




# Celebration Pointe TOD

## 7th Revised Preliminary Development Plan

Christine Berish  
Development Review Manager

# Celebration Pointe TOD – 7th Revised PDP

- Update entitlements to allow maximum 2,000 residential units and 1,500,000sf of non-residential
  - Provide conversion per BoCC adopted Policy 1.9.1(a) for affordable housing
  - Update Master Plan to include the AC Sports & Events Center
  - Proposed Master Block Plan to be included in the Preliminary Development Plan
- 

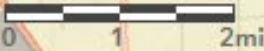


**SITE**

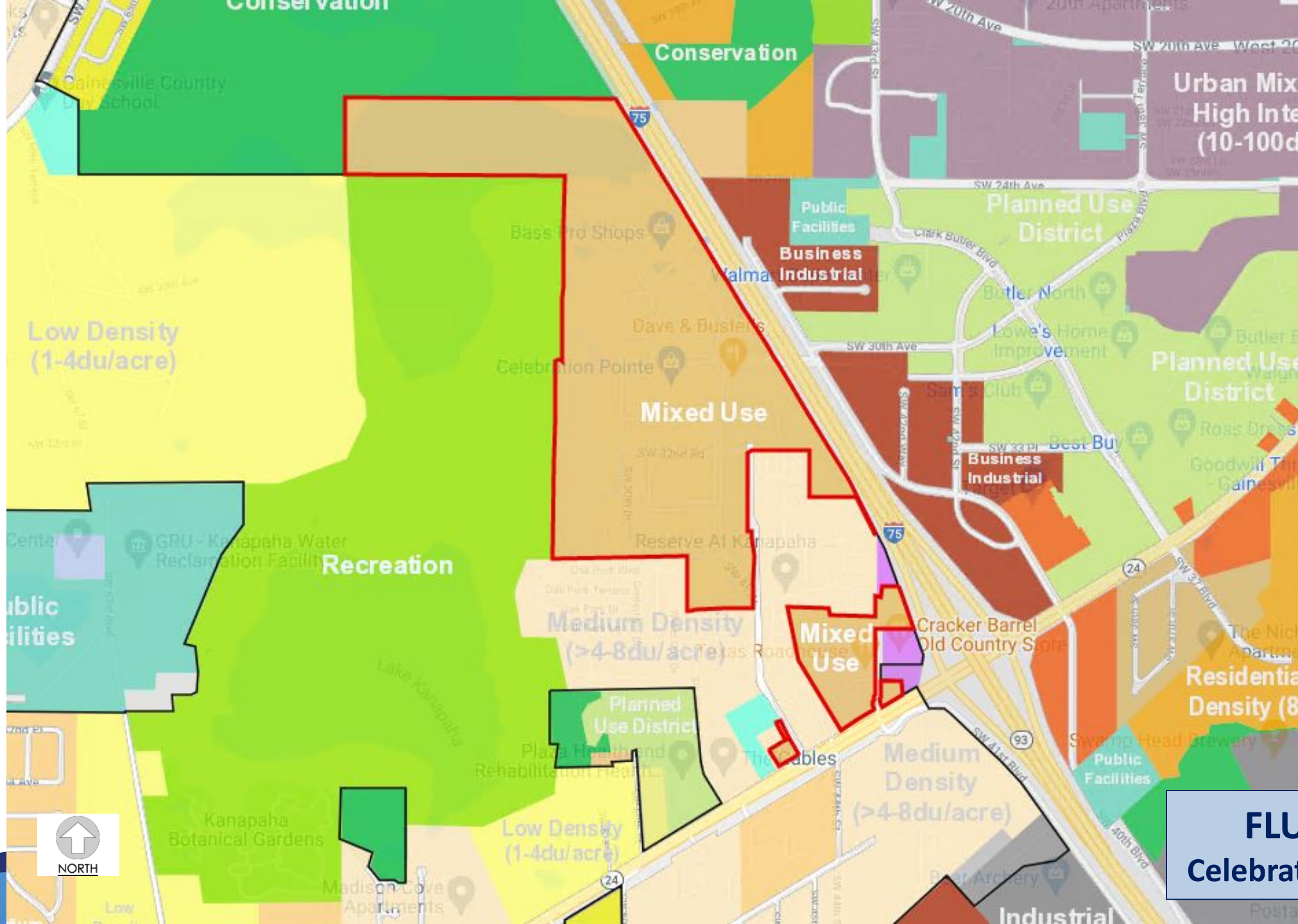
**Location Map  
Celebration Pointe**



NORTH







**FLU Map**  
**Celebration Pointe**





**Aerial Map**  
**Celebration Pointe**

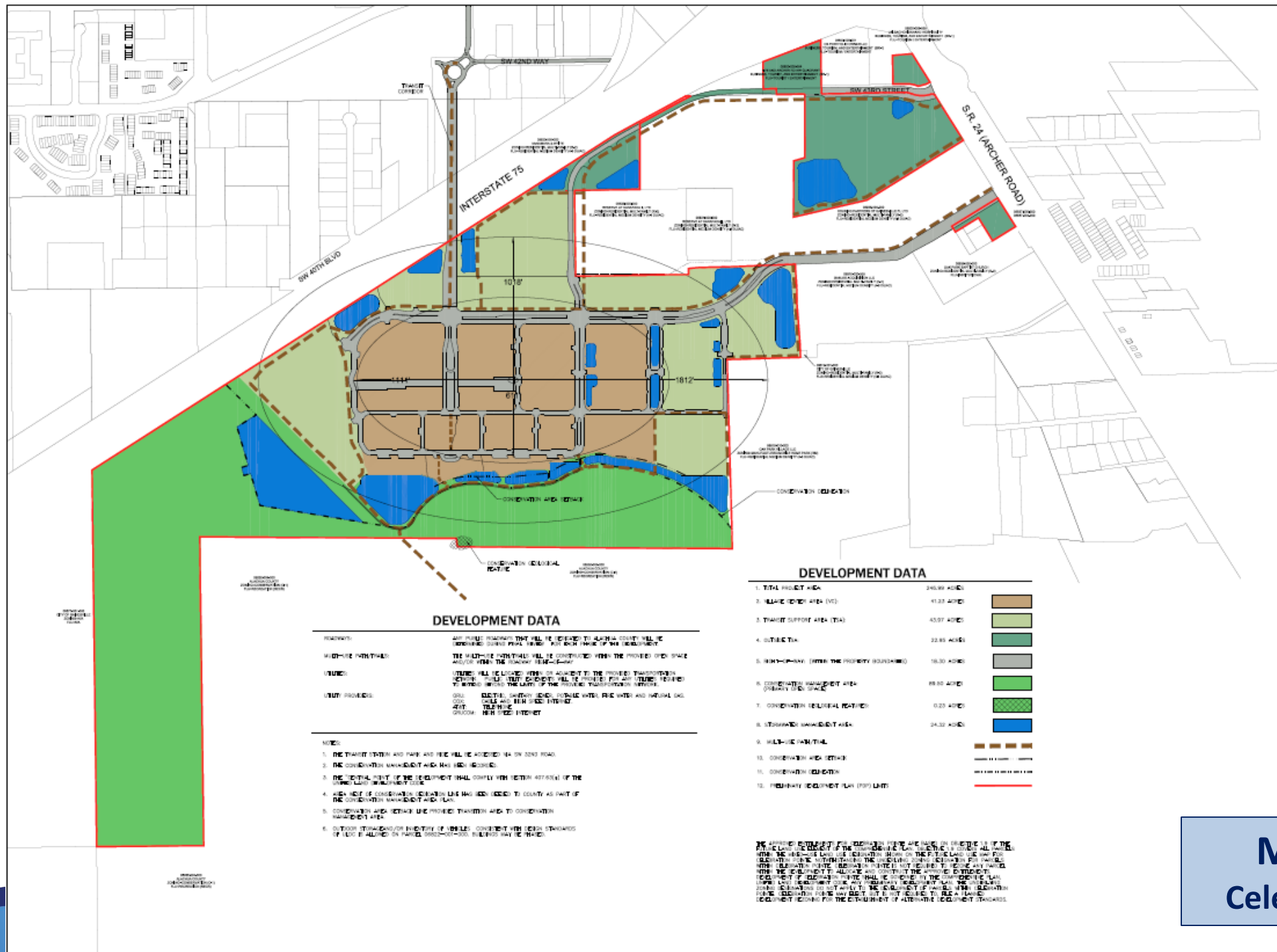




