



South Pointe Planned Development Unit IIB Preliminary Development Plan

Neighborhood Meeting - September 27, 2023

Neighborhood Workshop

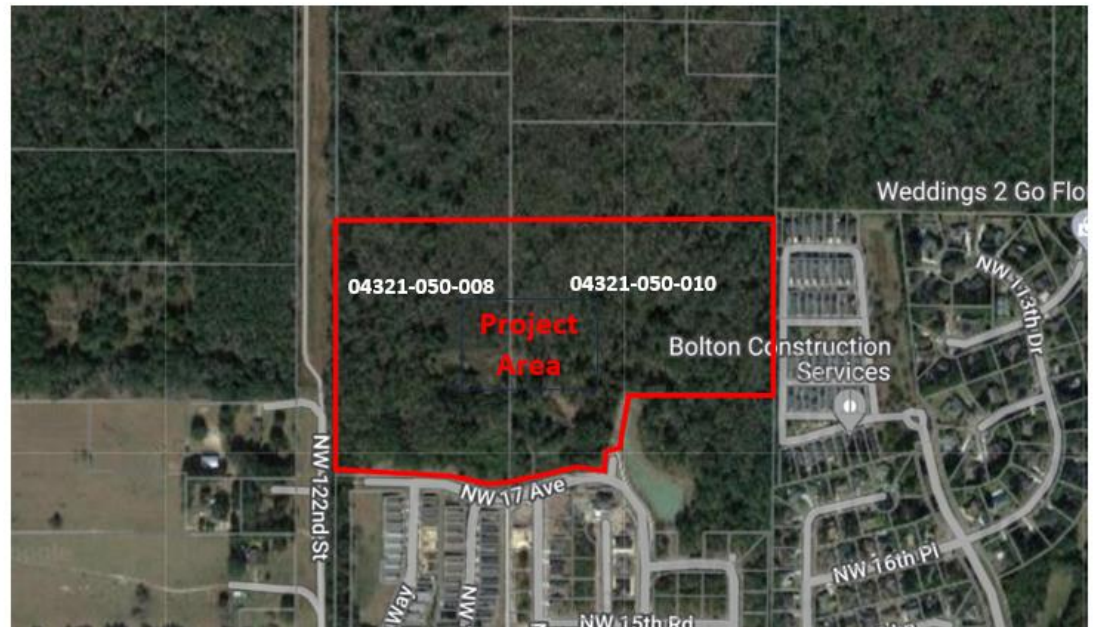
A neighborhood workshop will be held to discuss a proposed Preliminary Development Plan for a single family (detached) residential subdivision (final phase of the South Pointe Planned Development) on a portion of tax parcel numbers 04321-050-008 and 04321-050-010 (Low Density Residential land use designation and Planned Development (PD) zoning), on approximately 33 +/- acres. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, September 27, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
permitting@edafl.com (352) 373-3541

