



Planning and Development Services

PB-15-115 PDA

Amend the Blues Creek Planned Development (PD)

City Commission Public Hearing

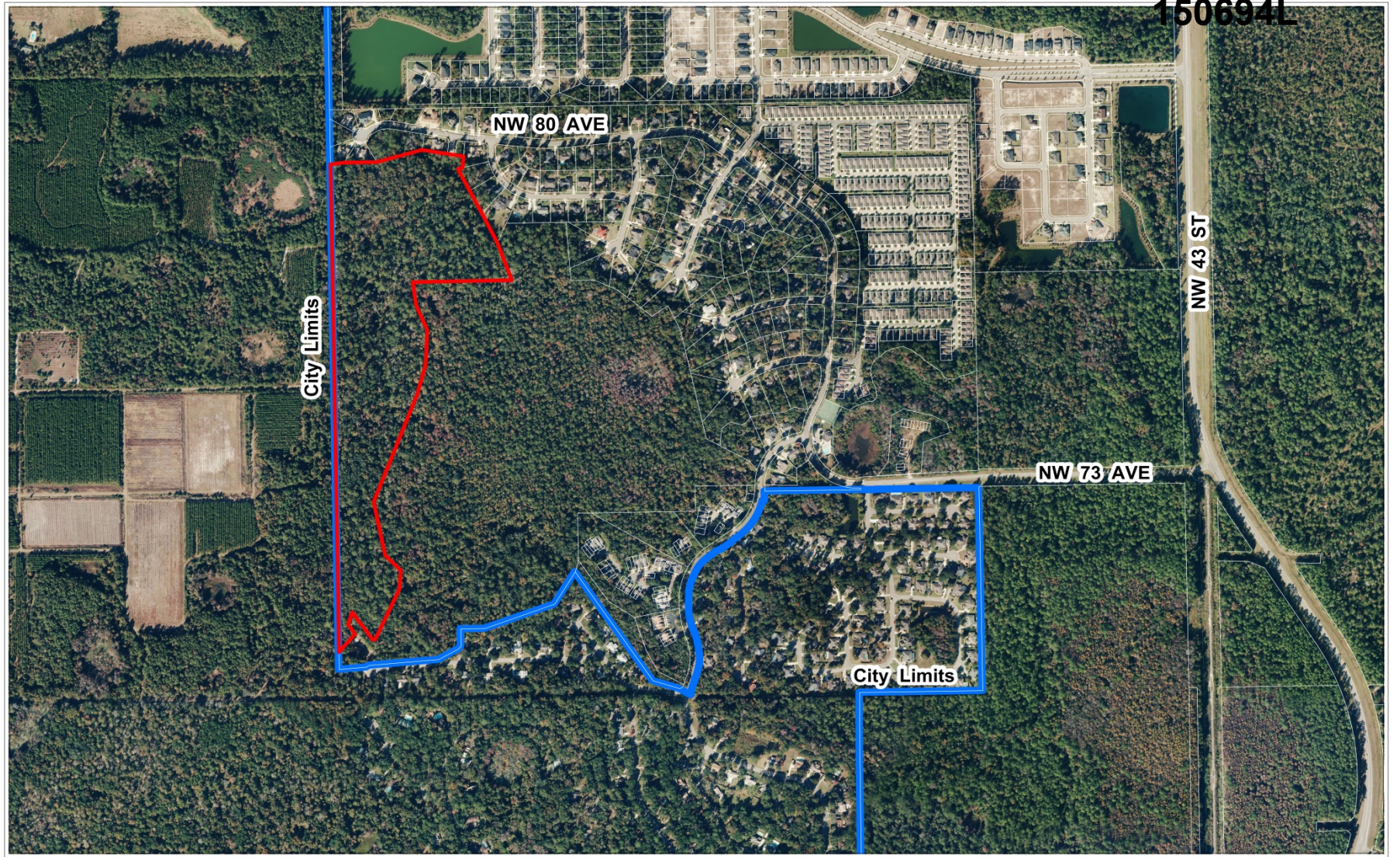
(Legistar No. 150694)

5/19/16


PD Amendment Overview

- Amend the current text of the PD Ordinance with revised development standards related to Unit 5, Phase II of the Blues Creek PD
- Revise the PD Layout Plan to reflect a new conceptual lot layout and depict revisions to access, conservation areas, and utility line connections.

150694L



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA

Project overview

- Original Planned Unit Development approved in Alachua County 7/21/81
- County PUD was amended in 1999 with a revised Master Plan
- Portions of the overall development were subsequently annexed into the City between 2001-2005.
- City land use and PD zoning were applied to the property in 2003 and 2005.

Project overview

- Overall development: 300 acres
- Unit 5, Phase 2: 36.7 acres
- Mix of single family detached and attached units
- Unit 5, Phase 2 will be limited to detached single family units only
- 3.82 acres of wetlands and 3.82 acres of wetland buffers within Unit 5, Phase 2.
- Part of the Millhopper Flatwoods Strategic Ecosystem area

Blues Creek Development



Blues Creek

Unit 5, Phase 2

Blues Creek Development

150694L



Blues Creek Development

150694L



Blues Creek Development

150694L



City of Gainesville Land Use Categories

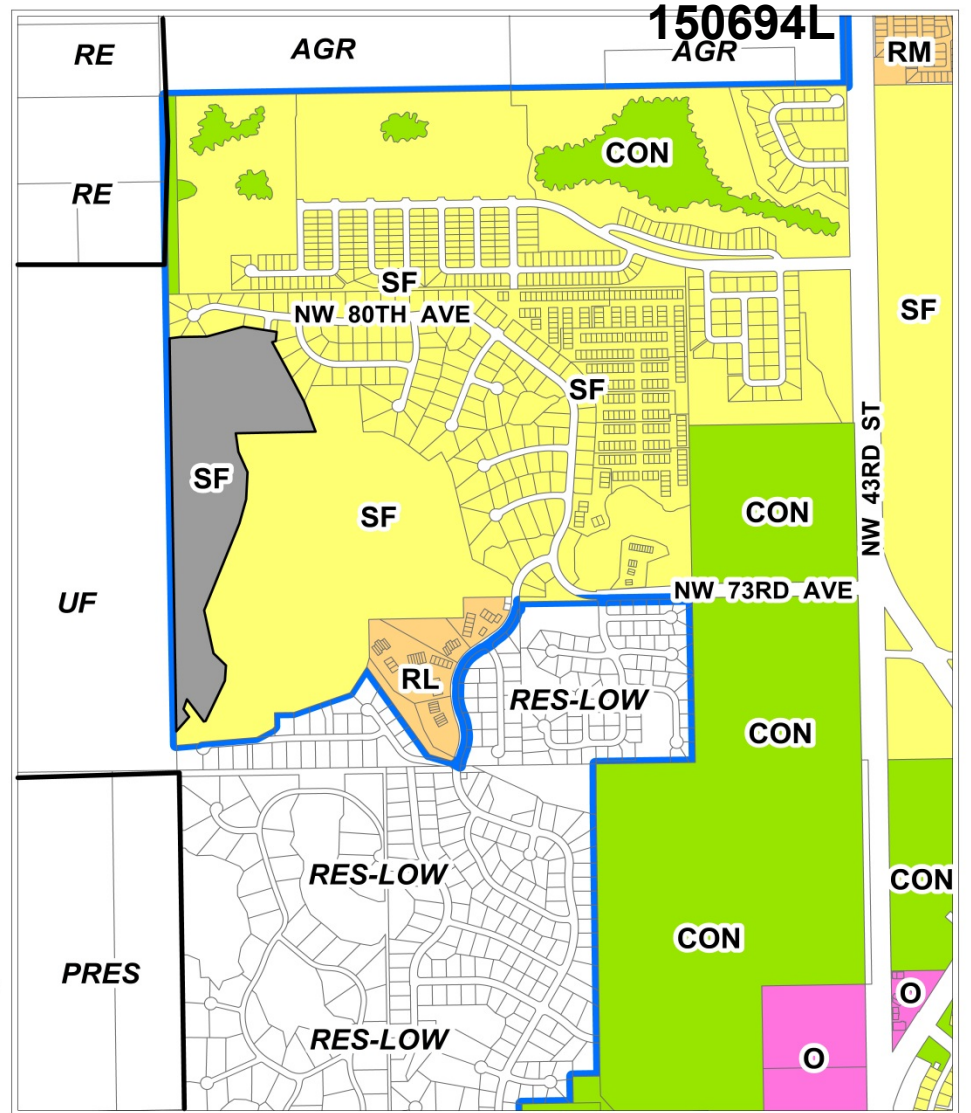
- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- O Office
- CON Conservation