**Adjacent Open Space  
Celebration Pointe**







REV	DATE	DESCRIPTION
1	1/26/20	ISSUED FOR PERMIT
2		
3		
4		
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6		
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8		
9		
10		
11		
12		

Professional Engineer of Record:  
Digitally signed by Sergio J. Reyes, P.E.  
Date: 2021.08.19 14:50:18 -0400  
Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.  
16-201  
11/11/21  
REVISED PRELIMINARY DEVELOPMENT PLAN  
Project No.:  
CELEBRATION POINTE  
ALACHUA COUNTY,  
FLORIDA

# Master Plan Celebration Pointe

DEVELOPMENT DATA	
1. TOTAL PROJECT AREA	245.99 ACRES
2. MULTI-USE POTENTIAL AREA (MUP)	41.23 ACRES
3. TRANSIT SUPPORT AREA (TSA)	43.97 ACRES
4. OUTSIDE TSA	22.85 ACRES
5. HIGHWAY CORRIDOR (WITHIN THE PROPERTY BOUNDARIES)	18.30 ACRES
6. CONSERVATION MANAGEMENT AREA (CMA)	88.80 ACRES
7. CONSERVATION SENSITIVE AREA (CSA)	0.23 ACRES
8. STORMWATER MANAGEMENT AREA	24.32 ACRES
9. MULTI-USE POTENTIAL	
10. CONSERVATION AREA RETAIN	
11. CONSERVATION ELEVATION	
12. PRELIMINARY DEVELOPMENT PLAN (PDP) LOTS	

THE ABOVE DEVELOPMENT PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE ACCURATE.

**DEVELOPMENT DATA**

**ROADWAYS:** ALL PUBLIC ROADWAYS THAT WILL BE RECEIVED TO ALACHUA COUNTY WILL BE DESIGNATED COUNTY ROAD 1000. FOR EACH PHASE OF THE DEVELOPMENT.

**MULTI-USE POTENTIAL:** THE MULTI-USE POTENTIAL WILL BE CONSTRUCTED WITHIN THE PROVIDED OPEN SPACE AND/OR WITHIN THE ROADWAY RIGHT-OF-WAY.

