




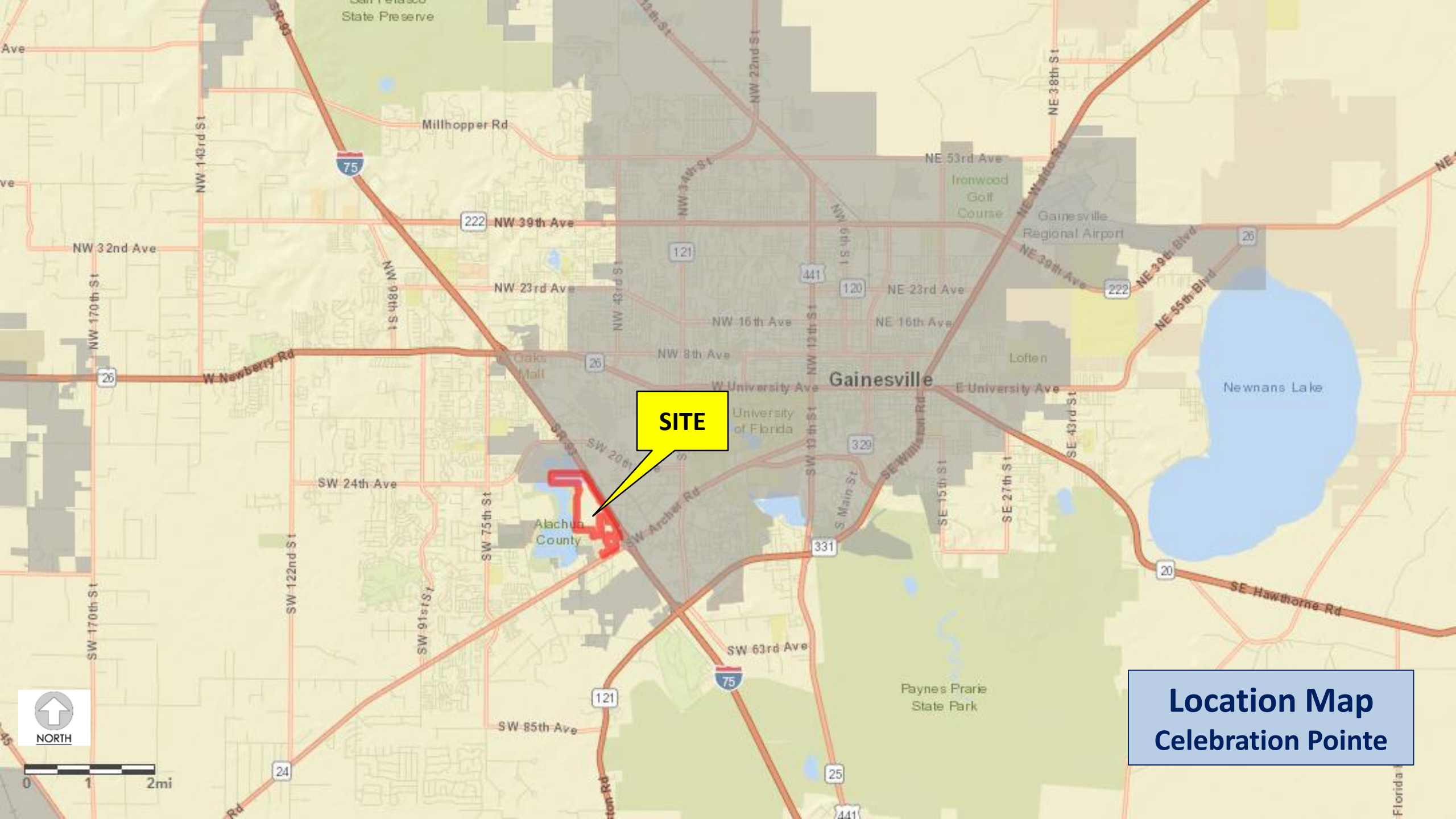
Celebration Pointe TOD

7th Revised Preliminary Development Plan

Christine Berish
Development Review Manager

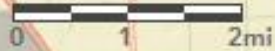
Celebration Pointe TOD – 7th Revised PDP

