,830,666
	WETLAND AREA	52.35	2,280,366
	VILLAGE CENTER INCLUDING RIGHT-OF-WAY	66.40	2,892,384
	TRANSIT SUPPORTIVE AREA INCLUDING RIGHT-OF-WAY	67.07	2,921,570
	OUTSIDE TSA INCLUDING RIGHT-OF-WAY	22.59	984,020
	RIGHT-OF-WAY AREA (OUTSIDE TSA)	4.12	179,467
	PROPOSED IMPERVIOUS AREA (1)	144.17	6,279,915

(1) THE 144.17 ACRES OF IMPERVIOUS AREA WAS CALCULATED ASSUMING 90% COVERAGE WITHIN THE VC, TSA, OUTSIDE TSA AND ONSITE ROW.

(2) 0.7 ACRES OF THE TOTAL 52.35 ACRES OF WETLANDS ARE EXEMPT FROM PROTECTION BY ALACHUA COUNTY PURSUANT TO ULDC SECT. 406.50(1)

### F. DIMENSIONAL REQUIREMENTS PER ULDC

1. VILLAGE CENTER DIMENSIONAL STANDARDS: *		
STANDARDS	RETAIL USE	OTHER NON-RESIDENTIAL, HOTEL, MIXED USE ONLY, OR MULTIFAMILY
BUILD TO LINE (FT)	15 - 25	15 - 50
HEIGHT, MIN (STORIES)	1	1
HEIGHT, MAX (STORIES)	8	8
SINGLE TENANT BUILDING FOOTPRINT, MAX (SF)	** 50,000	65,000

\* SHOULD SQUARE FOOTAGE OR DIMENSIONS CHANGE, ULDC 407.66.1 WILL CONTROL. NOTES ARE REFERENCE ONLY.

\*\* ANY SINGLE TENANT NON-RESIDENTIAL BUILDINGS EXCEEDING 50,000 S.F. SHALL COMPLY WITH POLICY 1.6.5.11 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.66(d)2 OF THE UNIFIED LAND DEVELOPMENT CODE.

#### 2. TRANSIT SUPPORTIVE AREA DIMENSIONAL STANDARDS:

STANDARDS		
BUILD TO LINE (FT)	15 - 25	15 - 50
HEIGHT, MIN (STORIES)	1	1
HEIGHT, MAX (STORIES)	6	6
SINGLE TENANT BUILDING FOOTPRINT, MAX (SF)	** 50,000	65,000

\* SHOULD SQUARE FOOTAGE OR DIMENSIONS CHANGE, ULDC 407.66.2 WILL CONTROL. NOTES ARE REFERENCE ONLY.

\*\* ANY SINGLE TENANT NON-RESIDENTIAL BUILDINGS EXCEEDING 50,000 S.F. SHALL COMPLY WITH POLICY 1.6.5.11 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.66(d)2 OF THE UNIFIED LAND DEVELOPMENT CODE.

#### 3. RESIDENTIAL AREA DIMENSIONAL STANDARDS: \*

STANDARDS	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI-FAMILY AND NON-RESIDENTIAL
SETBACKS			
FRONT, MIN (FT)	10	5	10
FRONT, MAX (FT)	20	15	20
SIDE, INTERIOR (FT)	5	N/A	10
SIDE, STREET (FT)	10	10	10
REAR (FT)	10	10	15

BUILDING			
MAX LOT COVERAGE (%)	70	80	80
HEIGHT, MAX (FT)	30	30	60
BUILDING FOOTPRINT, MAX (SF)	N/A	N/A	65,000
SINGLE TENANT SIZE, MAX (SF)	N/A	N/A	** 50,000

\* SHOULD SQUARE FOOTAGE OR DIMENSIONS CHANGE, ULDC 407.67.1 WILL CONTROL. NOTES ARE REFERENCE ONLY.

\*\* ANY SINGLE TENANT NON-RESIDENTIAL BUILDINGS EXCEEDING 50,000 S.F. SHALL COMPLY WITH POLICY 1.6.5.11 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.66(d)2 OF THE UNIFIED LAND DEVELOPMENT CODE.

