



Legislation Text

File #: 21-0871, **Version:** 1

Agenda Item Name:

Celebration Pointe TOD Revised Preliminary Development Plan

Presenter:

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Description:

Request approval of the Revised Preliminary Development Plan for Celebration Pointe Transit Oriented Development (TOD)

Recommended Action:

Approve the proposed Revised Preliminary Development Plan and Resolution DR-21-36 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

The BoCC approved the original Preliminary Development Plan in 2010 and has approved five revised PDPs since then (2013, 2015, 2016, 2017, 2019).

Fiscal Consideration:

N/A

Background:

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 as a result of the adoption of CPA-01-21 on May 11, 2021. These updates include:

- 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.

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).