



# South Pointe PD – Phase II, Unit IIC

## Preliminary Development Plan

February 25, 2025

Jacob Stout  
Planner II

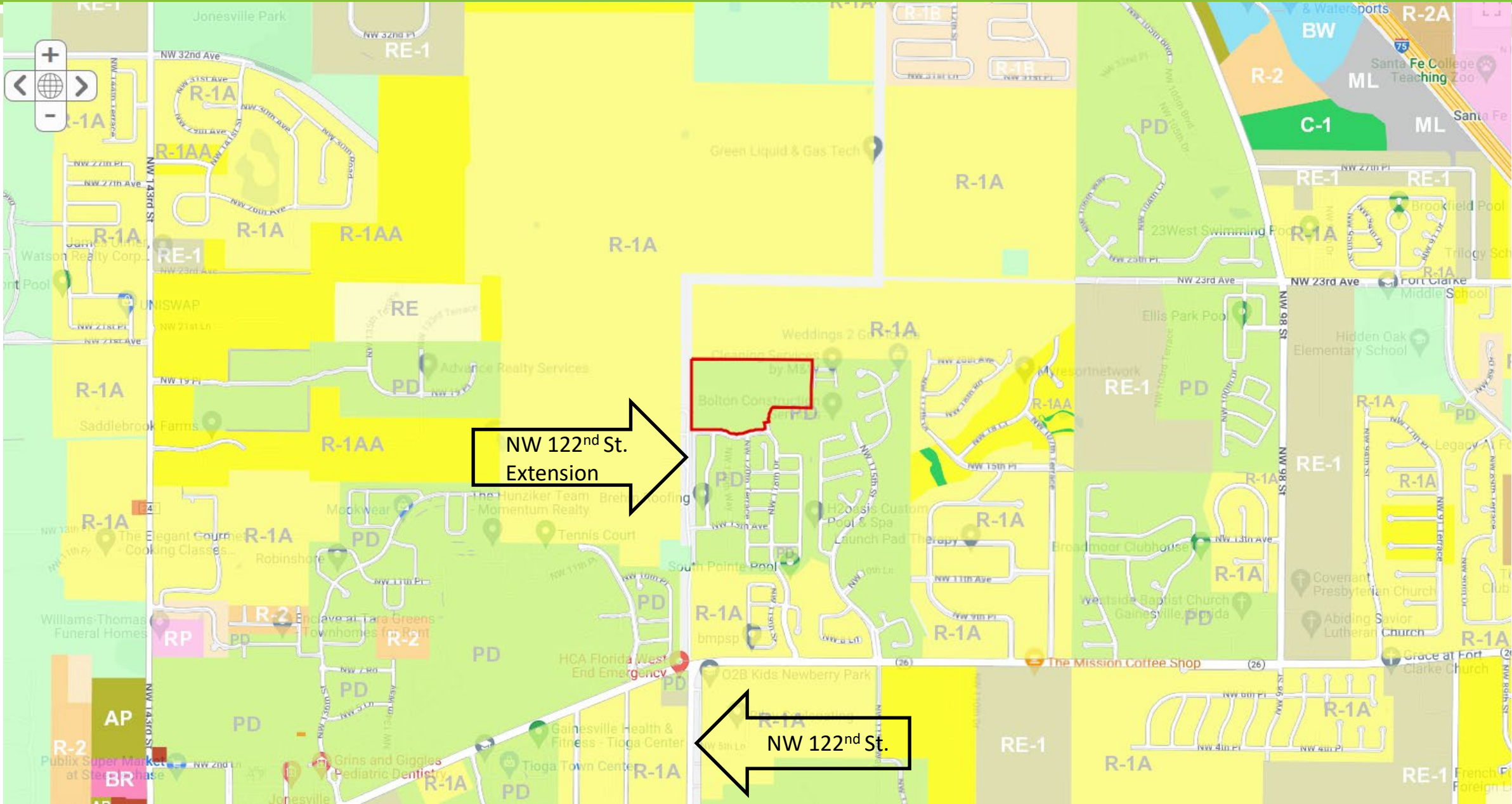


# South Pointe PD – Phase II, Unit IIC

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

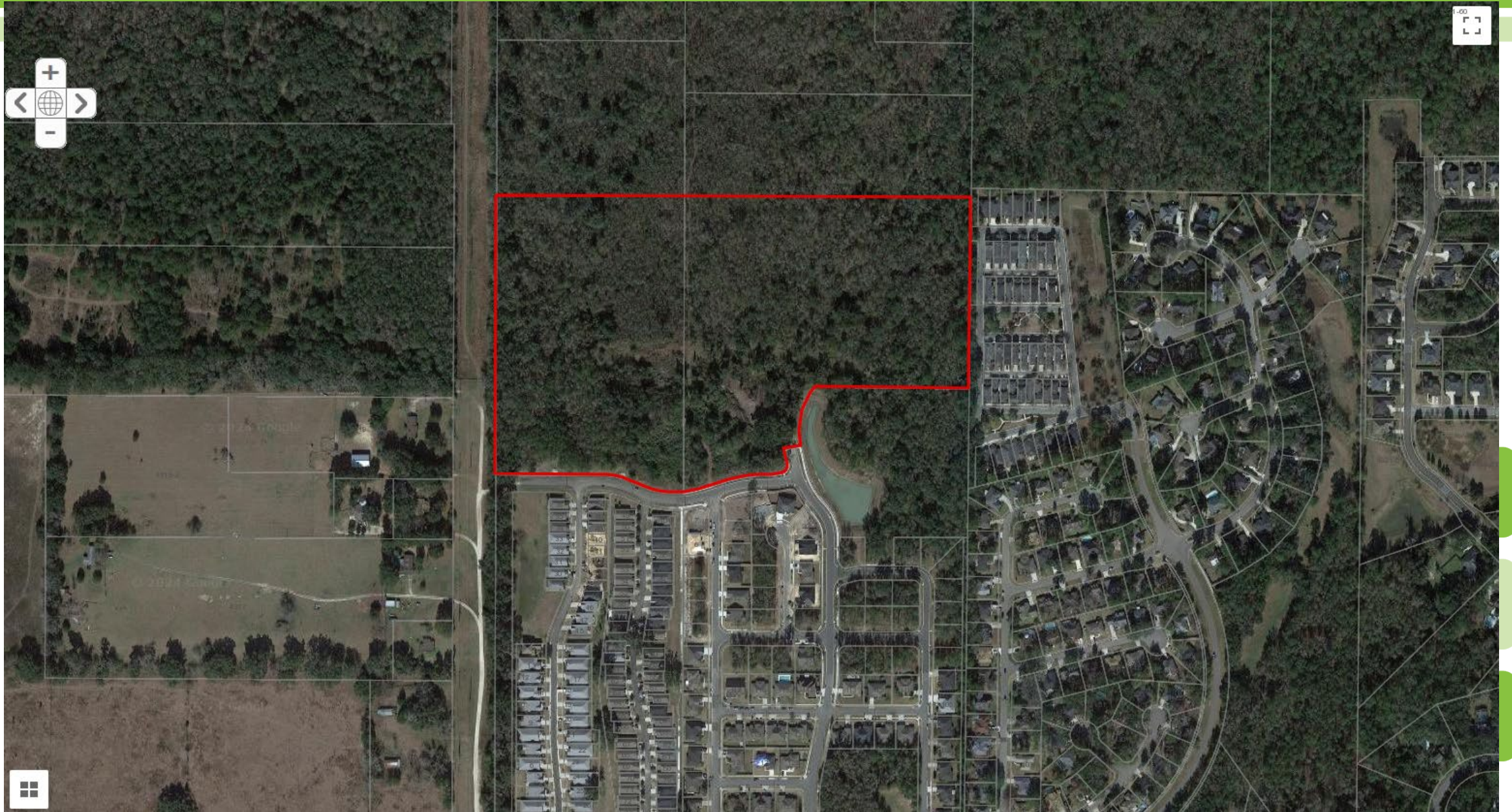


# Location Map





# Aerial View



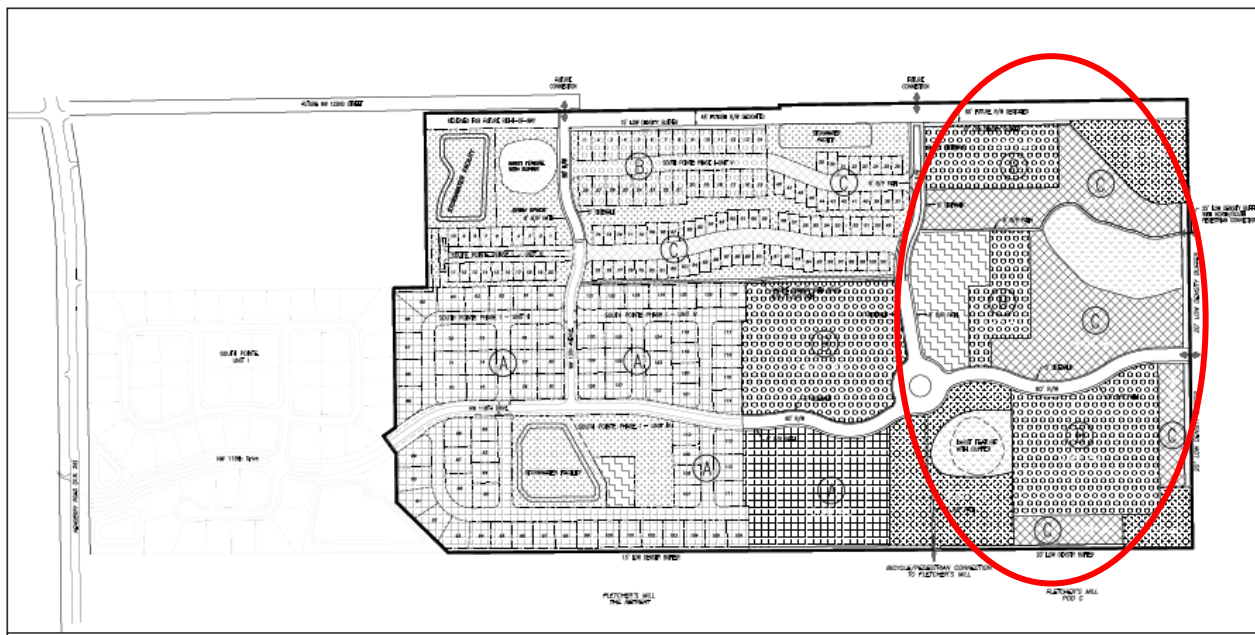


# Existing Conditions





# Zoning Master Plan (ZOM-06-19)



### PD DEVELOPMENT DATA

APPROXIMATE TYPE	# OF UNITS	AC (±)	\$/AC
