



SITE PLAN EVALUATION SHEET

Gainesville Police Department Review

071068

Petition Number: 76SUB-07DB	Review Date: 01-23-08	Comments By: Sgt. Art Adkins
Review For: Blues Creek	Plan Reviewed:	
Description, Agent & Location: Blues Creek Unit 5 Phase 2 & 3		
Review Type: TRC		

APPROVABLE
 APPROVABLE (SUBJECT TO COMMENTS)
 DISAPPROVED

CODE REQUIREMENTS:

RECOMMENDATIONS:
None at this time.

CRIME STATS:



The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

** TRANSMISSION REPORT ***

JAN 24, 2008 18:18 Model # 4200 Series 3523343259

START TIME
18:16

SENT TO
93737249

PAGES RESULT
13 OK

07 10 68

1/14/08 * MINOR *
 10:30 Woodlands of Gainesville
 BMS 7 SPA - D8CD

Ruth Meyer

1 CK for \$1,500.00
 1 Dev Plan for App
 1 App for Conc Exempt
 1 Perf. Standards
 Letter
 2 Copies of Avail
 Fire Flows
 13 Sets of Final Pla

1/14/08
 10:50 Blues Creek
 BMS 76 SUB - 07DB

Blues

1 LOT
 13 Sets of Plans

1/14/08
 10:50 Woodbury Row Phase II
 BMS 8 SPA - 08DB

W

1 LOT
 1 CK for \$1,750.
 1 Plan Rev App.
 13 Sets of Plans
 1 Conc App.
 1 Reservation of
 Water / wastewater
 1 P. H. A. A.

071068

Massey, Bedez E.

From: Sergio Reyes [SReyes@engdenman.com]
Sent: Tuesday, January 08, 2008 9:49 AM
To: Massey, Bedez E.
Cc: Pat Boyes- Attorney
Subject: Re: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request

Bedez:

As we discussed with Ralph, we are presenting this project as submitted. We are aware of the different departments comments and we will be responding at the DRB meeting but we are not planning to make more revisions prior to the DRB and/or City commissioners meeting.

Sergio Reyes P. E.
Principal
Eng Denman and Associates

SReyes@EngDenman.com
2404 NW 43rd Street
Gainesville, Fl 32606
352-373-3541

2/8/2008

Massey, Bedez E.

071068

From: Massey, Bedez E.
Sent: Tuesday, January 08, 2008 9:48 AM
To: 'Sergio Reyes'
Subject: FW: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request

From: Massey, Bedez E.
Sent: Tuesday, January 08, 2008 9:43 AM
To: 'Sergio Reyes'
Subject: RE: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request

Sergio:

These documents would be those either required by Code, or documents requested by individual departments on the comment sheets you last received for this petition. Since it has been several months since staff has had the opportunity to review this project, I would recommend that the minimum submittal requirements for Intermediate projects be submitted.

Bedez

071068

Massey, Bedez E.

From: Sergio Reyes [SReyes@engdenman.com]
Sent: Tuesday, January 08, 2008 9:41 AM
To: Massey, Bedez E.
Cc: Calderon, Lawrence D.; Francis, Gene G.; Surrency, Lisa M.; Pat Boyes- Attorney
Subject: Re: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request

Bedez:

Please let me know exactly what "requisite documents" you need for re-submittal of January 14, 2008 and how many copies.

Thanks

Sergio Reyes P. E.
Principal
Eng Denman and Associates

SReyes@EngDenman.com
2404 NW 43rd Street
Gainesville, FL 32606
352-373-3541

2/8/2008

071068

Massey, Bedez E.

From: Massey, Bedez E.
Sent: Tuesday, January 08, 2008 9:29 AM
To: 'Sergio Reyes'
Cc: Calderon, Lawrence D.; Francis, Gene G.; Surrency, Lisa M.
Subject: FW: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request
Attachments: DRB request BC Unit 5 Phases 2 and 3.pdf

Sergio:

Per your request, the above-referenced project will be placed back on the City Development Review Board agenda. Please be reminded that the next cut-off date is 11:00 a.m., January 14, 2008 (Monday) for the February 14, 2008, DRB meeting. Please be prepared to submit all requisite documents to the Current Planning Section of the City Planning Division on the cut-off date for distribution and staff review.

If there has been a change in this request, please let me know as soon as possible.

Thanks,

Bedez

07 10 68

Massey, Bedez E.

From: Hilliard, Ralph W.
Sent: Monday, November 26, 2007 8:32 AM
To: Calderon, Lawrence D.; Massey, Bedez E.
Subject: FW: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request
Attachments: DRB request BC Unit 5 Phases 2 and 3.pdf

Please handle. Let me know when this can be placed on a DRB agenda. Ralph

-----Original Message-----

From: Michelle Cameron [mailto:MCameron@engdenman.com]
Sent: Wednesday, November 21, 2007 11:10 AM
To: Hilliard, Ralph W.
Subject: Fw: Blues Creek, Unit 5, Phases 2 and 3 DRB Agenda Request

Dear Ralph,

Good morning, Sergio asked me to forward this request letter for the above mentioned project to be placed on the next agenda.

