



**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT**

Project Number: 2021010404

**Revised Preliminary Development Plan for
Celebration Pointe Transit Oriented Development (TOD)**

SUBJECT: Celebration Pointe TOD

DESCRIPTION: Add parcel 06800-006-002 to TOD and update entitlements per adopted Comprehensive Plan Policies in Objective 1.9 (CPA-01-21).

AGENT/APPLICANT: eda engineers-surveyors-planners, Inc.

PROPERTY OWNER: Celebration Pointe Community Development District No 1, Celebration Pointe Holdings, Celebration Pointe Holdings & II-VI LLC, SDPS Real Estate Investments & II-VI LLC, Blue Sky GNV 4103 LLC, The Commons Guys LLC, The Commons Guys 2 LLC, Celebration Pointe Office Partners III LLC, The Vue At Celebration Pointe LLC, The Shops at Celebration Pointe LLC, 43rd Street Hotel Partners LLC

**PROPERTY
DESCRIPTION:**

Location	North of Archer Road and West of I-75
Parcel Numbers	06684-000-000, 06800-006-002, 06800-006-003, 06800-006-006, 06817-003-000, 06817-003-001, 06817-003-002, 06818-000-000, 06818-001-000, 06818-002-000 thru -022, 06820-003-000, 06820-010-000 thru -096, 06822-001-000, 06823-002-000, 06828-001-000, 06820-002-000, 06828-003-000, 06828-004-001, 06828-005-000, 06828-006-000, 06828-007-000, 06828-040-001, 06828-040-002, 06828-040-003, 06828-040-004, 06828-040-005, 06828-040-051, 06937-000-000, 06937-004-000
Land Use	Mixed Use
Zoning	R-1a, R-1aa, R-2 and BR-1
Acreage	245.72

CHRONOLOGY:

Preliminary Development Plan Approval	2010; 2013; 2015; 2016; 2017; 2019
Application Submittal	01/04/2021
Sufficiency Determination	09/03/2021
Revised Preliminary Development Plan Hearing	09/28/2021

STAFF RECOMMENDATION: Recommend **approval with condition** of the Revised Preliminary Development Plan for Celebration Pointe TOD.

BOCC ACTION: TBD

Alachua County
Board of County Commissioners
Staff Report

DESCRIPTION OF PROPOSED PLAN:

The proposed Revised Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. Therefore, the Revised Preliminary Development Plan requires approval by the Board of County Commissioners (BOCC).

This is the 7th Revised Preliminary Development Plan for Celebration Pointe TOD. The purpose of the Revised Preliminary Development Plan is to incorporate TP# 06800-006-002 into the TOD as well as updating the master plan to reflect amendments to Objective 1.9 of the Future Land Use Element of the Comprehensive Plan as a result of the adoption of CPA-01-21 on May 11, 2021.

- Update entitlements to reflect allowed maximum 2,000 residential units and 1,500,000 square feet of non-residential
- Provide conversion per BoCC adopted Policy 1.9.1(a) for an allocation of affordable housing when development exceeds the 2,000 unit maximum [Sheet SP0.00]
- Update Master Plan to include Events Center within the Village Center
- Proposed Master Block Plan to be included in the Preliminary Development Plan [Sheet SP 1.20]. The purpose of the Master Block Plan is to allocate entitlements per Block, or portions of Blocks, as well as outlining notes regarding responsibilities and rights of owners when proposing changes within Celebration Pointe TOD.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT:

In 2019 Policy 1.9.1(a) allowed for Celebration Pointe to develop for up to 1.5 million square feet of non-residential square feet based on a rate of 750 sq. ft. per unit for the maximum allowed 2,000 residential units. The previously approved Preliminary Development Plan only included 896,000 square feet of non-residential and 1,772 residential units. The proposed Revised Preliminary Development Plan will now increase these maximums consistent with Policy 1.9.1(a) with the additional language adopted by the Board which states:

Allowed 2,000 dwelling units and 1.5 million square feet of nonresidential uses. Upon entering into an agreement with the County that guarantees 10% of additional units over 2,000 are affordable to households earning up to 50% of the Area Median Income, an additional 500 units may be approved. Additional units over 2,000 will require a reduction of 750 sq. ft. of non-residential per dwelling unit. The maximum number of permitted units shall not exceed 2,500. Notwithstanding Policy 1.9.2(c), additional development beyond 2,000 units may be located anywhere within the development.

Alachua County
Board of County Commissioners
Staff Report

The adoption of Comprehensive Plan amendment CPA-01-21 on May 11, 2021 further revised text within Objective 1.9 of the Future Land Use Element (FLUE) related to “Celebration Pointe Transit Oriented Development” as well as added parcel 06800-006-002 (at the northeast corner of SW Archer Road and SW 43rd Street) into the TOD. The future land use for parcel 06800-006-002 was amended from Tourist/Entertainment to Mixed-Use. The proposed Revised Preliminary Development Plan will now incorporate tax parcel 06800-006-002 into the TOD, and any future development applications will be subject to these policies.