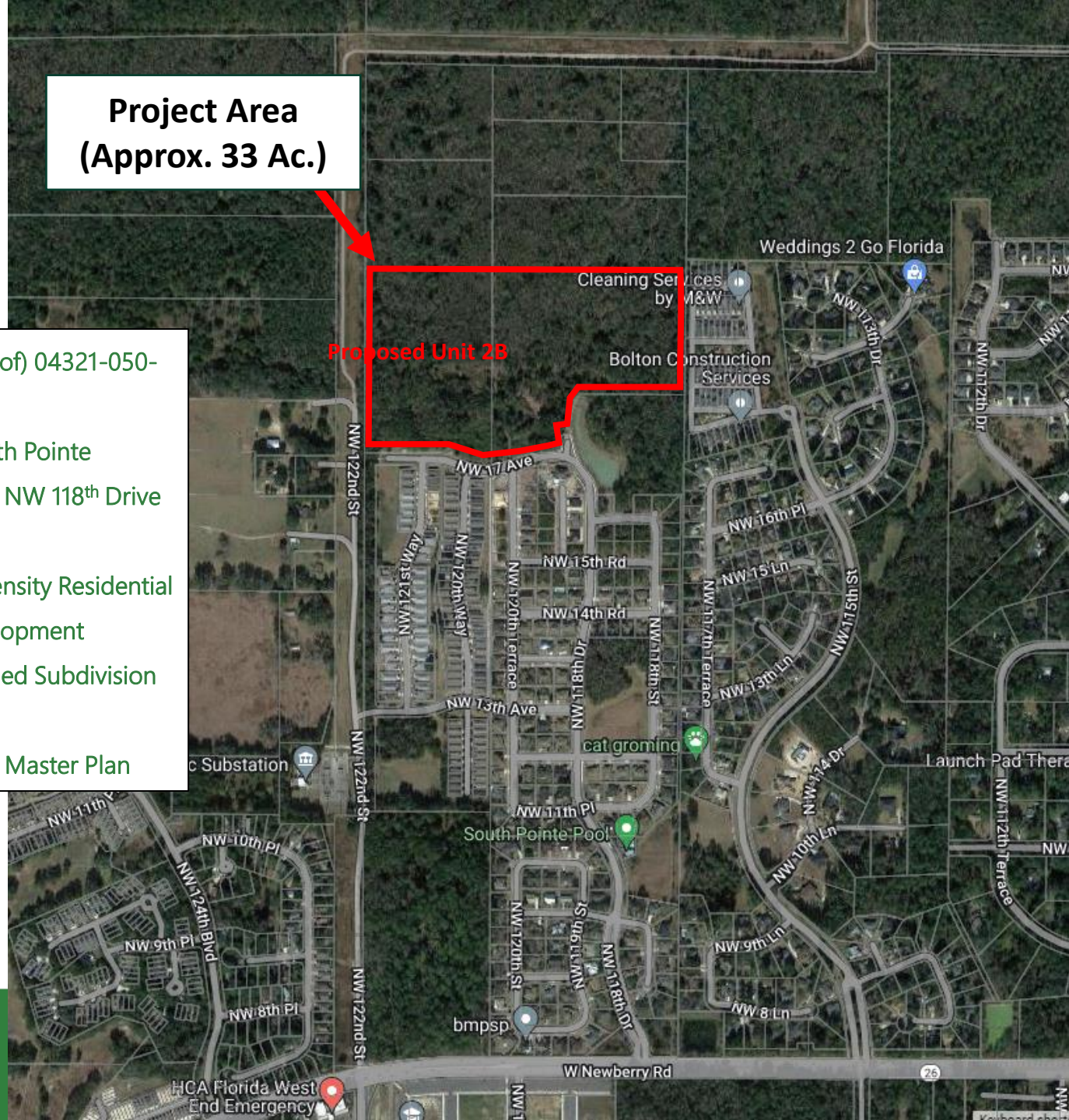


Property Location Map

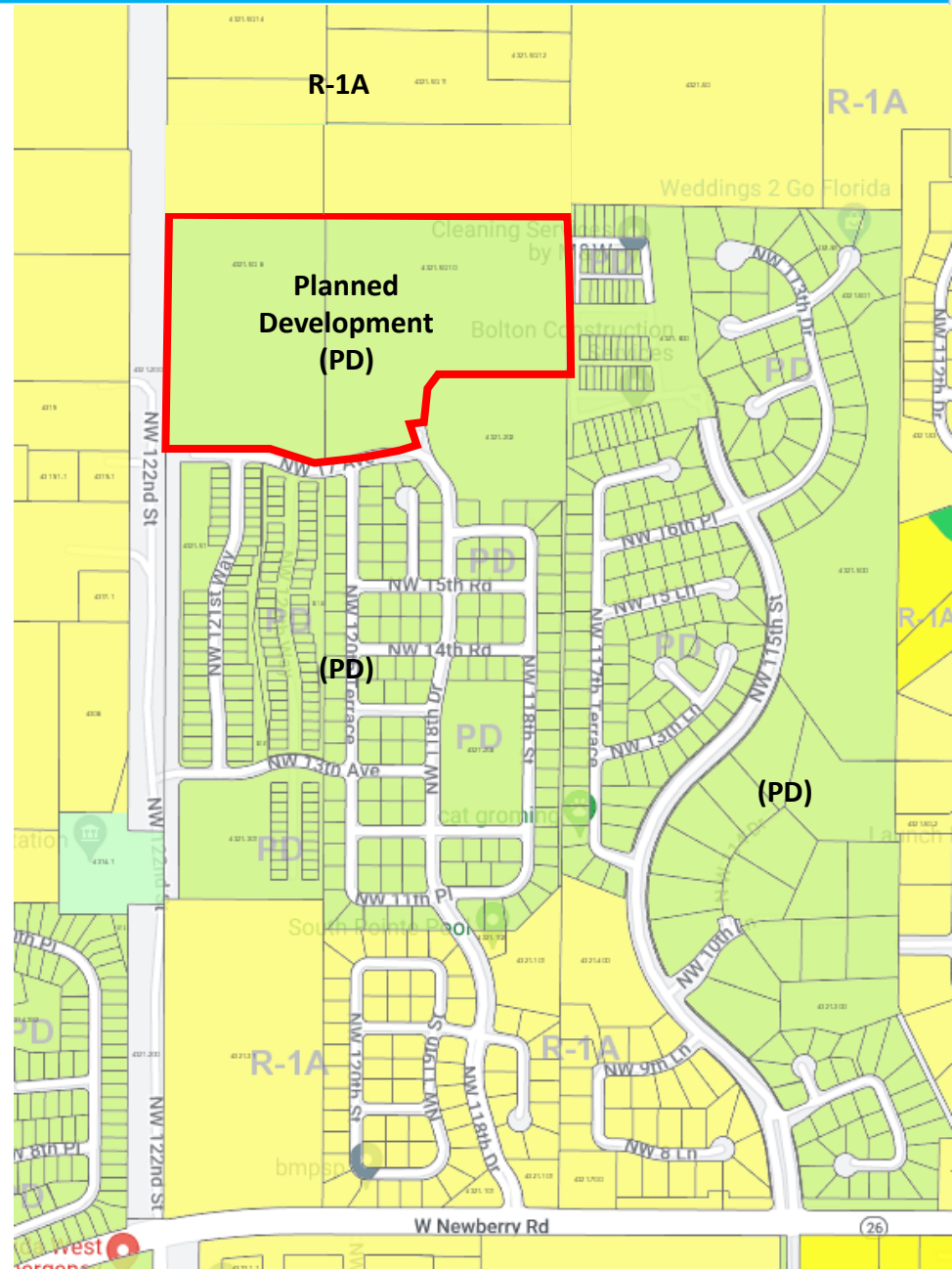