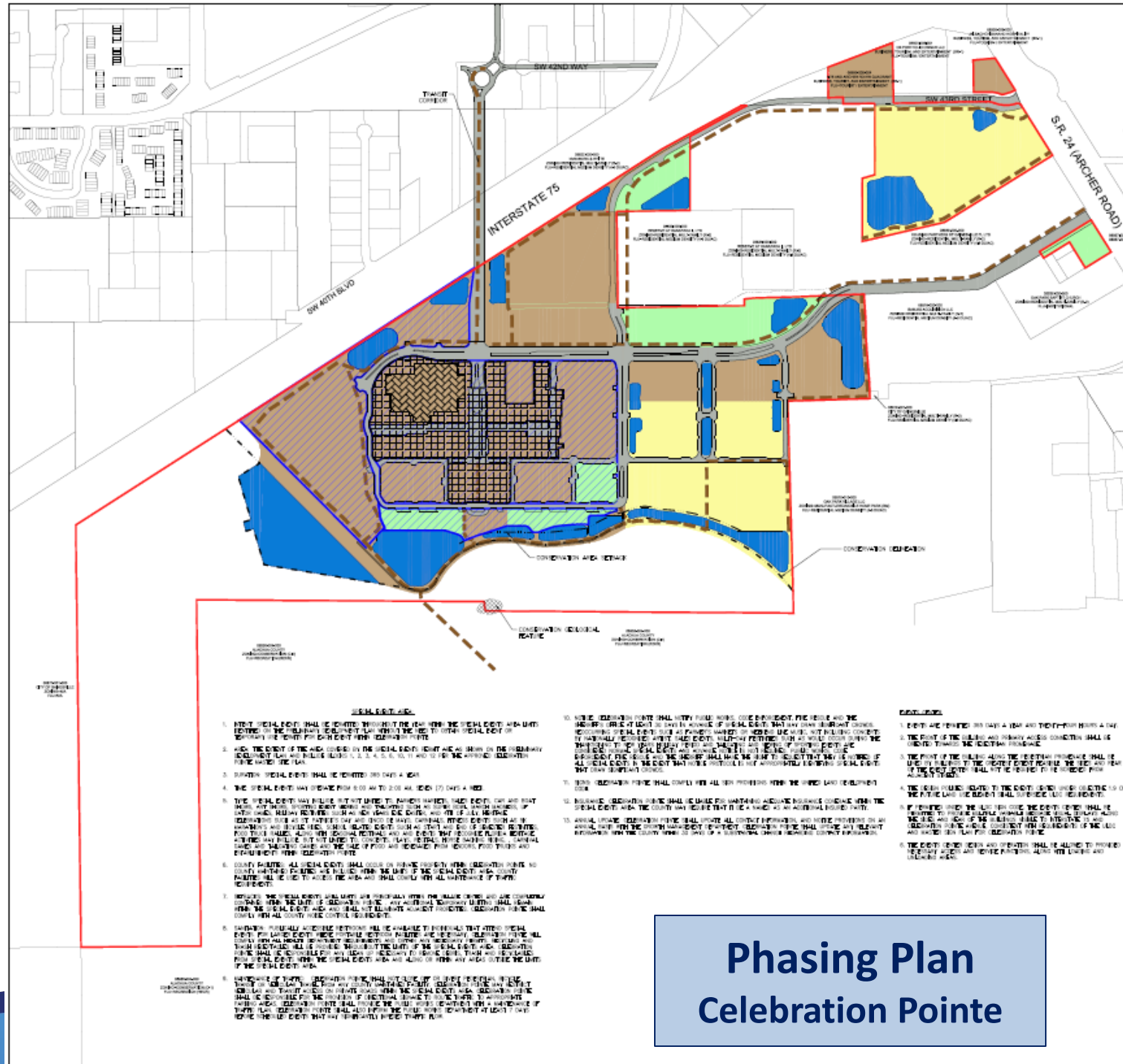
**UTILITIES:** UTILITIES WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION CORRIDOR. UTILITIES WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION CORRIDOR. UTILITIES WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION CORRIDOR.

**UTILITIES PROVIDED:** GROUNDWATER, SURFACE WATER, POTABLE WATER, FRESH WATER AND NATURAL GAS. GROUNDWATER, SURFACE WATER, POTABLE WATER, FRESH WATER AND NATURAL GAS. GROUNDWATER, SURFACE WATER, POTABLE WATER, FRESH WATER AND NATURAL GAS.