Original will be mailed to your office.

Please give call or email the date of the meeting as soon as possible.

If you have any questions, please do not hesitate in giving Sergio a call, and have a wonderful Thanksgiving.

Michelle Cameron

Eng, Denman & Associates, Inc.
(352) 373-3541

071068



ENG. DENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

November 21, 2007

Mr. Ralph Hillard
City of Gainesville Planning Department
PO Box 490, Station 11
Gainesville, FL 32602

RE: Blues Creek, Unit 5, Phases 2 and 3 DRB Next Agenda

Dear Ralph,

This letter is to request that Blues Creek, Unit 5, Phases 2 and 3 as-submitted, will be put on the next Development Review Board (DRB) Agenda.

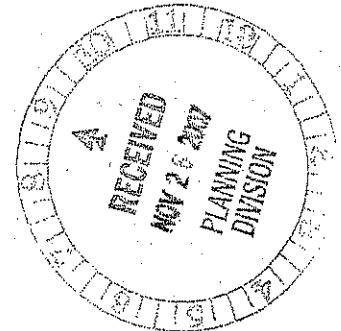
Please let us know as to what date the above referenced project will be heard by the DRB Committee.

If you have any questions, please do not hesitate in giving me a call

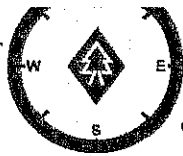
Sincerely,

Sergio Reyes, P.E.

xc: Patrice Boyes - Attorney
Larry Ross - Developer



\\laura\wpdocs\rosal\blues5\phase 2 and 3\drb request 11_20_2007.doc



EC & D

environmental consulting & design, inc.

071068

Memorandum

*Let's discuss when you
have a chance sometime
tomorrow 8-2-07 or
Ralph Whenever*

DATE: July 30, 2007
TO: Ralph Hilliard, City of Gainesville
FROM: Jen Volz, Planning Manager
CC: Ralph Eng, Sergio Reyes
SUBJECT: Blues Creek Unit 5, Phases 2 and 3 Meeting

Thank you for meeting with us to discuss the most recent comments regarding Blues Creek Unit 5, Phases 2 and 3. As discussed, I have included our comments and information regarding each item for your reference. Please contact either Sergio Reyes or me to discuss any outstanding items. We will be contacting Mark Garland this week to discuss his comments directly.

1. This petition fails to comply with the Blues Creek Master Plan by incorrectly identifying the width of the "area to be preserved as an undisturbed drainage easement (not included in mitigation)" east of Lot 15 as being 30 feet. According to a copy of the Blues Creek Master Plan obtained from the Alachua County Growth Management Office on June 19, 2001 (see Exhibit H), the width of this area measures over 30 feet.

RESPONSE: The 30' easement is existing and was approved concurrent with the Phase 1 Construction Plans. Eng, Denman & Associates (Eng) would be amenable to increasing the width to 40' if desired by City Staff.

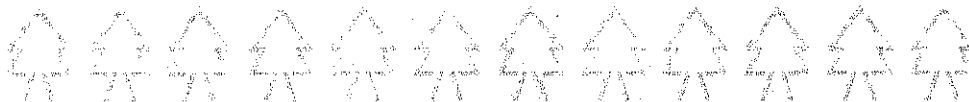
2. This petition fails to comply with the Blues Creek Master Plan by proposing construction activities within areas designated on the Master Plan as conservation areas or areas to remain undisturbed. Construction activities proposed 90-acres Natural Area (i.e., Drainage Easement, Development Recreation & Conservation Area) shall be limited to the facilities listed under the heading, DEVELOPED RECREATION on the Blues Creek Master Plan.

RESPONSE: Eng and EC&D respectfully request a formal determination/opinion from the City Attorney's office.

3. This petition fails to comply with the Blues Creek Master Plan in illustration required conservation areas. For example, the Master Plan does not show encroachment by Public Utility Easement (P.U.E.) in Unit 5 Phases 2 & 3. The land area located immediately north of Lot 15 is labeled a conservation/common/drainage easement, but is illustrated without the wetland area shown on the Master Plan (see Item 8). Without the wetland area, what is being conserved? How is buffer compensation permitted in a P.U.E. subject to development activity (see Permit Drawing 8 & 16)?

RESPONSE: The design plat will be revised to remove the Conservation Areas and the Buffer Compensation from the PUE. The Conservation Area located north of Lot 15 is shown on the Master Plan, therefore it remains on the design plat.

4. The note on Lot 27 shall be removed. The required lot depth is 140 feet, so the location of the front lot line is based upon where this dimension can be achieved along a side lot line.



o: 352.371.4333

f: 352.371.0020

1425 NW 8TH Street | Gainesville, FL 32601

www.ECDflorida.com

071068

RESPONSE: Please see sheets 12A and B and the development data notes on sheet 1 for information regarding protective barriers.

13. This petition fails to provide evidence that the Suwannee River Water Management District has approved revisions to the Uniform Mitigation Assessment method (UMAM) calculations that have occurred since the district's initial review and approval.