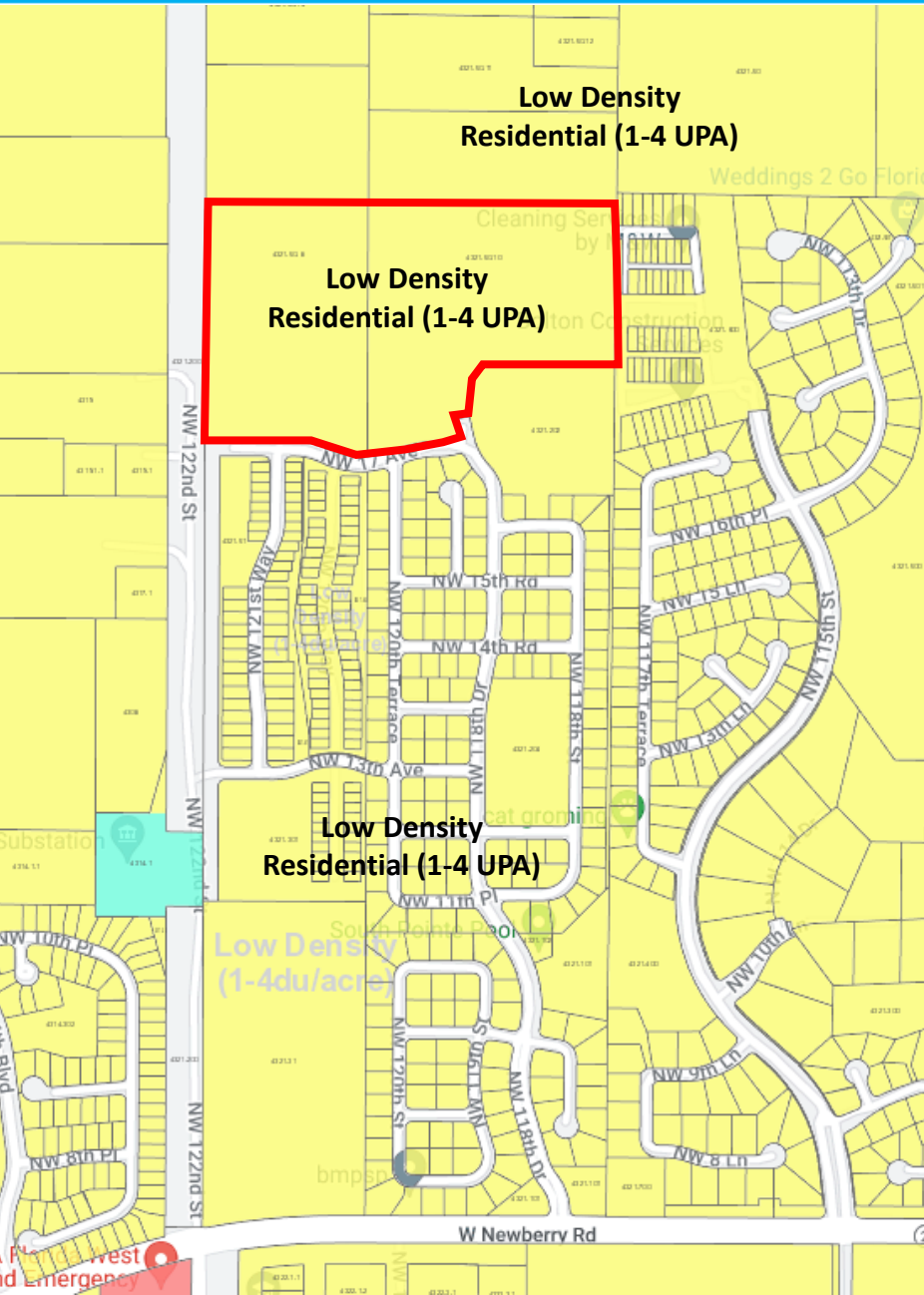
Project Area
(Approx. 33 Ac.)

