



South Pointe PD – Phase II, Unit IIC

Preliminary Development Plan

February 27, 2024

Jacob Stout
Planner

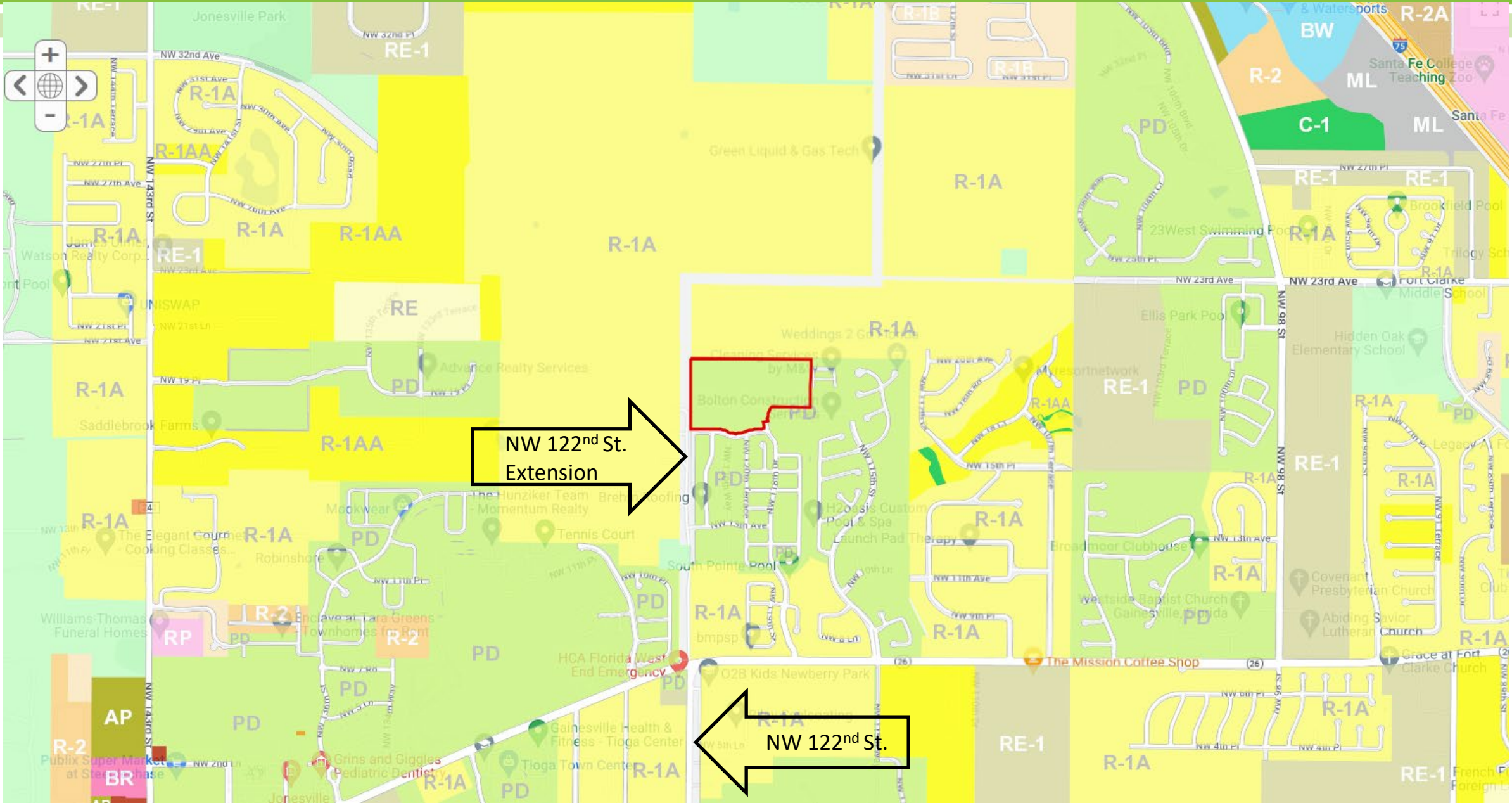


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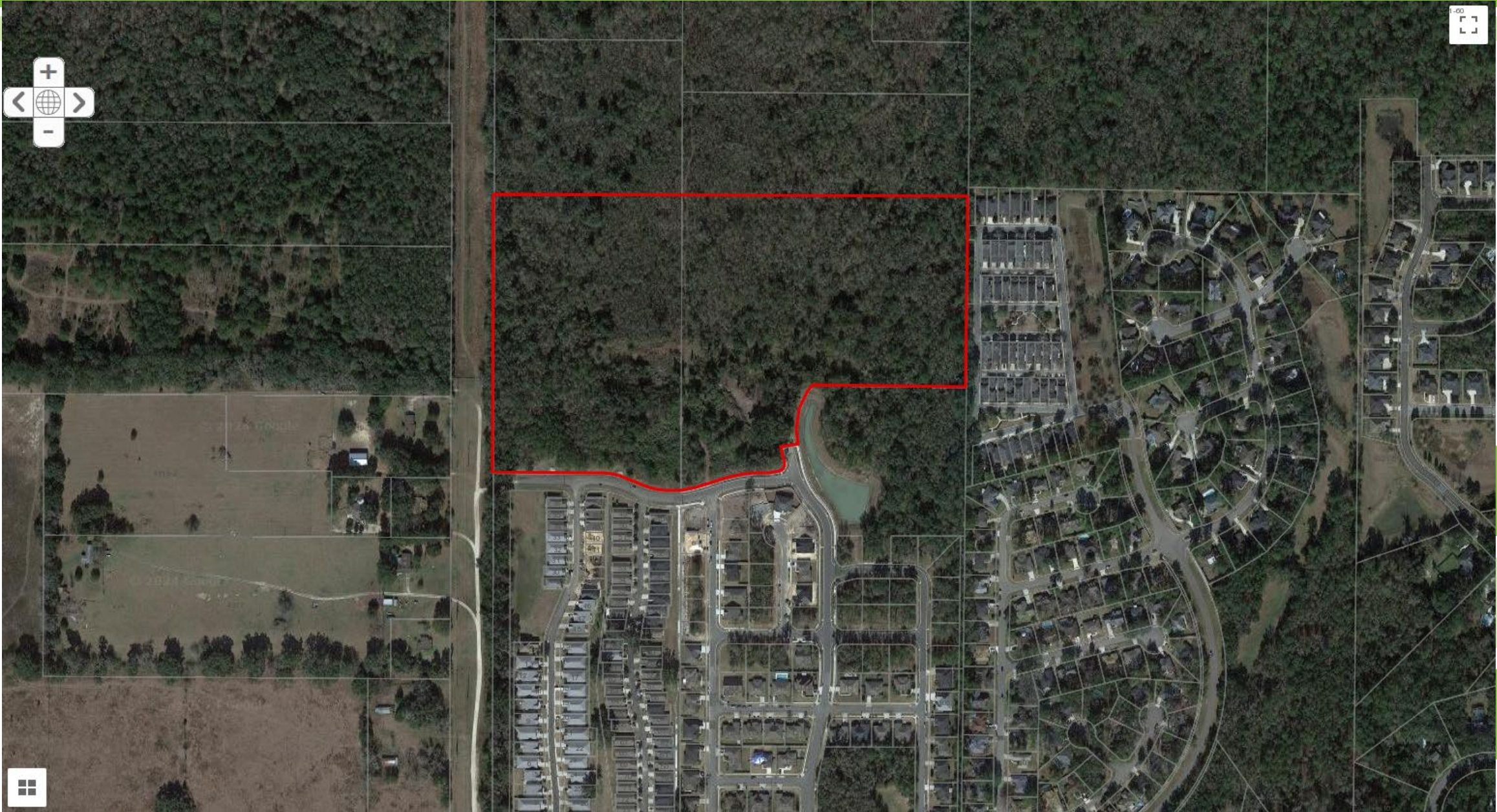
- Description: Preliminary Development Plan for 105 units
- Location: 1700 block of NW 118th Drive and along the 11900 through 12100 blocks north of NW 17th Avenue
- Acreage: Approximately 32.1 acres
- Future Land Use: Low Density Residential(1-4 du/acre)
- Zoning: Planned Development (ZOM-06-19)