RESPONSE: As stated previously, subsequent to approval of the design plat and corresponding mitigation plan, SRWMD will be contacted to approve the mitigation plan. ECD respectfully requests the removal of this statement.

14. This petition is not accurate in assessing lots that the applicant claims will be lost to avoidance through minimization, since a note on the County-adopted Blues Creek Master Plan reads as follows: PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION I BOTH NUMBER AND SHAPE.

RESPONSE: Please note that avoidance and minimization information provided by ECD does not reference the master plan nor the number of lots on the master plan. Avoidance and minimization was based upon the reduction of lots and wetland impacts associated with the several design iterations and practicable design modifications noted in Exhibit 3 of the ECD submittal.

15. Please explain the modified not addressing accessory structures. Structures are not accessory if attached to a principal structure.

RESPONSE: The note will be clarified to state that no accessory structures are allowed.

16. This petition is not consistent with City subdivision requirements regarding space allocations within and along proposed roadways. The cross-sections provided to do not indicate the proximity of street lights, street trees, utilities, sidewalks and other design elements to adjacent environmental features.

RESPONSE: The space allocations will be revised per conversations between Sergio Reyes and Bedez Massey.

17. This petition fails to include the following information required in Section 30-183 of the City Land Development Codes, as determined through other City staff: cross sections of those portions of the subject property within the floodplain; high water information on the subject property; a vegetation overlay at the same scale as the design plat showing special protection species of plants and animals on the subject property; projected on-site and off-site water quality impacts to Blues Creek and the downstream portion of the San Felasco Hammock resulting from the development of the subject property.

RESPONSE: ECD will contact Mark Garland to determine the extent or applicability of this statement. The definition of Surface Water District only includes the actual surface waters, which do not exist on the Blues Creek project area.

18. Sheets of the design plat shall be labeled in numerical order.

RESPONSE: Noted.

19. Additional comments may be provided at the June 25, 2007 meeting with the petitioner.

RESPONSE: Noted.

071068

City of Gainesville
Solid Waste Division
Plan review

Date 7-6-07

Project Number; 11SUB-06DB

Project Name; Blues Creek Unit 5 - Phases 2 & 3

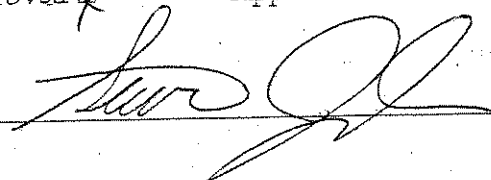
Reviewed by; Paul F. Alcantar Steve Joplin

Comments

Approved

Approved with conditions

Disapproved



Date 7-6-07

RECEIVED
JUL 6 2007
SOLID WASTE DIVISION
GAINESVILLE, FL

071068

City of Gainesville
Department of Community Development
PO Box 490, Station 12
Gainesville, FL 32602
Phone: (352) 334-5023
Fax: (352) 334-3259

Facsimile transmittal

DATE:

7/6/07

TO:

Sergio Reyes

FAX:

FROM:

Bede Massey

FAX:

RE:

Petition 76SUB-07DB: Blues Creek
Phases 2+3. Comments received
today from Solid Waste on the
6/13/07 submittal.

PAGES:

2

TRANSMISSION REPORT ***

JUL 6, 2007 15:03

Model # 4200 Series 3523343259

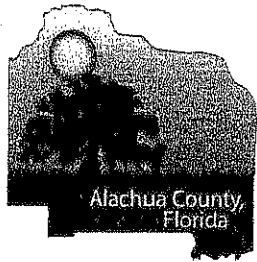
START TIME
15:02

SENT TO
93737249

PAGES RESULT
2 OK

071068

071068



Alachua County Environmental Protection Department

Chris Bird, Director

July 3, 2007

Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL 32602

RECEIVED
JUL 5 2007
PLANNING
DIVISION

Re: TRC Review – June 15, 2007 agenda
Please circulate the following comments to appropriate planning staff

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the proposed project's ability to comply with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Chapter 353, Alachua County Code.

Petition 955SPL-05DB - NW 6th Street Warehouse. No HMMC issues.

Petition 007WPP-07DB - Gainesville Nissan. Site is a registered HMMC facility (#0744-00). Please provide additional information on the proposed car wash, specifically chemicals to be used and wastewater management plans. Are the proposed automobile lift aboveground systems?

Petition 071SPL-07DB - Georgetown Commons. No HMMC issues.

Petition 072SPA-07DB - Westchester Community Center. Site plan indicates that the swimming pool will not be connected to the sanitary sewer. What provisions are proposed to properly manage the wastewater and waste materials associated with the maintenance of the pool? Be advised that the Alachua County Water Quality Code prohibits most non-stormwater discharges into stormwater management systems. Contact Gus Olmos at 264-6806 if you have any questions.



Petition 076SUB-07DB - Formerly 11SUB-06DB Blues Creek. No HMMC issues.

Petition 070SUP-07PB - Gainesville Airport Unipole. No HMMC issues.