Alachua County Land Use Categories


- AGR Agriculture
- RE Residential Estate (0.5 units per acre)
- RES-LOW Residential Low Density (1-4 units per acre)
- PRES Preservation
- UF UF Campus Master Plan

Area
under petition
consideration

- Division line between two zoning districts
- City Limits



EXISTING LAND USE

	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA


City of Gainesville Zoning Districts

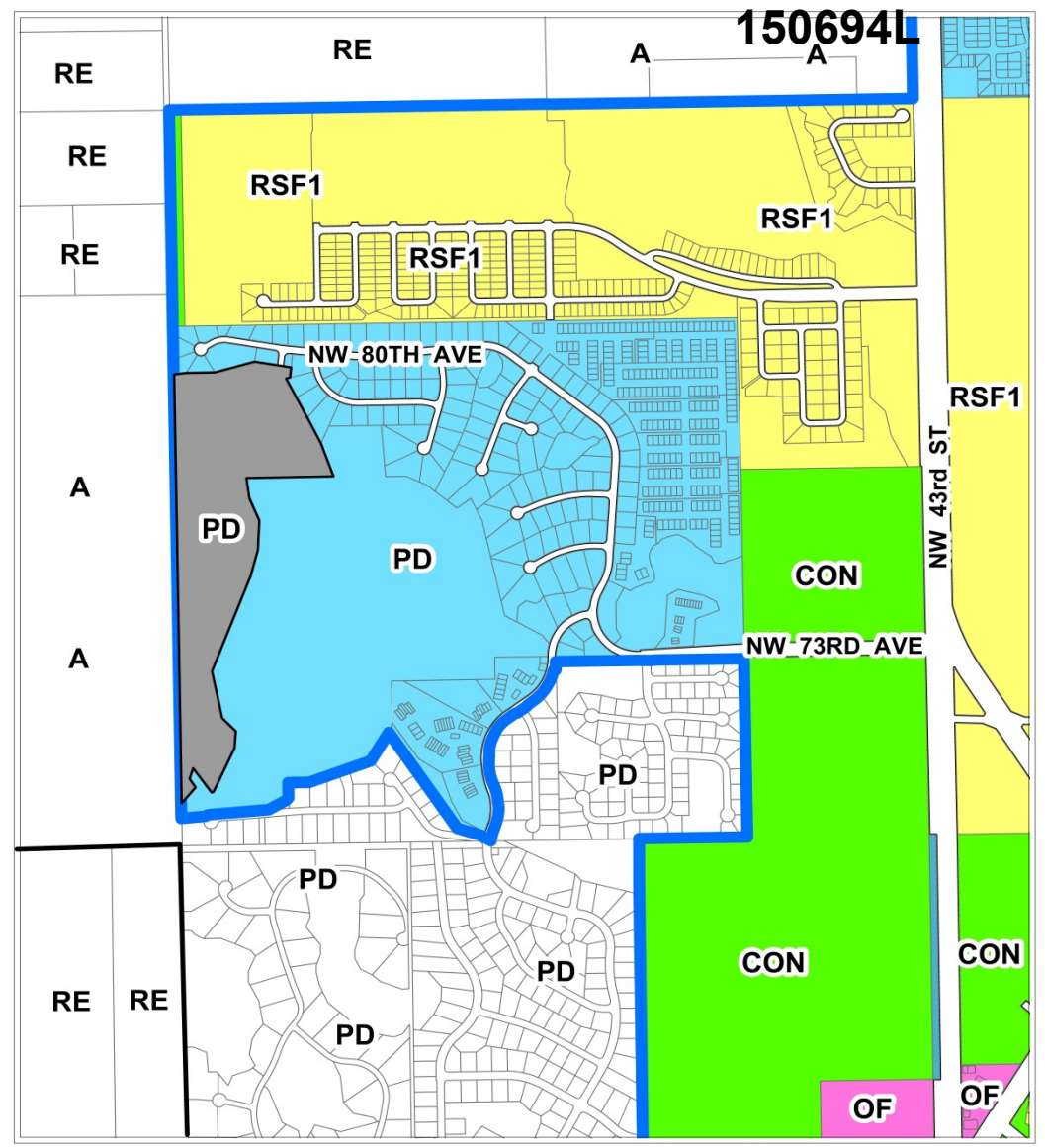
- RSF1 3.5 units/acre Single-Family Residential
- OF General Office
- PD Planned Development
- CON Conservation

Alachua County Zoning Districts


- A Agricul
- PD Planned Development
- RE Residential Single Family Estate (1 per 2 acres or less)

----- Division line between two zoning districts
Blue line City Limits

Area under petition consideration




EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA

PD Layout Plan changes

- Currently regulated by the 1999 Master Plan for Blues Creek
- Revisions include:
 - Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 lots currently shown on the PD Layout plan)
 - Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
 - Illustration of a proposed 40 foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44

PD Layout Plan changes

- Revisions continued:
 - Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits.
 - Addition of the conceptual location of 3 underground utility crossings between Units 2 and 5 that cross the area labeled “drainage easement, developed recreation, & conservation area.”
 - Annotation of the location of Unit 7 as approved by final plat on 6/11/07 by City Resolution 060095

Current 1999 Blues Creek Master Plan

150694L BLUES CREEK



GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES, SUCH AS WETLANDS, CREEKS, SINKS, AND SLEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL ORIGINAL EASEMENTS INDICATED AND SHADED ARE TO REMAIN UNDISTURBED. A 50 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.

SINGLE FAMILY DETACHED UNITS

ALL SETBACK REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 15,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE R-1A REQUIREMENTS, HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,521 SF. SEE SPECIAL STUDY AREA STANDARD "X" (BELOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT):

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.
STREETSIDE 15 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'-5"

DRG APPROVAL: 11/15/01


NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PUD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	915 PERMITTED - 557 ACTUAL
DENSITY	2.05 PERMITTED - 1.89 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	135.7 ACRES 45.2 %
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADS	26.2 ACRES 8.7 %
RECREATIONAL AREA	1.10 ACRES 0.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	57	22
UNIT II	0	25
UNIT III	0	60
UNIT IV	0	49
UNIT V	0	82
UNIT VI	248	14
TOTAL	305	252



DUNN ENGINEERING
OF GAINESVILLE, INC.