- Tax Parcel Numbers (a portion of) 04321-050-008 & 04321-050-010
- Location: Northern End of South Pointe Subdivision, by NW 17th Ave. & NW 118th Drive
- Approx. 33 Acres
- Land Use Designation: Low Density Residential
- Zoning District: Planned Development
- Proposed Single Family Detached Subdivision
- Approximately 100-110 Units
- Final Phase of South Pointe PD Master Plan

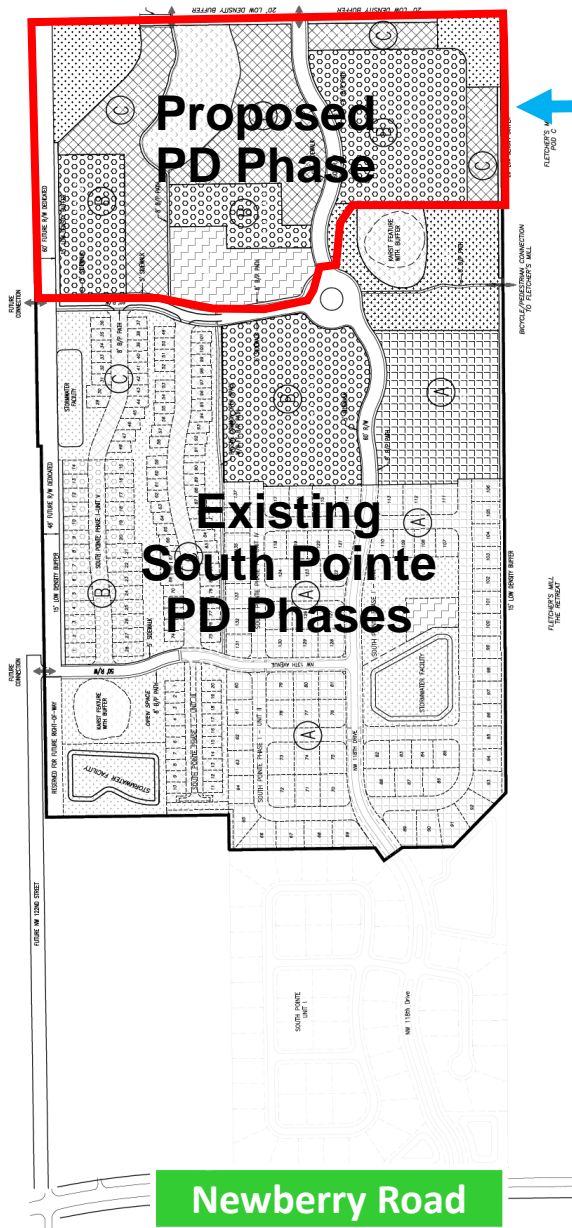
Proposed Unit 2B



Existing Land Use & Zoning Maps



Approved PD Zoning Master Plan



PD allows 170 Lots in this Phase

South Pointe PD Density

414 Units Allowed

- 244 Existing Lots
- 102 Lots Proposed (60% of permitted)
- 346 Total Lots

68 Lots Below Max. Allowed in PD

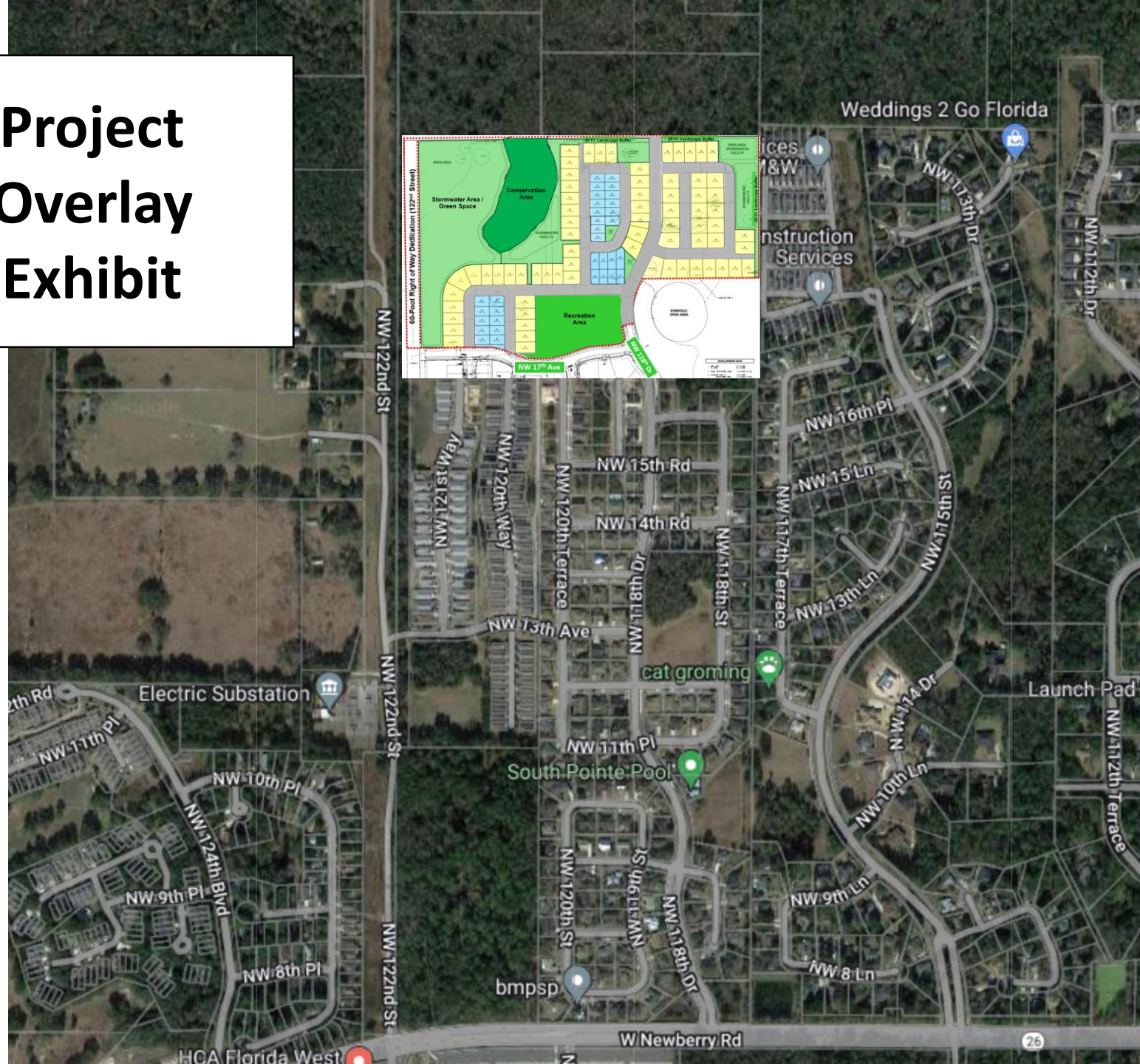