Petition 073LUC-07PB - Homestead III. No HMMC issues.

Let me know if you need anything else,



Gus Olmos, P.E.
Water Quality Protection Program Supervisor

cc: Tim Ramsey (email)
Julie Pocklington (email)
Chris Gilbert (email)

RECEIVED
JUL 5 2007
PLANNING
DIVISION

071068

Massey, Bedez E.

From: Massey, Bedez E.
Sent: Tuesday, June 26, 2007 10:41 AM
To: 'Sergio Reyes'
Cc: DePadilla, Lisa M.; Bailey, Ellen S.
Subject: RE: Blues Creek-Unit 5 - Phase 2 & 3 - Petition No 76SUB-07DB

Sergio:

I was informed this morning that, at your request, this petition has been removed from the DRB agenda for Thursday, July 12, 2007. Please be reminded that the revised design plat and related documents must be submitted on the designated cut-off date for any subsequent DRB meeting. The cut-off date for the August 9, 2007, DRB meeting is 11:00 a.m., July 11, 2007.

BedeZ

From: Sergio Reyes [mailto:SReyes@engdenman.com]
Sent: Monday, June 25, 2007 12:03 PM
To: Massey, Bedez E.
Subject: Blues Creek-Unit 5 - Phase 2 & 3 - Petition No 76SUB-07DB

BedeZ:

This email is to request a deferral of the subject petition. We will contact you to determine the new dates for re-submittal of this application.

Thanks

Sergio Reyes P. E.
Principal
Eng Denman and Associates

SReyes@EngDenman.com
2404 NW 43rd Street
Gainesville, FL 32606
352-373-3541

PS: Can you provide me with the dimension of the area adjacent to unit 4? Thanks

6/26/2007

071068

City of Gainesville
Department of Community Development
PO Box 490, Station 12
Gainesville, FL 32602
Phone: (352) 334-5023
Fax:: (352) 334-3259

Facsimile transmittal

DATE: 6/22/07

TO: Eng Denman

FAX: 373-7249

FROM: Mark Garland, City of Gainesville

FAX: 334-2093

RE: Blues Creek (76 SUB-07 DB)

PAGES: 2

071068

SITE PLAN EVALUATION SHEET

ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>076SUB-07DB</u>	Review Date: <u>6/21/07</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>6/22/2007</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Blues Creek</u>		Project Planner:
<u>Eng. Denman & Associates, Inc. 7900 block NW 78th Road</u>		<u>Bedez Massey</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Wetlands or wetland buffers must be shown.
<input checked="" type="checkbox"/> Creeks or creek setbacks must be shown.
<input type="checkbox"/> Lakes or lake setbacks must be shown.
<input checked="" type="checkbox"/> Significant ecological communities on site.
<input type="checkbox"/> Archaeological/historical sites on site.

Comments By:

Mark A. Garland

Mark Garland
Environmental Coordinator

RECEIVED
JUN 22 2007
PLANNING
DIVISION

REVISIONS/RECOMMENDATIONS:

1. The road placement includes 0.0026 acres of direct impacts to Wetland B and 0.23 acres of impacts within the 35-foot upland buffer. Sect. 30-302, Gainesville Code of Ordinances, allows no new development within 35 feet of a wetland and has no provision for mitigating such development. The applicant has provided a mitigation plan that addresses these buffer impacts using the Uniform Mitigation Assessment Method. Because the mitigation plan does not adequately address the lost functions of this forested sinkhole wetland (see comment 2), the road should be moved to avoid such buffer impact.

2. Wetland B is a high-quality, forested sinkhole wetland, surrounded by mature upland hardwood forest. The plan proposes to mitigate for buffer impacts to this wetland and buffer by enhancing and enlarging a human-created scraped area to create a freshwater marsh. The plan further proposes densely planting the roadsides along Wetlands A, B, and C with native grasses, shrubs, and trees to serve as wildlife corridors.

From Section 12.3, "Mitigation," in the Suwannee River Water Management District's ERP Applicant's Handbook: "In certain cases, mitigation cannot offset impacts sufficiently to yield a permissible project. Such cases often include activities which ... adversely impact those wetlands or other surface waters *not likely to be successfully recreated.*" Creating a shallow, flat-bottomed marsh, vegetated with shrubs and herbs, as mitigation for a 10-foot-deep, bowl-shaped forested sinkhole with very few shrubs or herbs is inappropriate, as it almost certainly fails to recreate the largely unknown functions of the original wetland.

The applicant should either eliminate impacts to the 35-foot buffers around Wetland B or provide mitigation other than enhancement of an artificial marsh.

3. Sheets 14 and 14A, Utility Plan, show a 5-foot public utility easement on either side of the proposed road with streetlights and gas and electric lines. Since this easement is planned for development and will presumably be filled and graded along with the road, it should be used in calculating the area of impact to wetlands and buffers.

4. I recommend that the applicant end the proposed road north of Wetland B. This will avoid these wetlands impacts and mitigation issues while allowing development of Unit 5, Phase 2.

