



Agenda Item Summary

File #: 25-01006

Agenda Date: [Publish Date]

Agenda Item Name:

Preliminary Development Plan for Eastwood Preserve

Presenter:

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Description:

Preliminary Development Plan for Eastwood Preserve, 149-unit, single-family detached subdivision

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-25-45 based on a finding of consistency with the Alachua County Comprehensive Plan and the Alachua County Unified Land Development Code

Prior Board Motions:

Approved Z25-000003 Comprehensive Plan Amendment and Z25-000004 Rezoning for the subject parcels on August 12, 2025

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 allows for a maximum of 149 units. The subject parcels are within the Urban Cluster on the Northwest corner of the intersection of Lakeshore Drive and SE Hawthorne Road.

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).