DRAWN BY	T.G.D.	REVISED	SCALE	1" = 200'	SHEET
APPROVED		REVISED	JOB NO.	E - 8001	
DATE	NOVEMBER 1999	REVISED	ADD NO.	MASTER	

BLUES CREEK
REVISED MASTER PLAN



* DEVELOPED RECREATION

CONSTRUCTION WITHIN THE 90-ACRE CONSERVATION AREA SHALL BE RESTRICTED TO FACILITIES SUCH AS NATURE TRAILS, WALKOVER STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MAINTAINS THE AREA IN ITS NATURAL, SCENIC AND WOODS CONDITION, OR OTHER MINOR WORKS NECESSARY TO CONTROL EROSION OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PRONE PERMIT.

ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-35-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.L.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5618 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUMNER RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT, THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- 3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES, SUCH AS WETLANDS, CREEKS, SWMS, AND KEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHADOWED ARE TO REMAIN UNDISTURBED. A 30 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

UNIT NO. 6F
DISTURBED 25 FT. BUFFER

UNIT NO. 6E
PREVIOUSLY FILLED WETLANDS (880 57)

UNIT NO. 6D
EXISTING WETLANDS

UNIT NO. 6C
PREVIOUSLY FILLED WETLANDS (285 57)

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY MAJOR/STREET AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 140' AND A MINIMUM AREA OF 14,000 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE RSF-1 REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,021 SF. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 14,375 SF.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.
STREETSIDE 15 FT.

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 20 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85 FOOT LOT WIDTH
REAR 20 FT.
SIDE 7.5 FT.
SIDE (STREET) 10 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 LOT 21: REAR SETBACK FROM 20 FT. TO 13'5"
- ALACHUA COUNTY DRC APPROVAL: 11/15/01

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PD
TOTAL ACRESAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 538 ACTUAL
DENSITY	2.05 PERMITTED - 1.79 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	115.9 ACRES 38.6 %
NATURAL/CONSERVATION AREA & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADWAYS	29.1 ACRES 9.7 %
RECREATIONAL AREA	1.1 ACRES 0.4 %
CONSERVATION AREA (UNIT 5 PHASE 2)	15.4 ACRES 5.1 %
PERPETUAL INGRESS / EGRESS EASEMENT	1.3 ACRES 0.4 %

NOTE: UNIT AVERAGES AND ACRES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	80
UNIT 4	0	46
UNIT 5	0	54
UNIT 6	244	14
UNIT 7	16	0
TOTAL	317	221

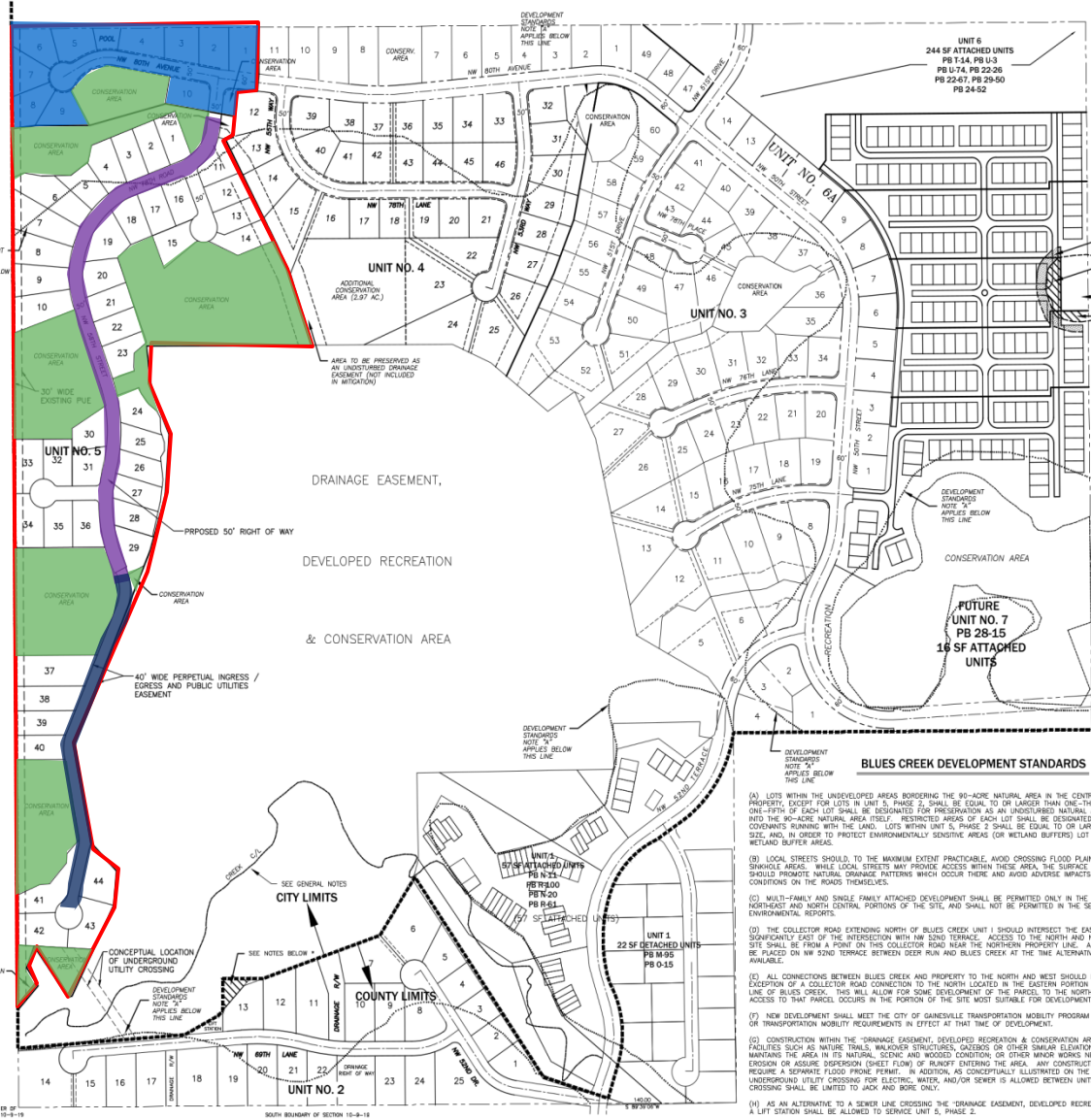
TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 8.92 = 413.9, 50% ENTERING, 50% EXITING
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 75 X 44 UNITS = 3,300 ENTERING, 75% EXITING
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.0 X 44 UNITS = 44, 63% ENTERING, 37% EXITING

BLUES CREEK DEVELOPMENT STANDARDS (CONTINUED)