*** TRANSMISSION REPORT ***

JUN 22, 2007 15:32 Model # 4200 Series 3523343259

START TIME
15:30

SENT TO
93737249

PAGES RESULT
2 OK

071068

071068

City of Gainesville
Department of Community Development
PO Box 490, Station 12
Gainesville, FL 32602
Phone: (352) 334-5023
Fax: (352) 334-3259

Facsimile transmittal

DATE: June 22, 2007

TO: Sergio Reyes

FAX: _____

FROM: Bede E. Massey

FAX: _____

RE: Petition 76SUB-07DB: Design Plat review for Blues Creek, Unit 5,
Phases 2 & 3. Located in the 7900 block of NW 78th Road. Please
note that this transmittal does not include comments from the
Regional Transit System, Public Works (Solid Waste), and the
Alachua County Environmental Protection Department (Hazardous
Materials), and Police Dept.

PAGES: 13

071068

City of Gainesville
Department of Community Development
Current Planning Division
P.O. Box 490 Gainesville, FL 32602 (352) 334-5023

TO: Eng, Denman & Associates, Inc., agent for Blues Creek Development

FROM: Bedez E. Massey, Planner

DATE: June 22, 2007

SUBJECT: Technical Review Staff Meeting

LOCATION: First Step Center, Room 119
Thomas Center "B"
306 N.E. 6th Avenue
Gainesville, Florida

PETITION NO.: 76SUB-07DB: Design Plat review for Blues Creek, Unit 5, Phases 2 & 3. Located in the 7900 block of NW 78th Road.

MEETING DATE: Monday, June 25, 2007

APPT. TIME: 10:00 a.m. to 11:00 a.m.

Note: Corrected plans must be submitted to the Current Planning Division Office no later than 11:00 a.m., July 2, 2007. Please submit one (1) 11" x 17" copy of the corrected plan (or 15 copies of a different size); one copy of the corrected plan per staff comment sheet, plus the appropriate number of required supplemental documents; and submit 7 bound copies of the mitigation plan. This packet does not include comments from City Police Dept.; RTS; and ACEPD (Haz. Mat.); *Solid Waste*

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. 76SUB-07DB	Date Plan Rec'd: 6/13/07	Review Type: Design Plat
Review For: Development Review Board	Review Date: 6/21/07	Project Planner: Bedez E. Massey

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

Description/Location/Agent: Design Plat review for Blues Creek, Unit 5, Phases 2 & 3. Eng, Denman & Associates, Inc., agent for Blues Creek Development.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

This submittal reflects most, if not all, of the deficiencies noted in staff comments provided April, 2007.

1. This petition fails to comply with the Blues Creek Master Plan by incorrectly identifying the width of the "area to be preserved as an undisturbed drainage easement (not included in mitigation)" east of Lot 15 as being 30 feet. According to a copy of the Blues Creek Master Plan obtained from the Alachua County Growth Management Office on June 19, 2001 (see Exhibit H), the width of this area measures over 30 feet.
2. This petition fails to comply with the Blues Creek Master Plan by proposing construction activities within areas designated on the Master Plan as conservation areas or areas to remain undisturbed. Construction activities proposed within the 90-acre Natural Area (i.e., Drainage Easement, Developed Recreation & Conservation Area) shall be limited to the facilities listed under the heading, DEVELOPED RECREATION on the Blues Creek Master Plan.
3. This petition fails to comply with the Blues Creek Master Plan in illustrating required conservation areas. For example, the Master Plan does not show encroachment by Public Utility Easements (P.U.E.) in Unit 5 Phases 2 & 3. The land area located immediately north of Lot 15 is labeled a conservation/common/drainage easement, but is illustrated without the wetland area shown on the Master Plan (see Item 8). Without the wetland area, what is being conserved? How is buffer compensation permitted in a P.U.E. subject to development activity (see Permit Drawing 8 & 16)?
4. The note on Lot 27 shall be removed. The required lot depth is 140 feet, so the location of the front lot line is based upon where this dimension can be achieved along a side lot line.
5. This petition fails to show only the front building setback line for each lot on the sheets proposed to be recorded as a final plat. Building setback lines are not permitted within Public Utility Easements, where retained on the development site. Vacated easements must be removed.
6. This petition fails to show required sidewalks on those sheets proposed to be recorded as a final plat.
7. This petition fails to provide documentation with language verifying how proposed conservation areas, common areas and undisturbed lot areas will be protected in the interest of the City. This includes

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Development Plan Evaluation
Petition 76SUB-07DB

Page 2

restrictive covenants, which are required under Item (A) of the MILLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS on the Blues Creek Master Plan. The City does not enforce restrictive covenants. Documents have not been provided for staff review.

