

LEGISLATIVE #

160885

1 **BEFORE THE CITY COMMISSION**
2 **CITY OF GAINESVILLE, FLORIDA**

3
4 **IN THE MATTER OF an application for design plat approval for the subdivision of**
5 **Blues Creek Unit 5 that is generally located in the 7000 – 8000 block of NW 58th**
6 **Street.**

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8 **PETITION DB-15-114 SUB; LEGISTAR NO. 160885.**

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10 **ORDER**

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12 **Statement of the Petition**

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14 The City Commission of the City of Gainesville on June 1, 2017, held a quasi-judicial
15 hearing on Petition DB-15-114 SUB, filed by eda engineers-surveyors-planners, Inc.,
16 agent for New Generation Home Builders, Inc. (“Petitioner”). The petition requests
17 approval of a design plat for the subdivision of Blues Creek Unit 5 that is generally
18 located in the 7000 – 8000 block of NW 58th Street.

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20 **Decision Criteria**

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22 In accordance with Section 30-183(i)(2) of the Land Development Code, the City
23 Commission shall review the recommended design plat and consider findings made by
24 the Development Review Board and/or city staff and shall determine if the proposed
25 subdivision is in conformity with the general goals and objectives of the city with respect
26 to:

- 27 1. The Comprehensive Plan;
28 2. Existing zoning requirements, including all amendments thereto;
29 3. Neighborhoods;
30 4. Lake levels;
31 5. Water supply;
32 6. Sustaining the urban forest;
33 7. Protecting environmental features;
34 8. Provision for emergency access;
35 9. Consideration of pedestrian, bicycle, vehicle, and transit access and greenway
36 connections;
37 10. Waste disposal and other essential utilities;
38 11. The overall stormwater management plan;
39 12. Special improvement and redevelopment districts;

40 In addition, particular attention shall be given to streets, including:

- 41 1. The arrangement, location, function, and width of streets;
42 2. Consistency with the goal of developing a multimodal transportation network;
43 3. Providing sufficient space for street trees both above and below ground;
44 4. Interaction with the overall transportation system;

45 5. Relation to the topography of the land, water supply, sewage disposal, stormwater
46 management, lot sizes and arrangement, and the present or future development of
47 abutting property.

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49 **Findings of Fact**

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51 Based upon the evidence presented at the quasi-judicial hearing and included within the
52 entire record of this proceeding, the following findings of fact are made:

- 53 1. The subject property is zoned Planned Development (PD) district and consists of
54 approximately 36.7 acres generally located in the 7000 – 8000 block of NW 58th
55 Street, as more specifically described in the record.
- 56 2. On March 2, 2017, the City Commission adopted Ordinance No. 160694, amending
57 the previously adopted PD zoning and associated regulations for the subject property.
- 58 3. The owner(s) of the subject property initiated a request to subdivide the subject
59 property into 44 single-family lots with a combination of public and private roads and
60 additional parcels for environmental protection, stormwater management, common
61 areas, landscaping, utilities, and other amenities.
- 62 4. City staff recommended approval of Petition DB-15-114 SUB.
- 63 5. The Development Review Board held a public hearing on March 28, 2017, and voted
64 to recommend that the City Commission approve Petition DB-15-114 SUB with
65 conditions and recommendations.

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67 **Order**

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69 APPROVED. Based upon the competent, substantial evidence received and included
70 within the record, the City Commission by a vote of 6-0 approves Petition DB-15-114
71 SUB and finds that the Petitioner has met its burden of presenting sufficient evidence to
72 allow this Commission to approve the design plat for the subject property pursuant to the
73 decision criteria specified in Section 30-183(i)(2) of the Land Development Code.

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75 Entered this 15th day of June, 2017.

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80 LAUREN POE
81 MAYOR

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83 Attest:

Approved as to form and legality:

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86 _____
87 KURT M. LANNON
88 CLERK OF THE COMMISSION

86 _____
87 NICOLLE M. SHALLEY
88 CITY ATTORNEY