The proposed update to entitlements, affordable housing conversion policy, and phasing are provided on the Master Plan Development Notes Plan (Sheet SP0.00). The proposed Revised Preliminary Development Plan complies with the policies set forth in Objective 1.7 for Transit Oriented Development and Objective 1.9 for Celebration Pointe Transit Oriented Development.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

According to Section 403.02.5 for Traditional Neighborhood Developments and Transit Oriented Developments, “New development within any of the single or multi-family zoning districts, except for RE, shall comply with the following requirements.

- (a) Projects that are contiguous to a designated Rapid Transit or Express Transit Corridor and that include 150 or more residential units shall be developed as a Traditional Neighborhood Development or Transit Oriented Development in accordance with Chapter 407 Article 7 or shall be located within an Activity Center.”*

The subject properties within Celebration Pointe are designated R-1a, R-1aa, and R-2 zoning districts and are contiguous to the Haile Plantation Express Rapid Transit designated corridor on Archer Road, and therefore required to be developed in accordance with Chapter 407, Article 7. This project provides the densities and intensities required in Chapter 407 Article 7 to support Transit Oriented Development. Many of the detailed requirements outlined in Chapter 407 Article 7 have been provided as elements of each phase with final development plan and administrative development plan or site block permit approvals.

According to Section 404.04.5 for Uses within Traditional Neighborhood Developments and Transit Oriented Developments, “*Uses allowed within Traditional Neighborhood Developments and Transit Oriented Developments are listed in the Use Table similar to the Zoning Districts. TND/TOD is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses.*”

The Revised Preliminary Development Plan does not propose any changes to the approved residential uses and non-residential uses such as retail, office, and limited industrial. On July 8, 2021 the Development Review Committee approved a Revised Final Development Plan for Block 2, to allow the Alachua County Sports Events Center. As part of the adoption of CPA-01-21 an amended Policy 1.9.1 (g) allowed a multi-sport and entertainment center as a civic use, as well as outlined criteria for the events center design. The proposed Revised Preliminary Development Plan now includes the Alachua County Sports Events Center within the Village Center, and notes relating to the use and design have been added to the Phasing Plan (Sheet SP1.10).

Alachua County
Board of County Commissioners
Staff Report

The allowed uses have been evaluated with each Final Development Plan and Administrative Development Plan, or site block permit, approval to ensure compliance with the uses listed in Article 2 Chapter 404, Use Table.

NATURAL AND HISTORIC RESOURCES PROTECTION:

CONSERVATION AREAS

Celebration Pointe has filed and recorded all required Conservation Easements and the Open Space and Conservation Area Management Plans, as well as complied with all the conditions of the Final development Plan approval for Phase 1.

OPEN SPACE

Open Space was approved with Phase 1 of Celebration Pointe. Celebration Pointe contains 89.50 acres or 36% of open space for the overall TOD. There are no changes to Open Space proposed with the Revised Preliminary Development Plan.

TREE PRESERVATION

The minimum 5% tree canopy preservation required by ULDC 406.12(a)(2) was approved with the Final Development Plan of Phase 1 in May 2014. A total of 89.50 acres or 36% of the initial canopy was retained in the Open Space and conservation areas. No changes to the initial tree canopy retention areas are proposed with the Revised Preliminary Development Plan. A condition of approval has been included in the recommendation regarding a heritage tree located on tax parcel 06800-006-002, as well as tax parcel 06937-004-000. According to 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."*

Alachua County
Board of County Commissioners
Staff Report



78-inch Live Oak on Tax Parcel 06937-004-000



56-inch Live Oak on Tax Parcel 06800-006-002

Alachua County
Board of County Commissioners
Staff Report

Staff is proposing the following condition to ensure all efforts will be made to retain these highly rated heritage trees at the time of final development plan review.

Proposed condition:

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.

GENERAL DEVELOPMENT STANDARDS:

Article 7 Chapter 407 for Traditional Neighborhood Development and Transit Oriented Developments.

Development Concepts 407.63:

(a) Central Point

Each TND or TOD shall have a defined Central Point. The Central Point should be located in a plaza, square, or open space, or be denoted by an architecturally significant feature. Measurements of the size of Village Centers and Transit Supportive Areas shall be measured from the Central Point.

The Revised Preliminary Development Plan identifies a Central Point in the Village Center (Sheet SP1.00). The proposed location is within the Walkable Main Street and qualifies as Civic Space.

(b) Village Center

Each TND or TOD shall be designed to include a Village Center that contains the highest densities and intensities of use. The Village Center shall generally extend 1/8 mile from the Central Point and contain a mixture of uses. The Village Center should be designed to provide multiple destinations and to a scale that is comfortable for pedestrians and cyclists.

The Revised Preliminary Development Plan provides a Village Center and is identified on blocks no greater than 1/8th of a mile from the Central Point. The Village Center has been approved by the Development Review Committee and includes a mixture of residential and non-residential uses consistent with the ULDC.

(c) Transit Supportive Area

The Transit Supportive Area shall generally extend 1/4 mile from the Central Point and include the Village Center. The Transit Supportive Area shall provide a scaling of density and intensity from the Village Center to surrounding land uses.

