



## Agenda Item Summary

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**File #: 25-00144**

**Agenda Date: 2/25/2025**

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**Agenda Item Name:**

**Preliminary Development Plan for South Pointe PD – Phase 2, Unit 2 C (quasi-judicial)**

**Presenter:**

Jacob Stout – ext. 2320

**Description:**

Preliminary Development Plan for South Pointe PD – Phase 2, Unit 2 C – 105-unit single family detached subdivision.

**Recommended Action:**

Approve the proposed Preliminary Development Plan and Resolution DR-25-06 based on a finding of consistency with the Alachua County Comprehensive Plan, the Alachua County Unified Land Development Code, and Resolution Z-06-19/Zoning Master Plan ZOM-06-19.

**Prior Board Motions:**

BoCC moved to defer the approval of the preliminary development plan. The motion carried 4-0.

**Fiscal Note:**

None

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Background:**

The Preliminary Development Plan is to create a single family detached residential subdivision with associated infrastructure. The proposed development at full build-out allows for a maximum of 105 units and is the final phase of an existing Planned Development.

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* residential, single-family developments proposing more than 25 dwelling units require approval by the Board of County Commissioners (BoCC).