BLUES CREEK DEVELOPMENT STANDARDS

- LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY, EXCEPT FOR LOTS IN UNIT 5, PHASE 2, SHALL BE EQUAL TO OR LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA ITSELF. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN COORDINATION WITH THE LAND. LOTS WITHIN UNIT 5, PHASE 2 SHALL BE EQUAL TO OR LARGER THAN ONE-THIRD ACRE IN SIZE, AND, IN ORDER TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS (OR WETLAND BUFFERS) LOT LINES SHALL EXCLUDE ALL WETLAND BUFFER AREAS.
- LOCAL STREETS SHOULD TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, AND SEEPAGE OR SHOULDER AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS TO THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE AND AVOID ADVERSE IMPACTS FROM THE SEEPAGE CONDITIONS ON THE ROADS THEMSELVES.
- MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTH-EAST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY ENVIRONMENTAL REVISIONS.
- THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A FRONT ON THIS COLLECTOR ROAD NEAR THE NORTHWEST PROPERTY LINE. A CROSSABLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL ENSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- NEW DEVELOPMENT SHALL MEET THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) REQUIREMENTS OR TRANSPORTATION MOBILITY REQUIREMENTS IN EFFECT AT THAT TIME OF DEVELOPMENT.
- CONSTRUCTION WITHIN THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL BE RESTRICTED TO FACILITIES SUCH AS NATURAL TRAILS, WALKER STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MAINTAIN THE AREA IN ITS NATURAL, OPEN, AND WOODED CONDITION OR OTHER MINOR WORK NECESSARY TO CONTROL EROSION OR ASSURE DISPERSION (SHED FLOW) OF RAINFALL ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE PERMIT. IN ADDITION, AS CONTINGENTALLY ILLUSTRATED ON THE PL LAYOUT PLAN, AN UNDERGROUND UTILITY CROSSING FOR ELECTRIC, WATER, AND/OR SEWER IS ALLOWED BETWEEN UNITS 2 AND 5. THIS UTILITY CROSSING SHALL BE LIMITED TO JACK AND BORN ONLY.
- AS AN ALTERNATIVE TO A SEWER LINE CROSSING THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA", A LOT SETBACK SHALL BE ALLOWED TO SERVICE UNIT 5, PHASE 2.
- ALL HOUSING UNITS IN UNIT 5, PHASE 2 SHALL MEET THE SINGLE-FAMILY DWELLING UNIT SPARKLING STANDARD FOR PEA SAFETY AS REQUIRED AT THE TIME OF CONSTRUCTION.
- ACCESS TO LOTS 1-36 IN UNIT 5, PHASE 2 SHALL BE IN THE FORM OF PUBLICLY DEDICATED RIGHTS-OF-WAY WITH A MINIMUM WIDTH OF 50 FEET.
- IN ORDER TO PROTECT THE WETLANDS AND WETLAND BUFFER AREAS SOUTH OF LOTS 38 AND 40 IN UNIT 5, PHASE 2, ACCESS TO LOTS 37-44 SHALL BE IN THE FORM OF A RECORDED PERPETUAL INGRESS/EGRESS EASEMENT THAT IS ALSO A PUE. THE EASEMENT SHALL BE MINIMUM 40 FEET IN WIDTH WITH A MAXIMUM PAVED WIDTH OF 14 FEET AND WITH NO SIDEWALKS OF CURB AND GUTTER. THE CROSS-SECTION FOR THIS PERPETUAL INGRESS/EGRESS EASEMENT SHALL BE AS SHOWN IN THE DESIGN PLAT DOCUMENTS.



Proposed Revised Blues Creek PD Layout Plan

P0.00

BLUES CREEK - GAINESVILLE FLORIDA
PD LAYOUT PLAN



Project Name: ZONING
Prepared: S.R. Dimm, J.C.V./P
Project No: 05-146
Date: 12/22/15

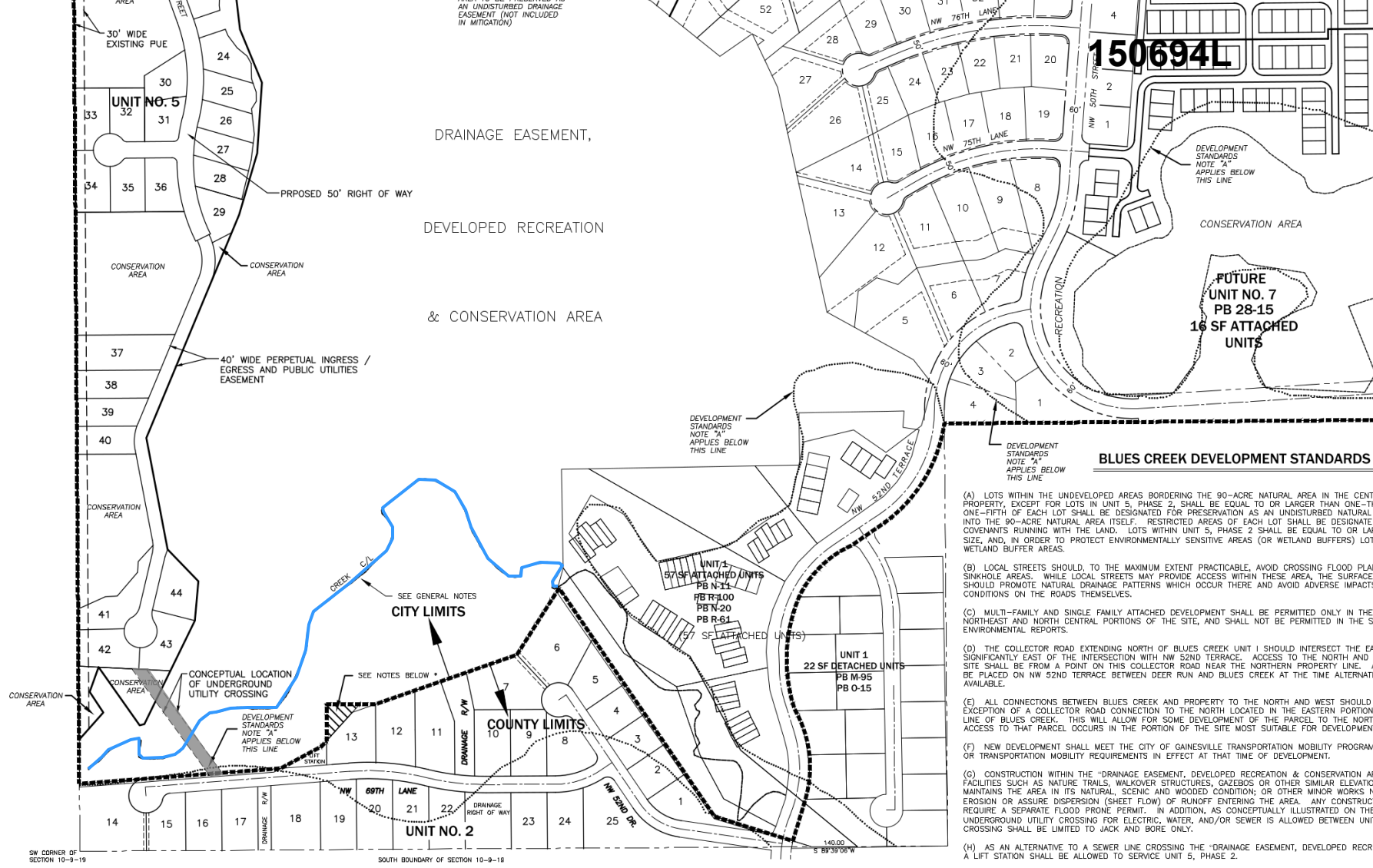
* ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-195-S, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.D. BY CHANGING APPROXIMATELY 6.388 ACRES IN UNIT 1 (5616 NW 68TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL, BASED ON THE FOLLOWING:

- 1) THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRAINWAY AND TRENCH WITHIN THIS FLOOD PRONE AREA WILL NOT APPROPRIATELY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONSTRUCT THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- 3) APPROVAL OF THIS REQUEST WILL NOT AFFECT THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT P...