The Transit Supportive Area is located within 1/4 of a mile from the Central Point. The perimeter blocks, Bass Pro Shops, and areas adjacent to the open space are designated as Transit Supportive Area.

(d) Common Areas

Each TND or TOD shall be designed to provide common areas in the form of plazas, squares, parks, or other open areas. Previous portions of common areas may be used to satisfy the requirements of Chapter 407 Article 5 Open Space.

Alachua County
Board of County Commissioners
Staff Report

Common Areas shall be dispersed throughout the development and shall be designed to a scale appropriate for the surrounding development.

This requirement has been met in the form of 36% of Open Space approved by the Development Review Committee with Phase 1 and associated Conservation Easements. In addition, all buffers and multi-use paths provide connectivity between the natural areas along the perimeter of the development to the developed areas such as the Village Center. In addition to natural resource based common areas, the Village Center contains multiple plazas with hardscape, landscape and recreational amenities. With the approval of the Final Development Plan for Area 2B additional common areas will be constructed as part of the Walkable Main Street.

(e) Transportation Network

The transportation network shall be designed to provide circulation for transit vehicles, automobiles, bicycles, and pedestrians. The transportation network shall provide for multiple points of ingress and egress from developments, provide for connection to adjacent developments, and allow for multiple route choices between locations.

The proposed layout of blocks and streets provide adequate right-of-way widths for circulation of transit vehicles, automobiles, bicycle paths, and sidewalks. There is a transportation hub identified on the corner of SW 50th and 33rd. There is a multi-use path provided along the perimeter of the development that will connect with the Archer Braid trail and internal sidewalks. There are three existing points of ingress and egress to the development with the addition of SW 43rd Street. The connection to Archer Road, and SW 30th bridge over I-75 to connect to the east side of I-75 is complete. Ecological systems preclude vehicular access to the north and west of the development.

MASTER BLOCK PLAN

The applicant has included a new sheet into the Preliminary Development Plan set that serves as a guide for future development within the TOD. The Master Block Plan (Sheet SP 1.20) includes an entitlement allocation table. The purpose of the table is to allocate the planned nonresidential square feet, and residential unit per block, and in some cases, portions of a block. For example, the Alachua County Sports and Events Center is located on a portion of Block 2 which also allows up to 200,000sf of non-residential and 100 residential units to be developed as mixed use buildings on the remainder of Block 2. The developer proposed this sheet in order to clarify as Celebration Pointe develops what can be allowed within each block. More owners and tenants will become subject to the requirements of the approved Preliminary Development Plan as the project builds out over time. This sheet will help clarify the development allocations throughout the project. In addition, the applicant has included Notes 1-23 to clarify authorization to make changes or revisions to the blocks within Celebration Pointe, as well as some other notes regarding design criteria. Staff evaluated the notes to ensure compliance with existing ULDC and Comprehensive Plan requirements and found the Master Block Plan sheet to be consistent with both.

Alachua County
Board of County Commissioners
Staff Report

TRANSPORTATION MITIGATION:

Celebration Pointe Partners, LLC have entered into the Southwest Transportation Improvement Agreement with the Alachua County Board of County Commissioners. The Agreement, adopted by the Board on October 25, 2011, lays out the timing of specific infrastructure elements required by the development and provides that compliance with the Agreement is the mechanism for mitigating impacts to the transportation network. Infrastructure elements in the Agreement include design and construction of the I-75 overpass, the construction of transit lanes on Southwest 45th Street, the design and construction of a portion of Archer Braid Trail, development of a park and ride facility, implementation of traffic management on Archer Road and funding for transit infrastructure and service. Each of the specific projects includes a timing trigger.

The Agreement requires that the developer begin design of each of these projects (with the exception of the transit infrastructure and service) no later than issuance of the building permit for the 1,000th residential unit or for the 350,000th square foot of non-residential development. Construction of the overpass, Archer Braid Trail, dedicated transit lanes and park and ride projects must begin no later than issuance of a building permit for the 1,400th residential unit or the 650,000th square foot of non-residential uses. The Archer Road Traffic Management must be implemented as warranted in conjunction with Alachua County and the Florida Department of Transportation.

Consistent with that agreement, the applicant has designed dedicated transit lanes from the I-75 bridge south to Archer Road. The I-75 overpass has been completed well ahead of the required schedule. Because this requirement is based upon issuance of a building permit, and not on the approval of the final development plan, the applicant is not yet required to begin design of the Archer Braid Trail. However, it is anticipated, that the developer will need to begin design in the near future.

DEVELOPMENT PLAN EXPIRATION:

TODs may establish a longer phasing schedule as agreed upon between the County and the Developer as part of a binding developer's agreement [402.130(b)]. Celebration Pointe TOD has an approved developer's agreement that has been approved by the Board of County Commissioners.

STAFF RECOMMENDATION:

Staff has found the proposed Revised Preliminary Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with condition** of the Revised Preliminary Development Plan for **Celebration Pointe Transit Oriented Development (TOD)**.

Condition

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.