<b>A</b> CONVENTIONAL (1700 S.F.) SINGLE FAMILY	86	38.9	24.4
<b>B</b> CONVENTIONAL (1500 S.F.) SINGLE FAMILY	118	21.8	18.7
<b>C</b> PATIO HOME (2000 S.F.) SINGLE FAMILY	200	18.5	17.7
<b>SUBTOTAL</b>	414	88	81.8

UNITS PER AC (UPPER 40%)			
PRIMARY OPEN SPACE	4.0	4.4	
SECONDARY OPEN SPACE	20.2	18.3	
<b>SUBTOTAL</b>	25	22.7	

STAFF RECOMMENDED TYPE			
RESERVATION	2.1	2.8	
LANDSCAPE BUFFER	1.4	1.5	
PRIMARY ROADSWAYS	12.3	11.2	
<b>SUBTOTAL</b>	17	15.0	
<b>TOTAL (3.7% 20/AC)</b>	414	110.00	1008

- NOTE:**
1. THE ABOVE-AND LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED AT THE DEVELOPER'S DISCRETION.
  2. THE EXACT EXISTING AND PROPOSED PRIMARY OPEN SPACE ALONG THE NORTHERN BOUNDARY SHALL BE RECALCULATED AT THE TIME OF DEVELOPMENT PERIOD.
  3. ESTIMATED AREA MAY BE LOCATED IN ANY LAND USE AREA EXCEPT PRIMARY OPEN SPACE.