8. This petition fails to show how a July 11, 2001 letter from Michael Drummond of the Alachua County Environmental Protection Department authorizes the removal of the wetland shown on the Blues Creek Master Plan southeast of the Northwest 78th Road extension. Staff has not received information from ACEPD supporting the applicant's claim to date.
9. This petition fails to show that all wetland delineations for Unit 5, Phases 2 & 3 were approved by the applicable water management district in the General Notes of the proposed design plat.
10. This petition fails to acknowledge in design that, according to Policy 1.1.1 of the Conservation, Open Space & Groundwater Recharge Element of the City's 2000-2010 Comprehensive Plan, wetland creation is presumed to be the least desirable mitigation strategy
11. This petition fails to acknowledge in design that the City Land Development Code identifies sinkholes as being ecologically valuable and worthy of limited human disturbance. This petition shows the northern boundary of Lots 4 & 5 synonymous with the illustrated boundaries of an adjacent sinkhole.
12. This petition fails to denote protective barriers on the design plat to the extent needed to separate conservation areas from areas subject to development activities. For example, there are no barriers noted that would protect wetland buffers from construction on adjacent lots that have been proposed. A detail of these barriers indicating dimensions and material shall be provided as part of the design plat.
13. This petition fails to provide evidence that the Suwannee River Water Management District has approved revisions to the Uniform Mitigation Assessment Method (UMAM) calculations that have occurred since the district's initial review and approval.
14. This petition is not accurate in assessing lots that the applicant claims will be lost to avoidance through minimization, since a note on the County-adopted Blues Creek Master Plan reads as follows: 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.
15. Please explain the modified note addressing accessory structures. Structures are not accessory if attached to a principal structure.
16. This petition is not consistent with City subdivision requirements regarding space allocations within and along proposed roadways. The cross-sections provided do not indicate the proximity of street lights, street trees, utilities, sidewalks and other design elements to adjacent environmental features.

071068

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

Development Plan Evaluation

Petition 76SUB-07DB

Page 3

17. This petition fails to include the following information required in Section 30-183 of the City Land Development Code, as determined through other City staff: cross sections of those portions of the subject property within the floodplain; high water information on the subject property; a vegetation overlay at the same scale as the design plat showing special protection species of plants and animals on the subject property; projected on-site and off-site water quality impacts to Blues Creek and the downstream portion of the San Felasco Hammock resulting from the development of the subject property.
18. Sheets of the design plat shall be labeled in numerical order.
19. Additional comments may be provided at the June 25, 2007 meeting with the petitioner.

071068

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>76SUB-07DB</u>	Date Received	<u>6/13/07</u>	<input checked="" type="checkbox"/>	Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input type="checkbox"/>	Final
Project Name	<u>Blues Creek (Unit 5, Ph. 2 & 3)</u>			<input type="checkbox"/>	Amendment
Location	<u>NW 80th Ave./NW 56th Way</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>Eng. Denman</u>			<input type="checkbox"/>	Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>	<i>OL</i>		<input checked="" type="checkbox"/>	Design Plat Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information

PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Since a new petition number has been assigned to this development, please submit a new application for concurrency certification and a Deferral of Water/Wastewater Capacity form. Please include an 8 1/2 x 11 sheet that shows trip generation associated with the development.

NOTE: When an application is made for final plat, please submit an application for a Certificate of Final Concurrency. This development is located outside the City's TCEA.

RECEIVED
JUN 18 2007
PLANNING DIVISION

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. 11SUB-06DB

Review Date: 6/22/07

Review For: Technical Review Committee Plan Reviewed: 6/22/2007

Description, Agent & Location: Blues Creek Unit 5 Phases 2 & 3

Eng Denman 7900 Block of NW 78th Road

Review Type:

Design Plat

Project Planner:

Bedez Massey

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD storm water permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:

Sundaram (Jai) Jaishankar E.I.

Sundaram (Jai) Jaishankar E.I.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

All design elements will need to conform to the City of Gainesville Design Manual for Subdivisions and Site Plans. Points of emphasis are noted below.

1. Roadway around Wetland "B" encroaches into the public utilities easement.
2. Roads will have to be filled substantially.
3. Storm pipe and underdrain system must outfall above the seasonal high water table.
4. We will require sumped manholes just upstream of discharge structures (outfalls) with adequate access.
5. How do you plan to accommodate the runoff from the west? We will require some details in the construction plans to illustrate.
6. Verify and address any flood plain impacts (per revised FEMA Flood Plain Maps and as referenced in City Ordinance Number 30 - 290 & 30 - 291) as indicated below:
 - A) If there is Subdivision Roadway and Lot encroachment into FEMA Zone A with no community determined base flood information available the following will apply:
 - i) The developer must establish a base flood elevation for Zone A areas and other flood prone areas on the site using detailed engineering analysis.
 - ii) For new homes the lowest floor elevation must be specified on the construction plans to be a minimum of one foot above the base flood elevation of all flood prone areas on the site including the storm water ponds.