Location Map



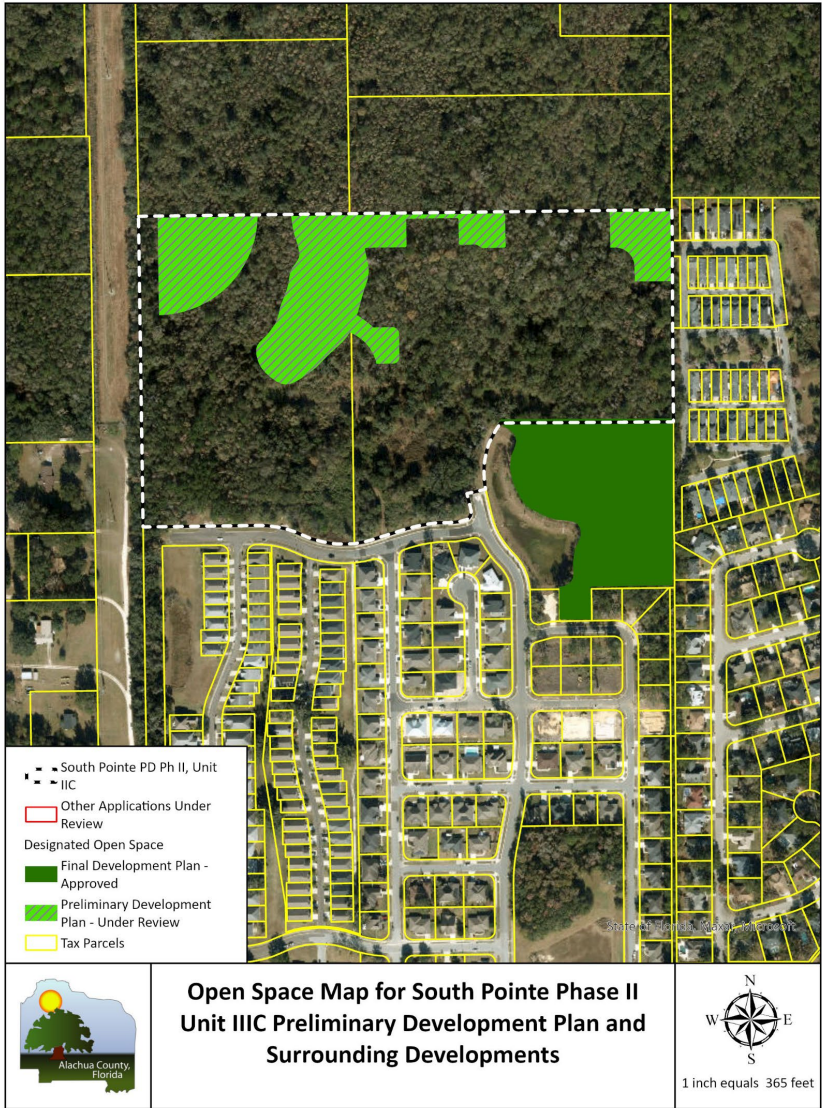
Aerial View



Existing Conditions



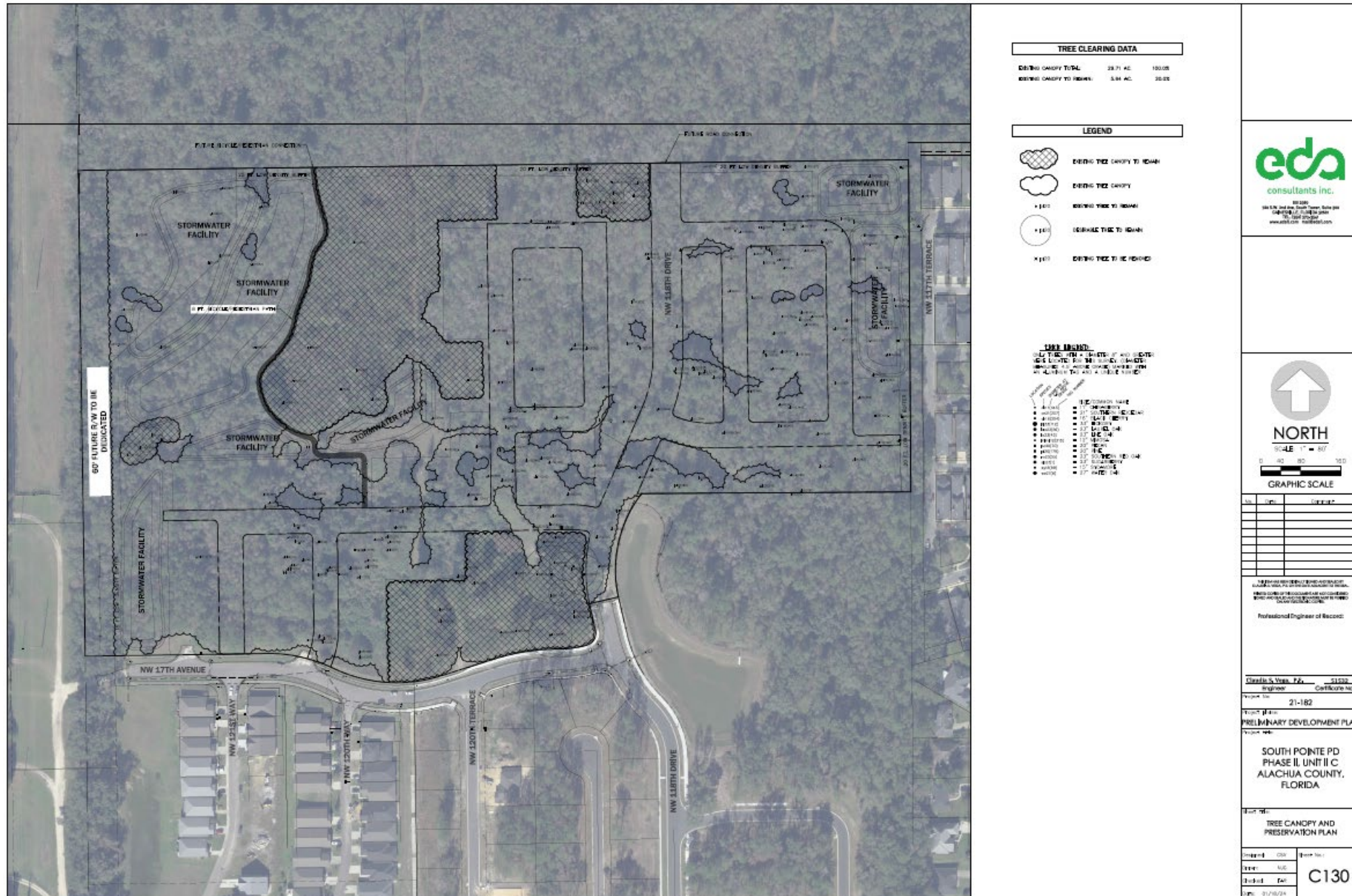
Adjacent Open Space Map



Open Space – 19.9 Percent



Tree Canopy – 20 Percent



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THE BOARD HAS REVIEWED THE 2012-2013 BUDGET REQUEST
CLASSIFIED BY: [REDACTED] DATE: 08/01/2012
UNCLASSIFIED BY: [REDACTED] DATE: 08/01/2012
2012-2013 BUDGET REQUEST
CLASSIFIED BY: [REDACTED] DATE: 08/01/2012
UNCLASSIFIED BY: [REDACTED] DATE: 08/01/2012

Professional Engineer of Record:

<u>Claudia S. Vega, P.E.</u>	<u>51532</u>
Engineer	Certificate No.

Project No.	21-182
Project Name	

PRELIMINARY DEVELOPMENT PLAN

SOUTH POINTE PD

PHASE II, UNIT II C
ALACHUA COUNTY,

FLORIDA

GENERAL DEVELOPMENT AND

GENERAL DEVELOPMENT AND
TRANSPORTATION NETWORK PLAN

Designed by	QSW	Sheet No. 1
Checked by	QSW	

Unit	Size	C110
Product	Part	

Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code
- Approved Zoning Master Plan

Staff Recommendation

Staff recommends **approval** of the Preliminary Development Plan for South Pointe PD Phase II, Unit IIC.