### RESIDENTIAL DEVELOPMENT NOTES:

	A	B	C
	CONVENTIONAL S.F.	CONVENTIONAL S.F.	PATIO HOME/20/0
MINIMUM LOT AREA (S.F.)	7900	5000	3800
MINIMUM LOT WIDTH (OF BLDG. LINE)	75'	50'	40'
MINIMUM LOT DEPTH	85'	60'	N/A
MINIMUM FRONT YARD	20'	10'	N/A
MINIMUM SIDE YARD	10'	10'	N/A
MINIMUM REAR YARD (OVERVIEW)	5.0'	5.0'	N/A
MINIMUM REAR YARD (SCREEN)	10'	10'	N/A
MINIMUM SIDEWALK ACCESSORY BLDG.	30'	30'	20'
MAX. FLOOR HEIGHT/STORY LOT LINE LOT DEVELOPMENT	2	2	N/A
FRONT TO FRONT	N/A	N/A	80'
FRONT TO SIDE	N/A	N/A	30'
FRONT TO REAR	N/A	N/A	30'
FRONT TO SIDE	N/A	N/A	30'

A AND B TYPE CONVENTIONAL SINGLE FAMILY LOTS SHALL HAVE REARWARD YARD FRONT YARDING WITH MINIMUM 10' FRONT YARD. SEE THE V.A. LOT LINE ADJUSTMENT TO FUTURE'S WILL SHALL BE MINIMUM 10'.

C TYPE PATIO HOME/20/0 LOT LINE LOTS SHALL BE FRONT YARDING REARWARD YARDING. REARWARD ARE ALLOWED AT 10' REAR YARD FOR REARWARD YARDING WITH 10' FRONT YARD ARE LINES OUT BY OWNER.

### PHASING SCHEDULE:

PHASE	THREATS	UNITS
PHASE I	COMPLETE	104
PHASE II	2016-2020	215

DEVELOPER APPROVED UNIT MIX IN PHASE I	
A	70 LOTS
B	30 LOTS
C	33 LOTS
TOTAL	140 LOTS

### SOUTH POINTE PLANNED DEVELOPMENT CONDITIONS:

1. THE FINAL LOCATION OF INTERNAL ROADSWAYS, LOT CONFIGURATIONS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN SHALL BE SUBJECT TO REVISIONS TO CORRECT PLANNING, OR OTHER ENVIRONMENTAL FEATURES LOCATED WITHIN THE BOUNDARIES OF THE DEVELOPMENT.
  2. APPROPRIATE INFRASTRUCTURE SHALL BE CONTRIBUTED TO SUPPORT BASIC PUBLIC INFRASTRUCTURE CONTRIBUTED REVENUE IS NECESSARY TO SUPPORT BASIC PHASE SHALL BE AT THE DEVELOPER'S RISK AND SHALL NOT BE CONSIDERED AS A METHOD OF FUTURE PHASES OF THE DEVELOPMENT. THE PHASING SHALL BE AS FOLLOWS:
- | LAND USE    | PHASE I (COMPLETE) | PHASE II (2016-2020) | TOTAL     |
|-------------|--------------------|----------------------|-----------|
| RESIDENTIAL | 150 UNITS          | 215 UNITS (SCHEDULE) | 414 UNITS |
3. THE FINAL LOCATION OF INTERNAL ROADSWAYS, LOT CONFIGURATIONS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN SHALL BE SUBJECT TO REVISIONS TO CORRECT PLANNING, OR OTHER ENVIRONMENTAL FEATURES LOCATED WITHIN THE BOUNDARIES OF THE DEVELOPMENT.
  4. THE DEVELOPER SHALL OBTAIN THE APPROVAL OF THE CITY ENGINEER TO CONSTRUCT THE INTERNAL ROADSWAYS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF THE INTERNAL ROADSWAYS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF THE INTERNAL ROADSWAYS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN.
  5. INTERNAL ROADSWAYS SHALL BE PROVIDED ON BOTH SIDES OF THE TWO PROPOSED ROADSWAYS CONNECTING TO THE EXISTING STREET ON THE WESTERN SIDE OF THE DEVELOPMENT AND ONE BOUNDARY LOCATED WITHIN THE CONVENTIONAL SINGLE FAMILY DEVELOPMENT PORTION OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE INTERNAL ROADSWAYS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN.
  6. THE DEVELOPER SHALL OBTAIN THE APPROVAL OF THE CITY ENGINEER TO CONSTRUCT THE INTERNAL ROADSWAYS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN.
  7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A RESERVE/RESERVATION FUND UP TO THE DESIGN REQUIREMENT OF THE V.A. AS SHOWN ON THE ZONING MASTER PLAN.
  8. THE LANDS DESIGNATED FOR FUTURE DEVELOPMENT SHALL BE PROVIDED AS CONSERVATION AREA AND APPROPRIATELY BUFFERED IN ACCORDANCE WITH FUTURE LAND USE PLAN. SEE V.A.

9. PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL DEVELOP A LONG-TERM MAINTENANCE PLAN TO MAINTAIN ALL UTILITIES AND ROADSWAYS TO THE DEVELOPMENT UNDER CONTRACT. SUCH PLAN SHALL INCLUDE PERMANENT RECORDS.
10. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT SHALL CONDUCT A SURVEY FOR SURVEY PURPOSES AND SHALL PROVIDE COMPLETE ALL NECESSARY RECORDS AND RECORDS TO THE PUBLIC UTILITY COMMISSION.
11. THE LOTS ALONG THE WEST BOUNDARY SHALL BE A MINIMUM OF 500 SQUARE FEET IN SIZE. UNITS ALONG THE WEST BOUNDARY SHALL BE A MINIMUM OF 500 SQUARE FEET IN SIZE. UNITS ALONG THE WEST BOUNDARY SHALL BE A MINIMUM OF 500 SQUARE FEET IN SIZE.
12. THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED 414 UNITS. THERE SHALL BE A MINIMUM OF 200 PAVED DRIVEWAYS.
13. REQUIRED SURFACES FOR THE PD SHALL BE AS FOLLOWS:  
 A. DRIVEWAY SURFACES (APPROXIMATELY) MORE REQUIRED;  
 B. SINGLE FAMILY CONVENTIONAL (SINGLE) LOTS 10 FT LOW DENSITY EXCLUSIVE OF LOTS;  
 C. PATIO HOME UNITS, 10 FT LOW DENSITY EXCLUSIVE OF LOTS;  
 D. ALL SECURED SURFACES SHALL BE PLACE SURFACE COURSE OF EACH APPROPRIATE PHASE. ALL SURFACES MAY BE BROADCAST TO 30 FT IN WIDTH FOR USE AS RESERVATION AREA.
14. TO THE EXTENT IT IS NOT PROHIBITED, UNITS SHALL BE CLASSIFIED TO PRESERVE TREES.
15. UNITS NORMALLY FEASIBLE, RESERVATION AND DEVELOPER/RESERVATION FEATURES SHALL BE LOCATED AT THE MAXIMUM POSSIBLE DISTANCE FROM SIDE OF ROADWAY INCLUDING PROVISION OF THE SPARE CEMENTED DESIGNATED AS PUBLIC UTILITY EQUIPMENT ON THE ZONING MASTER PLAN WITH THE PUBLIC UTILITY/RESERVATION FEATURES.
16. THE AREA LOCATED IN PHASE I WITHIN AN INDENTATION SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:  
 A. MINIMUM SIDE OF THE EXISTING TREE CANOPY SHALL BE MAINTAINED. TREES LOCATED ON THE SURVEY AT THE TIME OF PHASE I SHALL BE MAINTAINED. TREES SHALL BE MAINTAINED ON A 10-FOOT RADIUS WITHIN THE BOUNDARIES OF PHASE I LOT LINE. TREES SHALL BE MAINTAINED WITHIN THE BOUNDARIES OF PHASE I LOT LINE.  
 B. A SURVEY IS REQUIRED TO IDENTIFY TREES THAT ARE SUBJECT TO FUTURE MANAGEMENT.  
 C. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A RESERVE/RESERVATION FUND UP TO THE DESIGN REQUIREMENT OF THE V.A. AS SHOWN ON THE ZONING MASTER PLAN.  
 D. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A RESERVE/RESERVATION FUND UP TO THE DESIGN REQUIREMENT OF THE V.A. AS SHOWN ON THE ZONING MASTER PLAN.