RECEIVED
JUN 22 2007
PLANNING
DIVISION

071068

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

- iii) At least one route of access to each residential lot shall be provided by means of a road raised to or above the 100-year flood level.
 - iv) A plan must be established to provide compensation for lost floodplain storage if fill is proposed within the 100-year flood plain.
 - v) If placement of fill results in alteration of the FEMA floodplain, a FEMA CLOMR-F must be issued before the final plat can be approved. Once the fill is placed then a LOMR-F must be issued before building permits for individual homes can be issued.
- B) If the engineer's study indicates that the FEMA floodplain is incorrect a FEMA LOMR to remove affected lots from the FEMA Zone A must be issued before a final plat can be approved.
- 7. From the plans it appears that 4 lots are impacted by flood plain issues. What is currently being done in order to make these lots developable? A note will be required in the plat stating that "certain portions of this plat lie within the designated 100-year flood plain."
 - 8. Please provide a design narrative showing how these two proposed Phase of Blues Creek subdivision are compatible with the drainage / storm water master plan for the area.
 - 9. Roadway through a wetland / wetland buffer area is undesirable. Final plans may prove this alignment to be problematic.
 - 10. It appears from the utility allocation cross section that the street trees will be about 7 feet from the water line. The separation needs to be atleast 10 feet for the small trees. Please clarify.

APPROVED
22 JUN 2008



071068

**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Jun 21, 2007

9 Petition 076SUB-07DB

Eng, Denman & Associates, Inc., agent for Blues Creek Development. (Blues Creek.) Design plat review for **Unit 5, Phases 2 and 3**. Zoned: PD (Planned Development.) Located at the 7900 Block of NW 78th Road. (Planner, Bedez Massey)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

**New
Services**

There may be a conflict with the approved master plan and this plat. Utilities will need to be installed within the conservation easements and the master plan may indicate otherwise. Before final plat approval we need to have a plan review. The utility space allocations need to be approved so we can determine if the plat will provide space for GRU to maintain utilities.

**Water
Sanitary
Sewer
Electric
Gas
Real
Estate**

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 76SUP-07DB	Review Date: <u>6/15/07</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Plan Reviewed: <u>6/15/200</u>	
Description, Agent & Location: <u>Eng. Denman & Associates, Blues Creek</u> <u>Unit 5, Phase 2 & 3, 7900 bl. NW 78 Road</u>		Project Planner: <u>Bede Massey</u>

APPROVABLE
 APPROVABLE
 DISAPPROVED
 CONCEPT
 SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.
 Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

FOR BUILDING PERMITTING:

The site plans submitted for permitting shall show the required buffers and undisturbed areas.

Temporary fencing shall remain in place along buffers and undisturbed areas until the certificate of occupancy is issued for a building on that particular lot.

071068

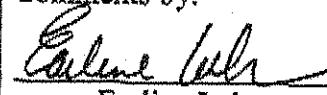
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JUN 20 2007
PLANNING
DIVISION

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 - Sta. 27-Second Review

Petition: 011SUB-06 DB Review For: Technical Review Committee Agent: Eng. Denman & Associates for Blue Creek Unit 5- Phases 2-3 located at 7900 block of NW 78 th Road.	Review date: 6/20/07 Review: Design Plat Planner: Bedez
---	---

APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
---	--

Design Plat Requirements

Street Trees

- Street trees are required on 50' centers on both sides of the streets, and green space needs to be provided for this requirement.
- Utilities cannot have conflicts with the required shade trees.
- Provide six feet of grass between the curb and sidewalk without utilities conflicts.
- GRU requires a 15' separation for large shade trees, and this needs to have careful planning so the Code requirements are met.
- Large shade trees are Live Oak, Southern Magnolia, Bluff Oak, Winged Elm, or American Ash trees.
- Indicate symbols for large shade trees on the streets, street buffers and retention basins.
- Please provide a plant list for the shade trees on the Design Plat.

General Notes-Sheet Revised Master Plan
Add these notes.

- Project will be in compliance with landscaping requirements for street trees in subdivisions (Sec 30-261), street buffers (30-353), and stormwater management areas [30.251 (2) b].
- No utilities conflicts shall impact the required landscaping for this development.
- Sheet piling may be utilized in order to provide planting areas for the required large shade street trees.

Section 30-183 (a)

- Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land and the construction of improvements is expressly prohibited.

Section 30-261 (b)

- The subdivider shall plant street trees from the Gainesville Tree List within five feet of the right-of-way of each street or within the right-of-way is such a planting strip has been part of the development plan. One such tree shall be planted for every 50 linear feet of street right-of-way on both sides of the street.

Retention/detention Areas

- Retention/detention areas need to be landscaped with trees, shrubs, groundcovers, and native perennials appropriate to the function as a wet or dry basin. Twenty-five percent or more of the basin area including the shoulders shall be landscaped and shall include the equivalent of at least one shade tree for every 35 linear feet. Section 30- 251 b 3 iii

Section 30- 251 (7) h

- For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.

No impact on the Urban Forest at this time.

