



Agenda Item Summary

File #: 24-00839

Agenda Date: 9/24/2024

Agenda Item Name:

Preliminary Development Plan for Newberry Village Traditional Neighborhood Development

Presenter:

Christine Berish

Description:

Preliminary Development Plan for Newberry Village Traditional Neighborhood Development - 639 residential units and 224,750 sf non-residential uses at the 8000 Block of West Newberry Road.

Recommended Action:

Approve with conditions the proposed Preliminary Development Plan and Resolution DR-24-40 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

NA

Fiscal Note:

NA

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The Preliminary Development Plan is for a Traditional Neighborhood Development with associated infrastructure and open space. The residential portion of the proposed development at full build-out allows for a maximum of 639 residential units and 224,750 sf of non-residential uses.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds* single family residential subdivisions that exceed 25 dwelling units require approval by the Board of County Commissioners (BoCC).