### ALACHUA COUNTY PLANNED DEVELOPMENT ZONING MASTER PLAN

APPLICATION #	DATE
2016-018	08/18/16

REVISION #	DATE
01	08/24/2016

PUBLIC WORKS	DATE
01	08/24/2016

ENVIRONMENTAL	DATE
01	08/24/2016

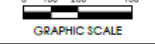
REVISION CHANGES	DATE



eda consultants inc.  
100 S.W. 1st Ave., Suite 1000, Ft. Lauderdale, FL 33301  
Phone: (954) 561-1000  
www.edaconsultants.com



NORTH  
SCALE: 1" = 200'



No.	Date	Comment

Professional Engineer of Record:

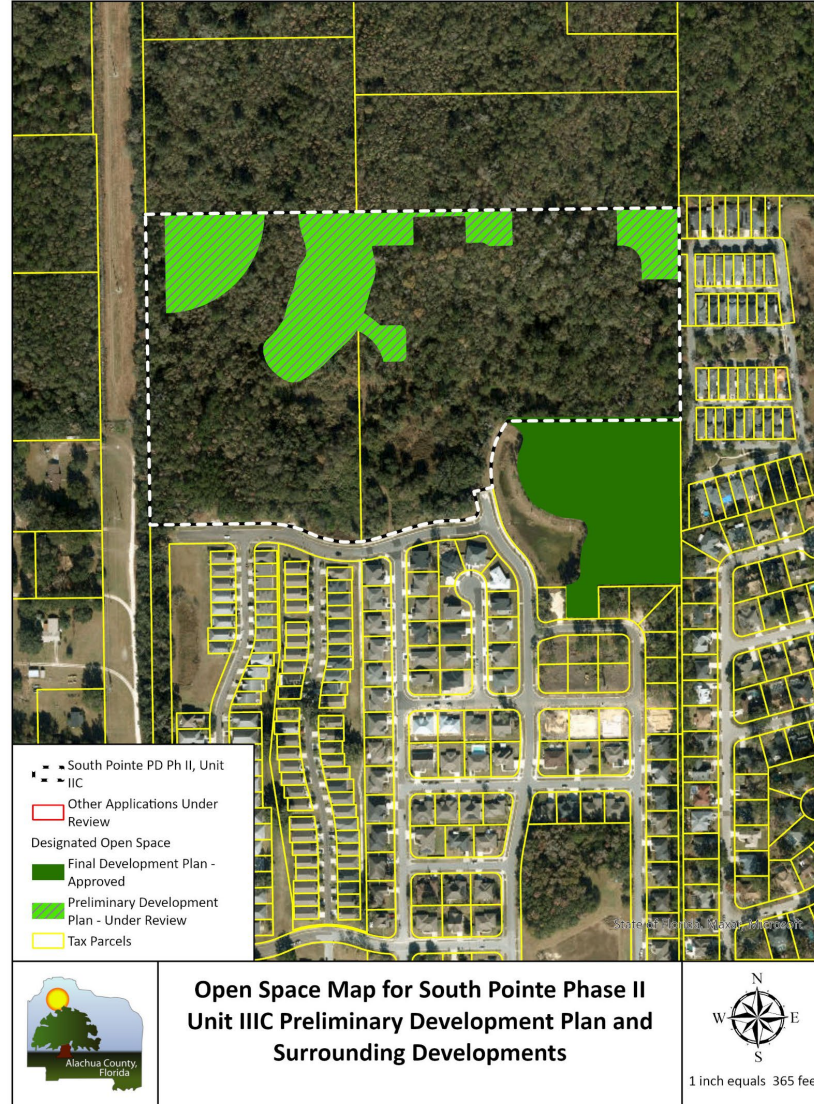
Project No: 17-172  
Project Name: PHASED DEVELOPMENT  
Project Title: SOUTH POINTE PLANNED DEVELOPMENT, ALACHUA COUNTY, FLORIDA