ANNEXATION & ZONING HISTORY
PORTIONS OF THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 001162, 001162, 001163, 002393, 0404290. THE PROPERTY WAS REZONED TO PLANNED DEVELOPMENT BY ORDINANCE 20027, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 04197, ADOPTED NOVEMBER 26, 2005.

AN UNDISTURBED DRAINAGE EASEMENT (NOT INCLUDED IN MITIGATION)

150694L



BLUES CREEK DEVELOPMENT STANDARDS

- (A) LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE SITE, EXCEPT FOR LOTS IN UNIT 5, PHASE 2, SHALL BE EQUAL TO OR LARGER THAN ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA AND SHALL BE INCLUDED IN THE 90-ACRE NATURAL AREA ITSELF. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED COVENANTS RUNNING WITH THE LAND. LOTS WITHIN UNIT 5, PHASE 2 SHALL BE EQUAL TO OR LARGER THAN ONE-FIFTH OF EACH LOT AND, IN ORDER TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS (OR WETLAND BUFFERS) LOT 1 SHALL BE DESIGNATED AS A WETLAND BUFFER AREA.
- (B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN SINKHOLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITH THESE AREAS, THE SURFACE SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE AND AVOID ADVERSE IMPACTS TO THE SURFACE CONDITIONS ON THE ROADS THEMSELVES.
- (C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE NORTHWEST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SOUTHWEST PORTION OF THE SITE.
- (D) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 SHOULD INTERSECT THE EAST SIDE OF THE SITE SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTION OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE NORTHERN PROPERTY LINE. A PERPETUAL EGRESS/EGRESS SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE DEVELOPMENT IS AVAILABLE.
- (E) ALL CONNECTIONS BETWEEN BLUES CREEK UNIT AND PROPERTY TO THE NORTH AND WEST SHOULD BE LIMITED TO AN EXCEPTION OF A COLLECTOR ROAD CROSSING TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WEST ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- (F) NEW DEVELOPMENT SHALL MEET THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM OR TRANSPORTATION MOBILITY REQUIREMENTS IN EFFECT AT THAT TIME OF DEVELOPMENT.
- (G) CONSTRUCTION WITHIN THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL MAINTAIN THE AREA IN ITS NATURAL, SCENIC AND WOODED CONDITION; OR OTHER MINOR WORKS NECESSARY TO MAINTAIN EROSION OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION SHALL REQUIRE A SEPARATE FLOOD PRONE PERMIT. IN ADDITION, AS CONCEPTUALLY ILLUSTRATED ON THE UNDERGROUND UTILITY CROSSING FOR ELECTRIC, WATER, AND/OR SEWER IS ALLOWED BETWEEN UNITS CROSSING SHALL BE LIMITED TO JACK AND BORE ONLY.
- (H) AS AN ALTERNATIVE TO A SEWER LINE CROSSING THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" A LIFT STATION SHALL BE ALLOWED TO SERVICE UNIT 5, PHASE 2.
- (I) ALL HOUSING UNITS IN UNIT 5, PHASE 2 SHALL MEET THE SINGLE-FAMILY DWELLING UNIT SPRINKLER SYSTEM AS REQUIRED AT THE TIME OF CONSTRUCTION.
- (J) ACCESS TO LOTS 1-36 IN UNIT 5, PHASE 2 SHALL BE IN THE FORM OF PUBLICLY DEDICATED DRIVEWAYS WITH A MINIMUM WIDTH OF 50 FEET.
- (K) IN ORDER TO PROTECT THE WETLANDS AND WETLAND BUFFER AREAS SOUTH OF LOTS 36 AND 40, ACCESS TO LOTS 37-44 SHALL BE IN THE FORM OF A RECORDED PERPETUAL INGRESS/EGRESS EASEMENT. THE EASEMENT SHALL BE MINIMUM 40 FEET IN WIDTH WITH A MAXIMUM PAVED WIDTH OF 14 FEET AT THE CURB AND OUTER. THE CROSS-SECTION FOR THIS PERPETUAL INGRESS/EGRESS EASEMENT SHALL BE ILLUSTRATED ON THE PLAT DOCUMENTS.
- (L) ENCRoACHMENT INTO THE 35 FOOT WETLAND BUFFER AREA IS ALLOWED IN LIMITED AREAS WITHIN UNIT 5, PHASE 2. HOWEVER, THE OVERALL AVERAGE 50 FOOT WETLAND BUFFER SHALL BE MAINTAINED.
- (M) CONSERVATION AREAS IN UNIT 5, PHASE 2 THAT ARE SET ASIDE AS ESTABLISHED CONSERVATION AREAS SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED CONSERVATION MANAGEMENT PLAN. DRAINAGE EASEMENTS SHALL BE ALLOWED IN THESE AREAS.

* ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-95-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.U.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- 3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

ANNEXATION & ZONING HISTORY
 PORTIONS OF BLUES CREEK WERE ANNEXED INTO THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 001161, 001162, 001163, 002393, and 040290. THE PROPERTY WAS REZONED TO PLANNED DEVELOPMENT BY ORDINANCE 030472, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 041187, ADOPTED NOVEMBER 28, 2005.

PD Ordinance Text Changes

- Lot and building revisions:
 - Reduction of the number of proposed lots listed within Unit 5 from 82 to 54 (10 lots are built = 44 lots to be developed)
 - Minimum lot size of 1/3 of an acre and lot lines shall not be located within wetlands or wetland buffer areas for Unit 5, Phase 2
 - Per GFR discussions, housing units within Unit 5, Phase 2 shall be equipped with single family residential sprinkler systems

PD Ordinance Text Changes

- Lot and building revisions:
 - Unit 5, Phase II setbacks:
 - Front: 20' or the minimum front setback footage at the 85 foot lot width
 - Side: 7.5'
 - Side (street): 10'
 - Rear: 20'
 - Unless otherwise specified dimensional standards of the City's RSF-1 zoning district would apply

PD Ordinance Text Changes

- Utilities and conservation areas:
 - Allowance for 3 underground utility crossings for electric, water, and/or sewer between Units 2 and 5 as conceptually depicted on the PD Layout Plan within the “drainage easement, developed recreation & conservation area.”
 - The utility crossings will be constructed using the jack and bore method. The sewer line is required to be encased in steel per GRU water/wastewater design standards and FDEP.

PD Ordinance Text Changes

- Utilities and conservation areas:
 - Lift station allowance in lieu of the sewer line connection (Recommended against by the Plan Board).
 - Conservation areas depicted on the PD Layout Plan including the 90-acre “drainage easement, developed recreation & conservation area” will be part of a Conservation Management Area (CMA) with a Conservation Management Plan (CMP) to be developed and approved during the final plat stage.

