

Petition PZ-09-19 SUB Eng, Denman, and Associates, Inc., agent for East Gainesville Development Partners, LLC. Design plat review for an environmental cluster subdivision. Zoned: RSF-1 (3.5 du/ac single-family) and RSF-4 (8 du/ac single-family). Located at 2100 NE 39th Ave, adjacent to the Ironwood Golf Course.

Due to the lateness of the hour, the Board agreed with the applicant to continue this petition to the next regularly scheduled board meeting; and hear only the staff presentation.

Scott Wright, Sr. Planner gave a presentation and stated that this petition is an environmental cluster subdivision that has separate standards and regulations in the Code that allows for a reduction in lot sizes that will provide for open spaces and preservation of natural features. Mr. Wright summarized the major issues of the design plat for this proposed development as:

- Airport Hazard Zoning Regulations
- significant ecological overlay
- regulated surface waters and wetlands
- environmental cluster subdivision
- street connectivity

Mark Garland, Environmental Coordinator gave a brief history of the condition of the proposed site and stated that since 1968 this area has been seriously drained and many of the wetlands are in poor condition and barely meet the State definition of a wetland. Mr. Garland further stated that setting aside uplands is not a requirement of the Code. However, on this site, to protect the remaining environmental features, it could be required and he would prefer to see a contiguous set aside. Mr. Garland added that Newnan's Lake has been declining in water quality for the last 10 years and currently has exceedingly high levels of phosphorus, nitrogen and blue green algae entering through the creeks, particularly through the east side of Little Hatchet Creek. Mr. Garland stated that Newnan's Lake drains into Prairie Creek and Prairie Creek drain into Alachua Sink and that drains in the Florida Aquifer for our drinking water; of which would be a significant environmental impact.

Motion: James Miller	Seconded By: Jeffrey Haviland
Moved To: Hear this petition at the next regularly scheduled meeting with a time certain of 7:30 p.m.	Upon Vote: 6 – 0.