Sheet No: ZONING MASTER PLAN

Designed: CSC  
Drawn: TSM  
Checked: CSC  
Date: 12/08/21

Sheet No: P00

# Adjacent Open Space Map

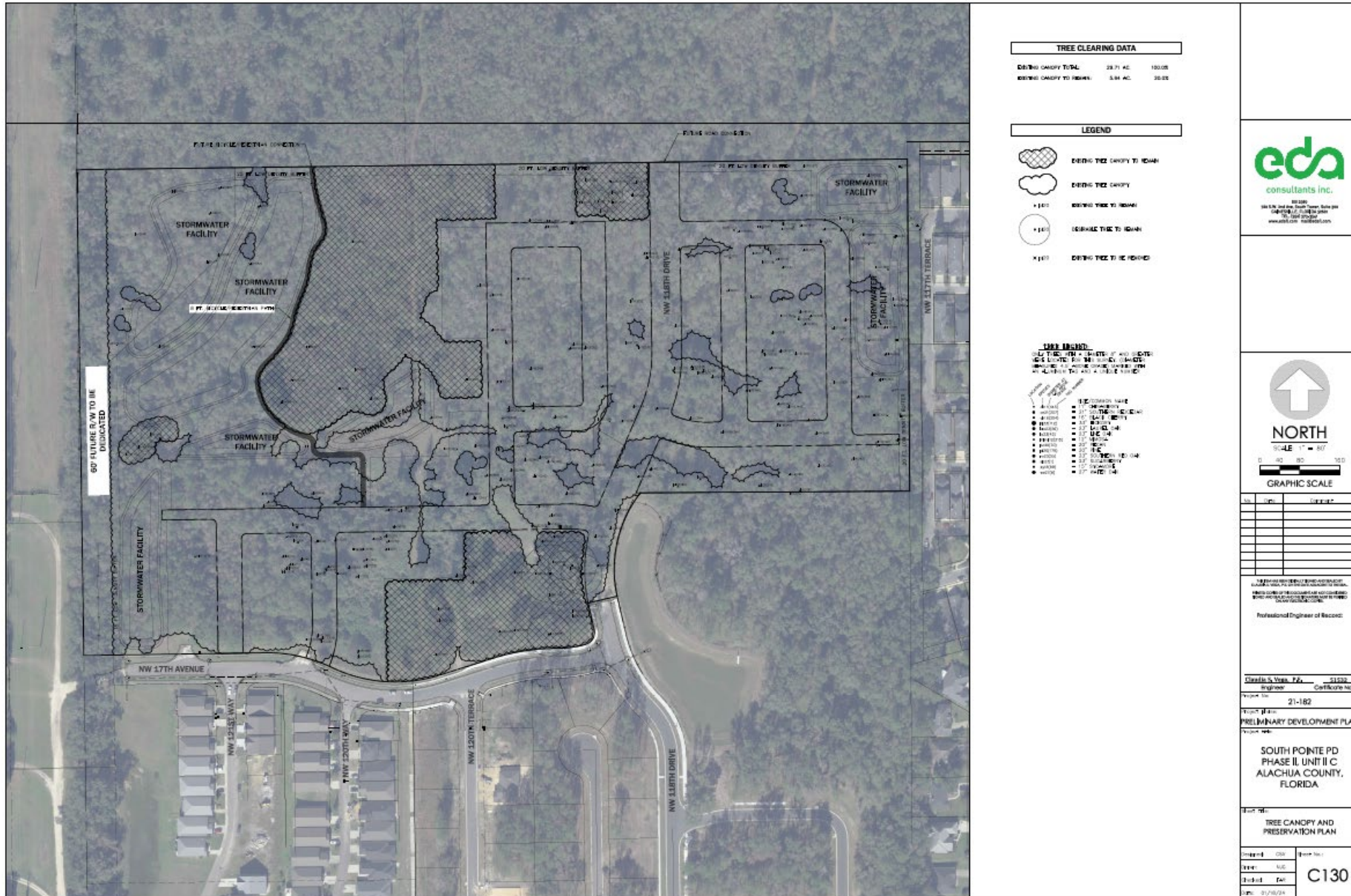