PD Ordinance Text Changes

■ Access:

- Access to Lots 1-36 shall be provided via a 50' publicly dedicated rights-of-way.
- Access to Lots 37-44 shall be provided via a 40' perpetual ingress/egress easement with a 14' paved area and no curb and gutter or sidewalks.
- Low impact design (LID) technique to avoid impacting wetlands and minimize encroachments into the wetland buffers with reduced paving.
- Allowance for limited encroachment into the 35' wetland buffer provided that the overall 50' average buffer is provided.

PD Ordinance Text Changes

- Tree preservation and misc.
 - Existing trees shown to be preserved on the construction plans may be used to meet the shade tree requirements along roadways in Unit 5, Phase 2 as approved by the Urban Forestry Inspector.
 - Updating the PD text to reflect the annexation dates and City zoning amendments.
 - Updating the site data information tables and Unit mix tables.
 - Adding a trip generation note for Unit 5, Phase 2.

PD Objectives and Comprehensive Plan

- The proposed amendments conform to the PD objectives listed in the Land Development Code Section 30-211(b).
- The proposed PD layout plan and development standards utilize innovative techniques (LID, CMA, CMP, and reduction in the number of lots) to avoid impacts to wetlands, wetland buffers, and Strategic Ecosystems.

PD Criteria

- Consistent with the City's Comprehensive Plan
 - Future Land Use Element: Objective 3.1 and Policy 3.1.1 (Protect environmental resources through the Code and development review)
 - Potable Water/Wastewater Element: Policy 3.3.2 and Objective 1.4 (Utilize existing utility connections where available)
 - Conservation, Open Space, and Groundwater Recharge Element: Policy 1.1.1 (Protect resources through the City's environmental regulations in the land development code)

PD Criteria

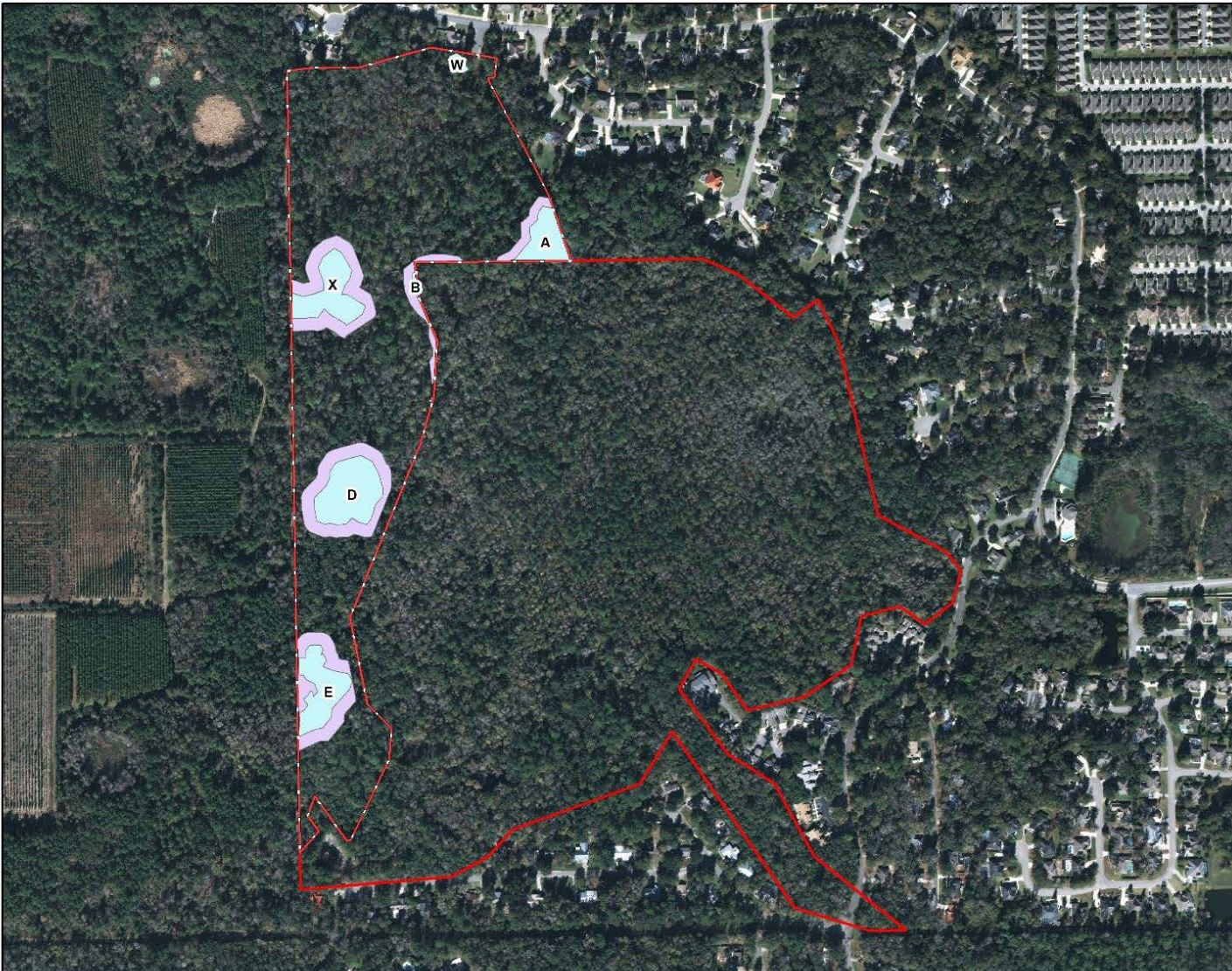
- **Concurrency:**
 - Located within Transportation Mobility Program Area (TMPA) Zone B
 - TMPA and other concurrency requirements will be met at final plat stage.
- **Compatibility:**
 - No internal or external compatibility issues
- **Intensity of development:**
 - Reduction in the number of lots within Unit 5, Phase 2

PD Criteria

- Usable open spaces, plazas and recreation areas:
 - Conservation areas including the 90-acre “drainage easement, developed recreation & conservation area” will be placed in a CMA.
- Environmental constraints
 - Regulated resources found and described on the property include wetlands, strategic ecosystem, and listed species.