### G. BLOCK PERIMETER REQUIREMENTS PER ULDC

REQUIRED:			
LOCATION	MAXIMUM BLOCK PERIMETER (FT)		
	STANDARD	EXTENDED	EXTENDED W/ DATA EXTERIOR PARKING
VILLAGE CENTER	1,300	2,000	2,700
INSIDE THE TRANSIT SUPPORTIVE AREA OUTSIDE THE VILLAGE CENTER	1,600	2,300	3,000
OUTSIDE TSA	2,000	N/A	N/A

PROVIDED:

THE DEVELOPMENT WILL MEET THE BLOCK PERIMETER REQUIREMENTS ESTABLISHED BY POLICY 1.6.7.2 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (d) OF THE UNIFIED LAND DEVELOPMENT CODE AS SHOWN ON THE PRELIMINARY GENERAL SITE DEVELOPMENT PLAN. ALSO, EACH FINAL DEVELOPMENT PLAN SHALL INCLUDE DETAILED DIMENSIONING OF ALL APPLICABLE BLOCKS IN ORDER TO DEMONSTRATE CONSISTENCY WITH THE AFOREMENTIONED POLICIES AND STANDARDS.

### H. OFF-STREET PARKING

MAXIMUM OFF-STREET PARKING *		
USE	MAXIMUM NUMBER OF SPACES	PROVIDED
NON-RESIDENTIAL	3 PER 1,000 SF OF GROSS FLOOR AREA	**
MULTI-FAMILY RESIDENTIAL AND HOTEL	0.5 PER 400 SF OF GROSS FLOOR AREA	**

\* OFF-STREET PARKING IS NOT REQUIRED.

\* THE NUMBER, LOCATION AND LANDSCAPING OF OFF-STREET PARKING SPACES FOR THE DEVELOPMENT WILL BE DETERMINED DURING FINAL REVIEW FOR EACH PHASE OF THE DEVELOPMENT. ALSO, ALL OFF-STREET PARKING WILL MEET THE REQUIREMENTS OF POLICY 1.6.8 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (c) OF THE UNIFIED LAND DEVELOPMENT CODE.

### I. ON-STREET PARKING

REQUIRED:

1. DEFINED ON-STREET PARKING SHALL BE PROVIDED ON THE MAJORITY OF BLOCK FACES WITHIN THE TRANSIT SUPPORTIVE AREA, AND IS ALLOWED THROUGHOUT THE REST OF THE DEVELOPMENT.

2. ON THROUGH COLLECTOR OR ARTERIAL ROADWAYS WITH A PROJECTED AADT GREATER THAN 5,000 TRIPS, ANGLED ON-STREET PARKING SHALL BE ACCESSED VIA A DRIVE AISLE SEPARATED FROM THROUGH TRAFFIC BY A LANDSCAPED MEDIAN.

3. PARALLEL ON-STREET PARKING OR ANGLED PARKING ACCESSED BY A DRIVE-AISLE SEPARATED FROM THROUGH TRAFFIC BY A LANDSCAPED MEDIAN ARE ALLOWED AND ENCOURAGED ON ARTERIAL AND COLLECTOR ROADWAYS SO LONG AS IT CAN BE DONE IN A SAFE MANNER THAT DOES NOT NEGATIVELY IMPACT THE OPERATIONS OF THE FACILITY.

PROVIDED:

1. ON-STREET PARKING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT AS REQUIRED BY POLICY 1.6.8 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (d)4 OF THE UNIFIED LAND DEVELOPMENT CODE. ALL DETAILS (NUMBER, LOCATION, ETC.) FOR ON-STREET PARKING WILL BE DETERMINED DURING FINAL REVIEW FOR EACH PHASE OF THE DEVELOPMENT.

### J. TREE CANOPY

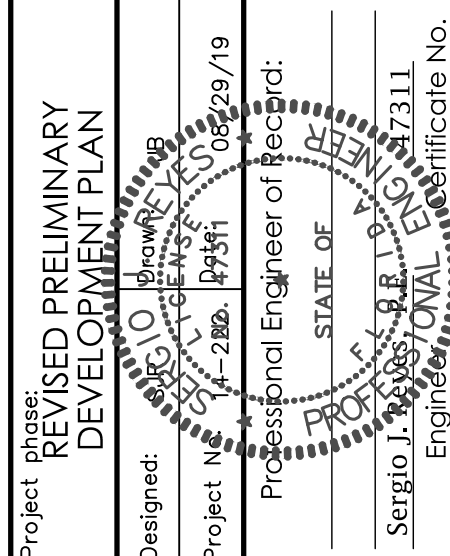
	ACRES	PERCENT %
EXISTING TREE CANOPY:	244.70	100.00
TREE CANOPY RETENTION (REQUIRED):	12.23	5.00
TREE CANOPY RETENTION (PROVIDED):	103.01	42.10
TREE CANOPY TO BE REMOVED:	135.57	55.40

SCALES:  
AS SHOWN



CELEBRATION POINTE  
ALACHUA COUNTY, FLORIDA

MASTER PLAN DEVELOPMENT NOTES



Sheet No.:

SP0.00