# Open Space – 19.9 Percent

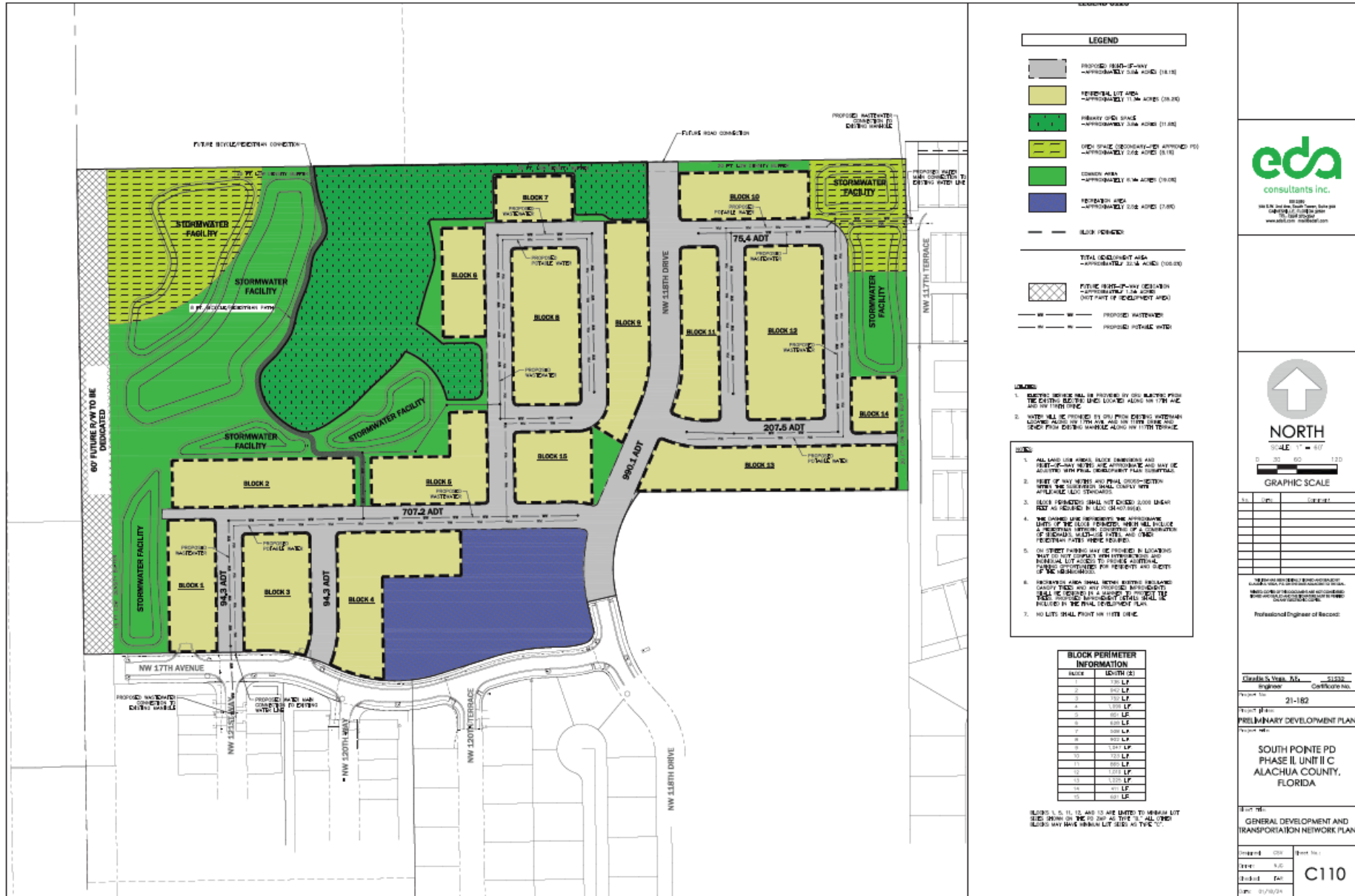




# Tree Canopy – 20 Percent



# Preliminary Development Plan





## 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.