Wetlands and Wetland Buffers

Blues Creek Unit 5, Phase 2: Wetlands and Buffers Map



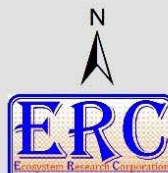
Legend

- Resource Assessment Area (126.99 ac)
- Project Site (36.7 ac)
- Conservation Area (90.29 ac)
- Mixed Hardwood Wetland (3.82 ac)
- Buffer (3.82 ac)

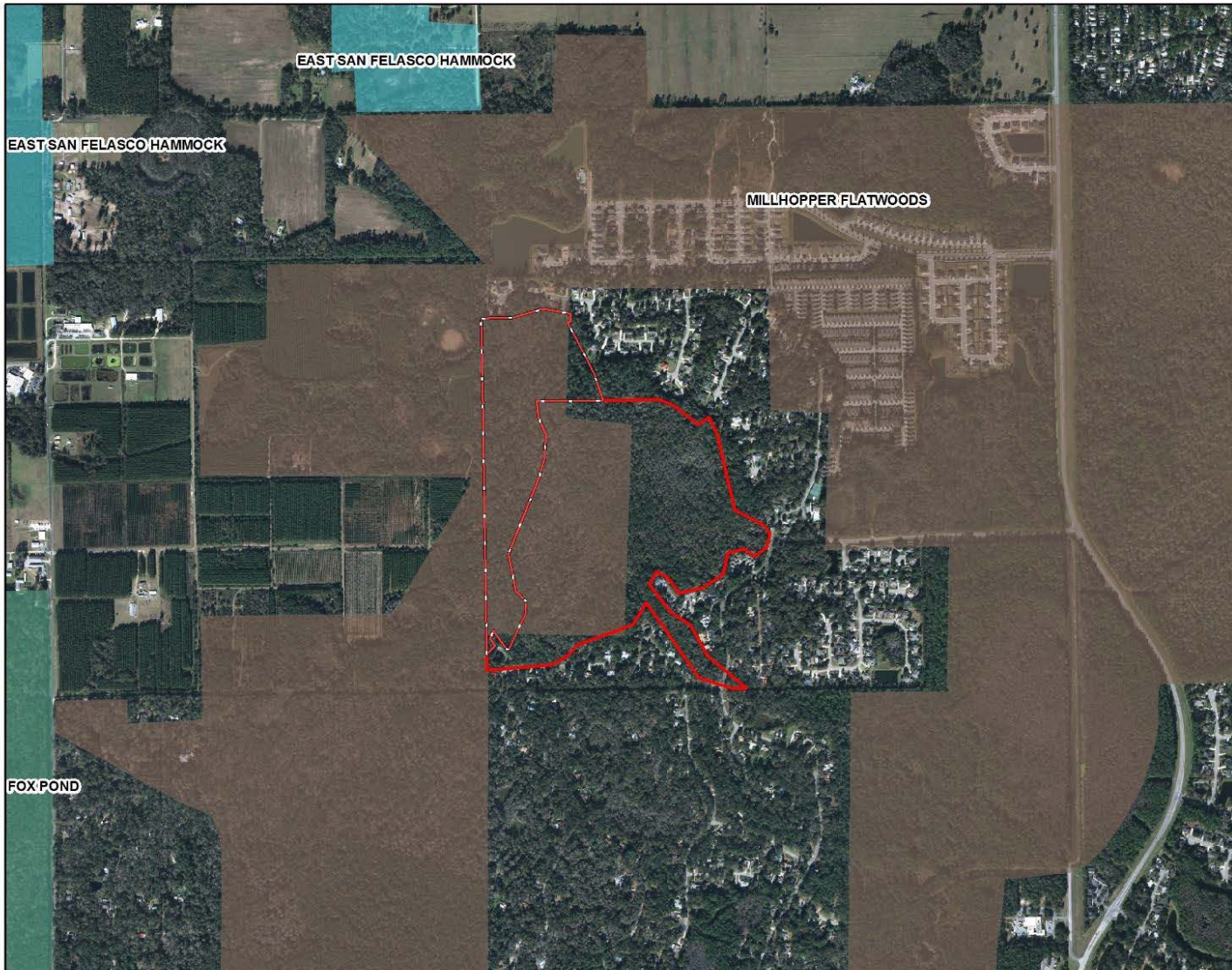
A	0.62
B	0.04
D	1.22
E	0.91
W	0.08
X	0.94
Grand Total	3.82



Wednesday, December 30, 2015 9:02:29 PM
C:\GIS\Data\Blues Creek\MAPS\wetlands_buffers 1215.mxd
Prepared by: J Carter





Blues Creek Unit 5, Phase 2: Strategic Ecosystem Overlay Map



Legend

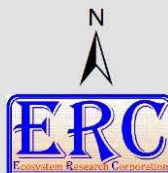
Resource Assessment Area (126.99 ac)

 Project Site (36.7 ac)

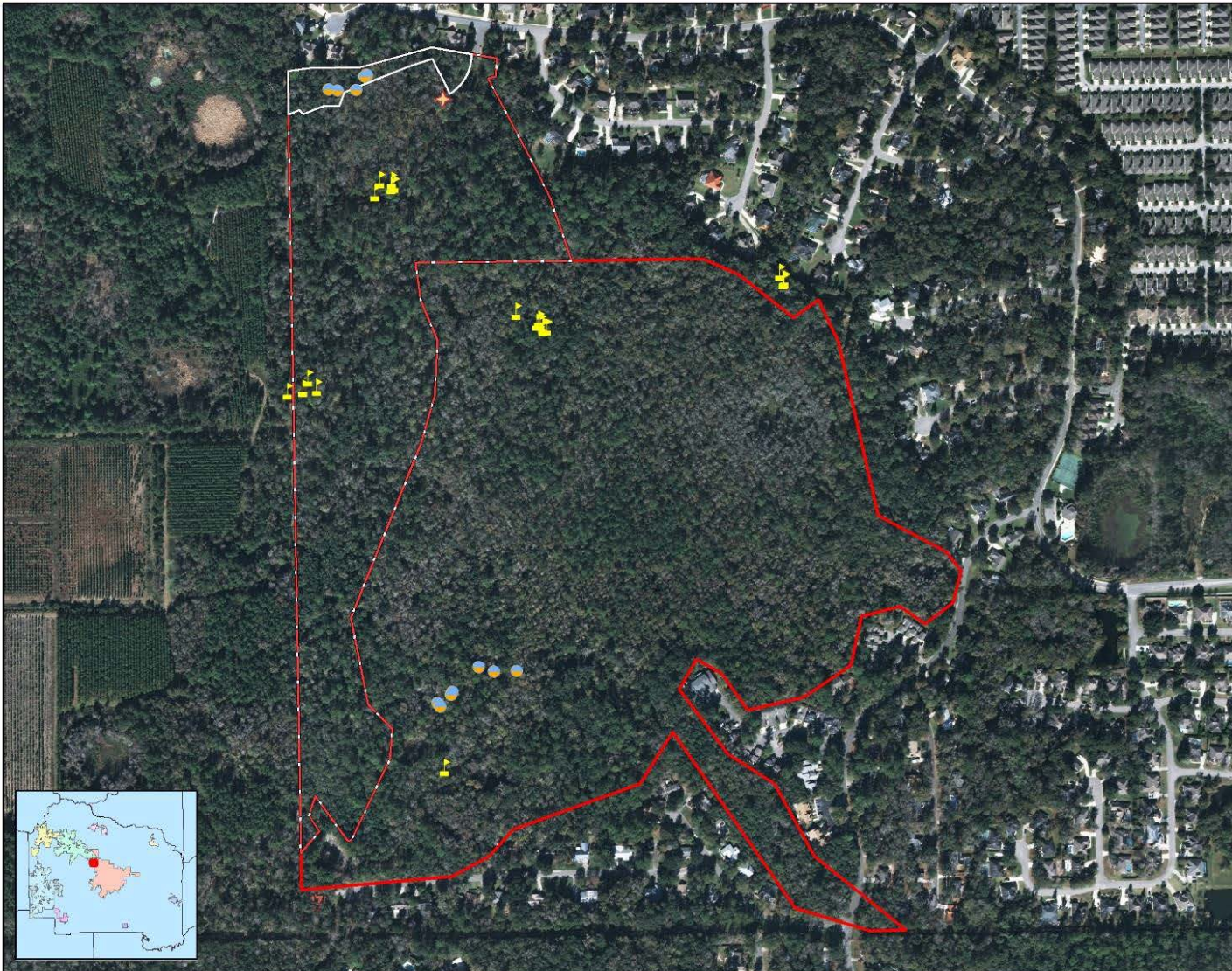
 Conservation Area (90.29 ac)