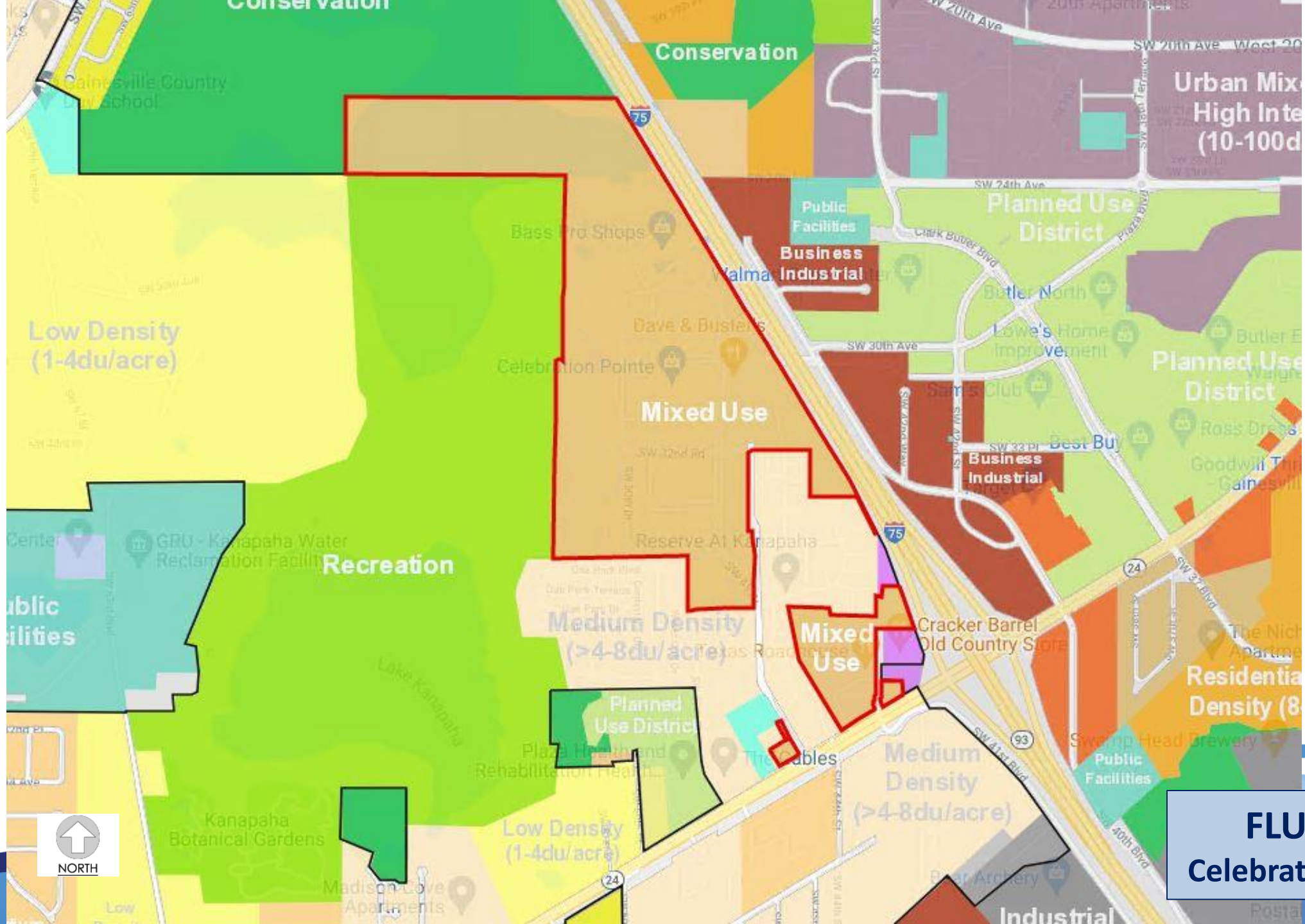
- Update entitlements to allow maximum 2,000 residential units and 1,500,000sf of non-residential
 - Provide conversion per BoCC adopted Policy 1.9.1(a) for affordable housing
 - Update Master Plan to include the AC Sports & Events Center
 - Proposed Master Block Plan to be included in the Preliminary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