**Approximate Number of Proposed Lots*

Proposed Draft Preliminary Development Plan



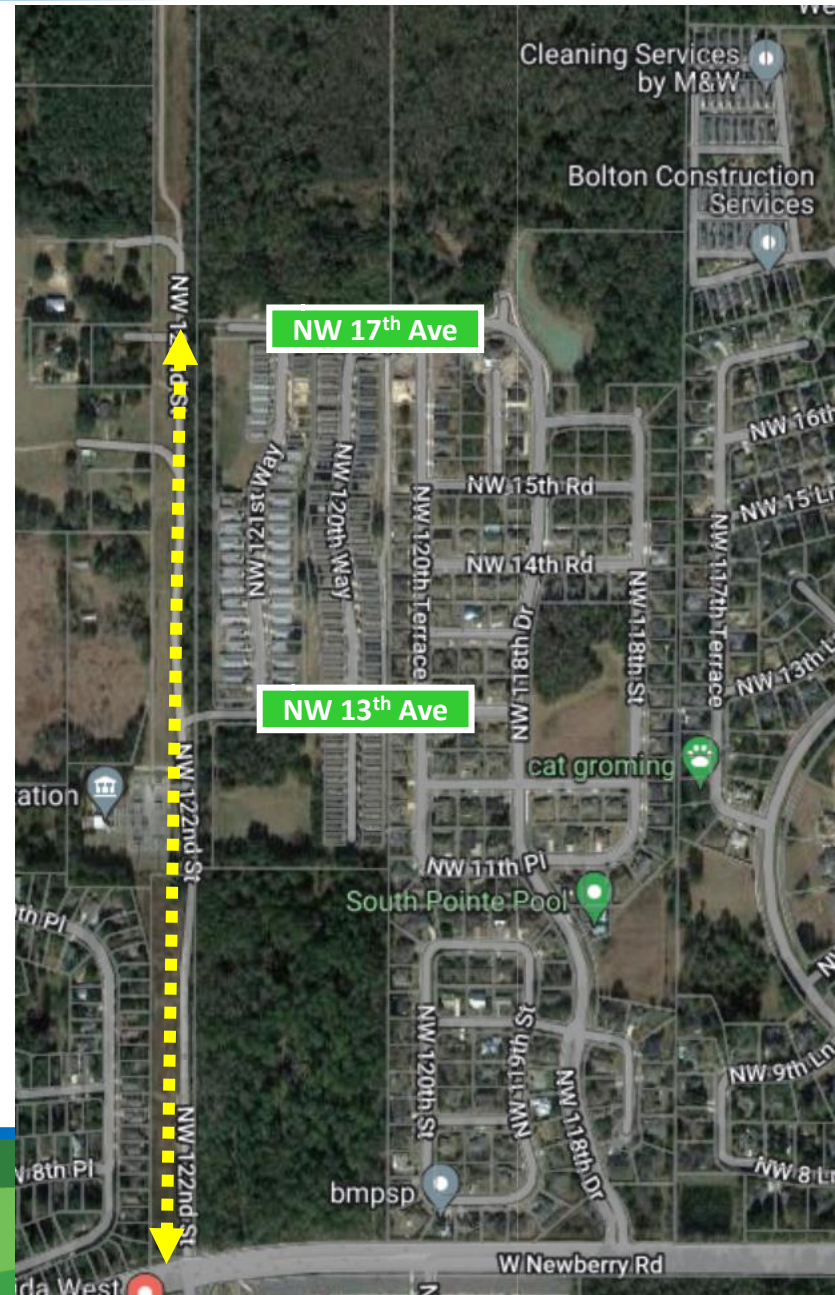
DEVELOPMENT DATA	
1. SITE AREA	33.3 ACRES
2. TOTAL STORMWATER AREA	7.19 ACRES (21.4%)
3. DRAINAGE AREA A	7.40 ACRES (22.2%)
4. PARCELS	1.04 ACRES (3.1%)

Project Overlay Exhibit



122nd Street Improvements

- County Road Project
- South Pointe Developer has provided funds toward road design & permitting, along with traffic impact (TMPA) fees
- County is finalizing road design
- Project construction is budgeted
- Anticipated to start soon
- Will extend from Newberry Road to NW 17th Avenue



County Subdivision Approval Process

Three Primary Applications:

1. Zoning Map – Planned Development (Approved)
2. Preliminary Development Plan (Current Proposed Application)
3. Final Development Plan & Final Plat (Next Step)

Next Steps

- Neighborhood Workshop – September 26, 2023
- Preliminary Development Plan
 - County Submittal – October 2023
 - County Commission – Tentatively Jan/Feb 2024
- Final Development Plan / Final Plat
 - County Submittal – Tentatively March 2024
 - DRC Hearing – Tentatively May 2024

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Any follow-up questions? Email permitting@edafl.com or call 352-373-3541

Contact Information

- Phone: (352) 373-3541
- Email: permitting@edafl.com
- Website: www.edafl.com/neighborhoodworkshops
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