Sunday, June 28, 2015 3:32:21 PM
C:\GIS\Data\Blues Creek\MAPS\strategic ecosystem.mxd
Prepared by: J Carter



Blues Creek Unit 5, Phase 2: Listed Species Location Map




Legend

Resource Assessment Area (126.99 ac)


 Project Site (36.7 ac)

 Conservation Area (90.29 ac)

 Conservation_Area

 *Hexalectris spicata*

 *Matelea floridana*

 *Rhapidophyllum hystrix*

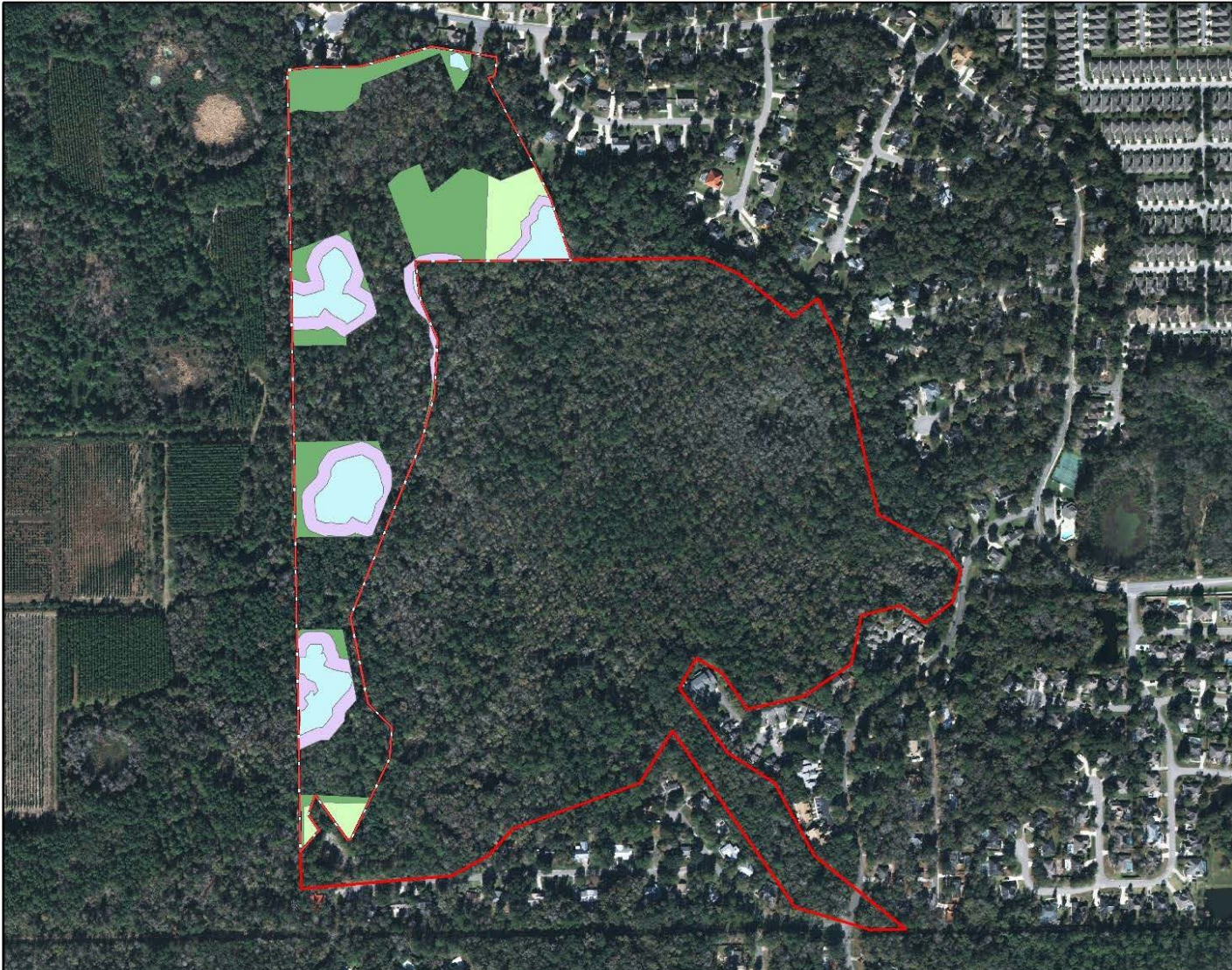
0 195 390 780
Feet



PD Criteria

- Environmental constraints (cont.)
 - The proposed Planned Development Amendment and PD layout complies with the requirements of the environmental regulations of City of Gainesville Land Development Code Sections 30-300 and 30-310 (Level 1 Review).
 - Proposed set-asides will include 35% of upland areas (11.42-acres) within Unit 5, Phase 2 and 62% of the overall 126.99 acre planning parcel in compliance with the City's Natural and Archeological Resources provisions.

Blues Creek Unit 5, Phase 2: Upland Set-Aside Map



Legend

Resource Assessment Area (126.99 ac)

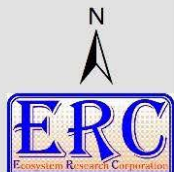
-  Project Site (36.7 ac)
-  Conservation Area (90.29 ac)
-  Mixed Hardwood Wetland (3.82 ac)
-  Buffer (3.82 ac)

Upland_Set-Aside (7.65 ac)

-  Set-Aside Within Strategic Ecosystem (5.99 ac)
-  Set-Aside Outside Strategic Ecosystem (1.66 ac)



Wednesday, December 30, 2015 9:06:47 PM
C:\GIS\Data\Blues Creek\MAPS\upland setaside 1215.mxd
Prepared by: J Carter



PD Criteria

- Environmental constraints (cont.)
 - Prior to approval of final subdivision development plans and final plat, the establishment of the CMA, CMP, and legal protection documents for the set-aside/mitigation areas described above must be fully completed and recorded.

PD Criteria

- Internal and external transportation access:
 - Entrance on 43rd Street
 - Internal street network access via stub out on NW 80th Avenue.
- Provision for the range of transportation choices:
 - Publicly dedicated right-of-way portion will have sidewalks on both sides of the street.

Recommended PD Condition

Condition 1:

Each housing unit within Unit 5, Phase 2 shall provide a residential sprinkler system in compliance with the current edition of the National Fire Protection Association *NFPA 13D: Standard for the installation of sprinkler systems in one- and two-family dwellings and manufactured homes* requirements for one-family dwellings.

Related Petitions

- Design Plat (DB-15-114 SUB) (Final approval by City Commission needed)
- Construction Plans
- Final Plat (Final approval by City Commission needed)

Staff Recommendation:

Approval of the proposed text amendments to the PD Report and PD Layout Plan with the staff recommended condition for the Blues Creek Planned Development

Plan Board Recommendation: 3-1 for approval of the petition without allowance for a lift station.