SITE

**Location Map
Celebration Pointe**





FLU Map

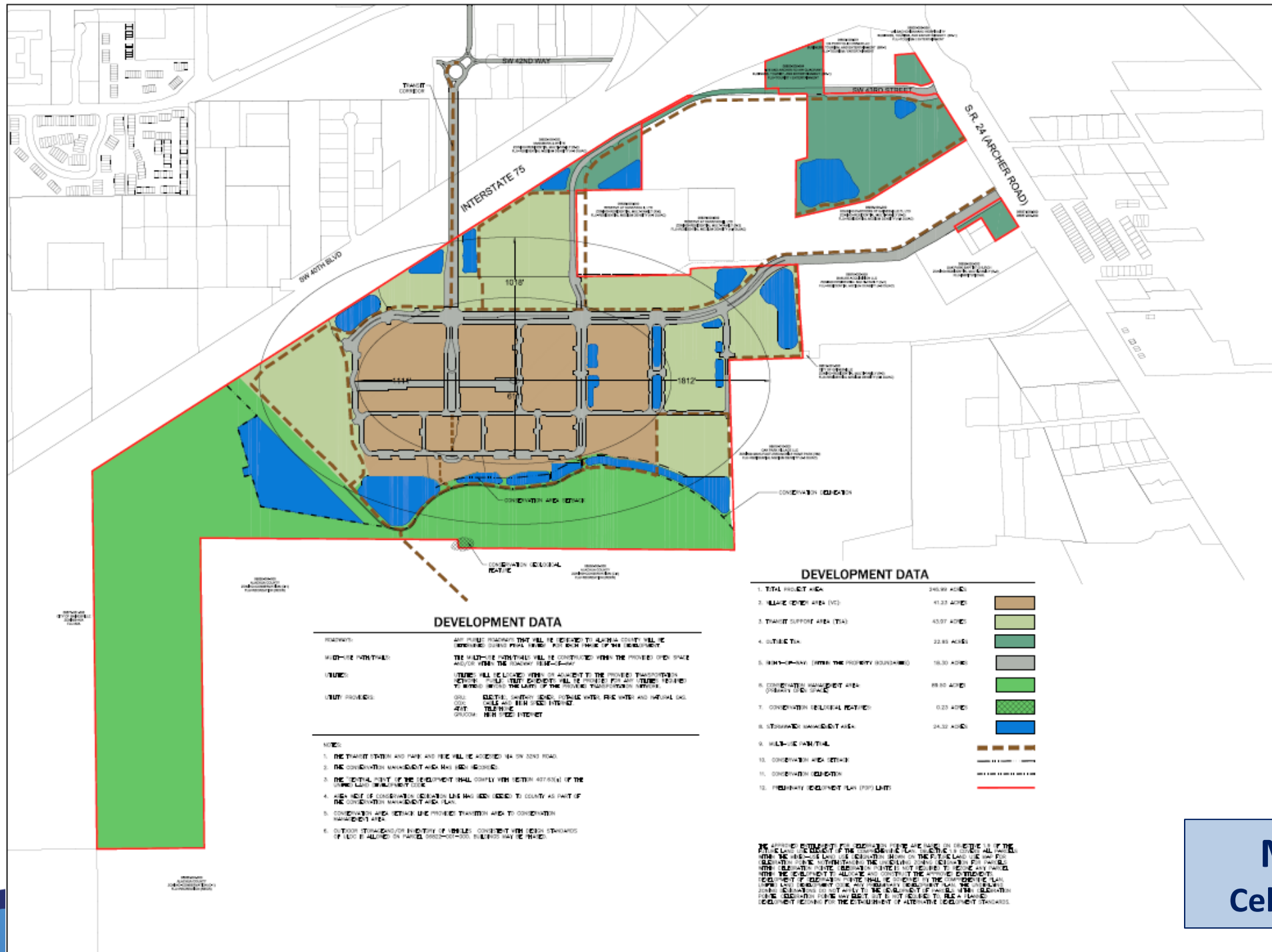
Celebration Pointe



Aerial Map
Celebration Pointe



**Adjacent Open Space
Celebration Pointe**



EO 12812
JOS B.W. 2nd Ave, South Tower, Suite
400, New York, NY 10038
Tel. (212) 270-2047
www.eoi.com



NORTH

SCALE 1" = 30'

0	150	300
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Page 10

GRAPHIC SCALE

[illegible]

Professional Engineer of Record



Digitally signed
by Sergio J.
Reyes, P.E.
Date: 2021.08.14
14:50:18 -0400

Sergio J. Reyes, P.E. 47311

Project No: 16-201

Project phase:
REVISED PRELIMINARY DEVELOPMENT PHASE

Project #1:

CELEBRATION POINT
ALACHUA COUNTY,

FLORIDA

Factor D1

Master Plan

Operation Po

Operation 1

Checked	T-2	SPT.00
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Doc# 08/18/21

Master Plan Celebration Pointe



ED 0206
 JIM D.W. 2nd Ave, South Tower, Suite 3
 GA 30303-1111, FLOOR 11A 30303
 TEL: 404/270-2007
 www.edaff.com mail@edaff.com



NORTH

50-LE 1st = 30

0 150 300 600

GRAPHIC SCALE

[illegible]

Professional Engineer of Record:

Digitally signed

by Sergio J.

Rovoy, P.E.

Date: 2021.08.1

14:53:21 -04'00

Sergio J. Reyes, P.E. 47211

Engineer	Certificate No.
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16-201

Project phase:

REVISED PRELIMINARY DEVELOPMENT PLAN

Project 7:

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station

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Conclusion

tion Being

Join Point

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

0.000	0.000
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SP3.00

Unit	Tax	51 5.00
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08/18/21

Transportation 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**