**NOTES:**

- THE TRANSIT STATION AND PARK AND RIDE WILL BE ADJACENT TO SW 40TH ROAD.
- THE CONSERVATION MANAGEMENT AREA HAS BEEN DESIGNATED.
- THE INITIAL PHASE OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 1000.01 OF THE ALACHUA COUNTY DEVELOPMENT CODE.
- WHEN A PORTION OF CONSERVATION ELEVATION LAND HAS BEEN DESIGNATED TO COUNTY AS PART OF THE CONSERVATION MANAGEMENT AREA PLAN.
- CONSERVATION AREA RETAIN THE PROVIDED TRANSPORTATION AREA TO CONSERVATION MANAGEMENT AREA.
- OUTDOOR STORMWATER AND/OR INFILTRATION OF VEHICLES CONSIDERED WITH DESIGN STANDARDS OF 1000.01 APPLIED ON PARCEL 1000-001-0000. BUILDINGS MAY BE PLACED.





PHASING DATA	
1. TOTAL PROJECT AREA:	248.55 ACRES
PHASE 1	
PHASE 2	
PHASE 3	
PROPOSED UNITS:	PHASE 1 = 1,200 DU PHASE 2 = 400 DU PHASE 3 = 2,000 DU
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE:	PHASE 1 = 800,000 SF PHASE 2 = 100,000 SF PHASE 3 = 300,000 SF TOTAL = 1,200,000 SF
STORMWATER MANAGEMENT AREA	
OPEN CONTAINMENT AREA	
SPECIAL EVENTS AREA	
EVENTS ZONES	
MULTI-USE FACILITIES	
CONSERVATION AREA RETAIN	
CONSERVATION ELEVATION	
PHASE 1 DEVELOPMENT PLAN (PDP) UNITS	

- OPEN CONTAINMENT AREA**
1. IDENTIFY THE SIZE AND COMPOSITION OF ALL OPEN CONTAINMENT AREAS THAT ARE REQUIRED TO BE MAINTAINED WITHIN THE PROJECT AREA AND ALL OPEN CONTAINMENT AREAS SHALL BE MAINTAINED WITHIN THE PROJECT AREA.
  2. WITHIN THE OPEN CONTAINMENT AREA, THE OPEN CONTAINMENT PLAN SHALL BE MAINTAINED WITHIN THE PROJECT AREA AND ALL OPEN CONTAINMENT AREAS SHALL BE MAINTAINED WITHIN THE PROJECT AREA.
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  10. THE OPEN CONTAINMENT AREA SHALL BE MAINTAINED WITHIN THE PROJECT AREA.



NO.	DATE	REVISIONS (REV. DATE)
1	7/26/2021	

Professional Engineer of Record:  
  
Digitally signed by Sergio J. Reyes, P.E.  
Date: 2021.08.19 14:51:06 -0400  
Sergio J. Reyes, P.E.  
Engineer  
Certificate No. 47111  
16-201

PROJECT NAME	REVIEWED PRELIMINARY DEVELOPMENT PLAN
PROJECT NO.	
CELEBRATION POINTE ALACHUA COUNTY, FLORIDA ALACHUA COUNTY, FLORIDA	
PHASE PLAN	
DATE	10/15/2021
BY	SP1.10

# Phasing Plan Celebration Pointe







# Condition of Approval

From ULDC 406.12(a)4.

*“All efforts should be made to retain regulated trees, beyond the requirements of 406.12(a)3, the required minimum undisturbed area may be reduced, with county approval, provided that at least 50 percent of the area under the canopy dripline remains undisturbed consistent with 406.12.5(c)6. Under no circumstances shall permission be given for any development activity within the tree root plate. Additional techniques to ensure survival of the retained trees may be required.”*

1. The heritage trees located on Tax Parcels 06800-006-002, and 06937-004-000 will be subject to ULDC 406.12(a)4. at Final Development Plan review.





78-inch Live Oak on tax parcel 06937-004-000





56-inch Live Oak on tax parcel 06800-006-002



# Consistency Analysis

Proposed Revised Preliminary Development Plan is found to be consistent with:

- Comprehensive Plan
- Unified Land Development Code

## Staff Recommendation

Staff recommends **approval with condition** of the Revised Preliminary Development Plan for **Celebration Pointe TOD**