4
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 JUN 20 2007
 PLANNING
 DIVISION

*** TRANSMISSION REPORT ***

JUN 22, 2007 14:26

Model # 4200 Series

3523343259

START TIME
14:09

SENT TO
93737249

PAGES RESULT
13 OK

07 10 68



ENG, DENIMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS

071068

LETTER OF TRANSMITTAL

2404 NW 43rd Street, Gainesville, FL 32606-6602
Email: eda@atlantic.net
(352) 373-3541
Fax (352) 373-7249

To: City of Gainesville
306 NE 6th Ave. (Thomas Center)
Gainesville, Florida 32602
(352)334-5023

Date: 6/13/07	Job No.: 2002 -245
ATTENTION: Bede Massey	
Re: Blues Creek	
Unit 5 - Phases 2 and 3	
Gainesville, Florida	
Petition No. 11 SUB-06DB	

WE ARE SENDING YOU Attached Under separate cover
via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of Letter
 Change Order
 Check; Report;

Copies	Date	No.	Description
13	6/13/07		Design Plat Corrected Plans
13	6/13/07		Environmental Report
1	6/13/07		Check No. 3495 for \$881 made out to City of Gainesville

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

Remarks:

Copy To: file

SIGNED: **Jennie Fara**

071068

----- Original Message -----

From: Michelle Cameron

To: Bede Massey

Cc: Carl Salafrio ; Larry Ross ; David W. Depew ; Pat Boyes ; Ralph Hilliard

Sent: Tuesday, May 08, 2007 12:02 PM

Subject: Blues Creek Unit 5, Phases 2 & 3, 11SUB-06DB

Dear Bedez,

Good morning, Ralph asked me to forward you the following information below per his discussion with Mr. Hilliard and Mr. Calderon:

Re: Blues Creek, Unit 5, Phase 2 & 3

Petition No. : 11SUB-06DB

After discussion with Mr. Ralph Hilliard and Mr. Lawrence Calderon, it is the decision of my client, Mr. Larry Ross to take this petition back to the Development Review Board then to the City Commission.

Therefore, as agent for this petition, Eng, Denman & Associates, Inc. will be resubmitting this petition on the month of June 2007 application cut-off date.

Per Mr. Lawrence Calderon, the fee for the resubmittal will be an adjusted amount and not the normal submittal fee. He will advise Eng, Denman & Associates, Inc. of the adjusted fee.

Ralph E. Eng, P.E.

Eng, Denman & Associates, Inc.

(352)373-3541

Michelle Cameron

Eng, Denman & Associates, Inc.

(352) 373-3541

Petition 11SUB-06DB – Eng, Denman & Associates, Inc., Agent for Blues Creek Development. Design plat review for 46 Lots, (25.52 acres) MOL in Phase 2 and (11.18 Acres) MOL in Phase 3. Zoned PD (Planned Development). Located at the 7900 Block of Northwest 78th Road.

Chair Higman inquired if this was a formal hearing upon seeing a court reporter. Bedez Massey stated the City has not received a request for a formal Quasi judicial Hearing.

J. T. Frankerberger inquired if the Board's decision for this petition is appealable to the City Commission. Ralph Hilliard, Planning Manager stated the Board is making a recommendation to the City Commission, and the City Commission will have the final decision.

Bede Massey, Planner gave Staff presentation and stated this petition is a request for the design plat approval for Unit 5, phases 2 and 3 for 45 lots. Ms. Massey further stated Staff thoroughly considered several factors in their decision such as the design plat standards, wetland mitigation and requirements, Blues Creek subdivision that is subject to a master plan, and zoning.

J.T. Frankenberger inquired if the site plan sheet, detailing the 22 conditions are items that have not been accomplished by the petitioner. Ms. Massey stated that it is the opinion of Staff that these items have not been met.

Patrice Boyes, applicant's agent stated only conditions 2, 5, 13, 15, 16, and 18 of the 22 conditions are the only ones that matter and to pay close attention to, as the rest are curable. Ms. Boyes further stated that 19 and 20 are really not conditions, simply disagreements of opinions and critiques of Mr. Depew's letter as there are no conditions the applicant can find that Staff has given for approval.

Mr. Frankenberger inquired of Ms. Boyes if she feels the 6 conditions she has listed as the conditions that matter, have been accomplished. Ms. Boyes stated she feels there are differences of opinions and disagrees with Staff.

Ms. Boyes stated she has supplied a copy of a letter from Mr. Drummund to Ms. Massey to the Board that was not distributed by Staff in their packets.

Mr. Ralph Deng, representative of Eng, Denman and Associates gave a presentation and discussed how the conditions and criteria were established by the master plan. Mr. Deng also discussed each of the 22 conditions listed by the Planning Staff on the site plan evaluation sheet.

Mr. Hilliard inquired if the applicant agrees to all the other conditions provided by the other City Departments included in the packet since the only conditions discussed were the Planning Departments comments. Mr. Eng at that time discussed and commented on those conditions provided by the other departments.

Mr. Carl Salafrio, Creative Environmental Solutions, Inc. discussed the drainage easement area and how the process of mitigation has been their primary task. Mr. Salafrio stated the wetland impacts can not be minimized further because if you don't have wetlands then you can't build the road and if you can't build the road then you can't access the lots. Mr. Salafrio

added the total mitigation is 1.78 acres plus an additional 1.13 acres for secondary impacts allowing for plant and colorful wildlife.

For clarity, Chair Higman summarized Mr. Salafrio's statement stating planting after construction would be relatively dense, more dense in areas where wetlands were to provide some habitat value and that is 1.13 acres worth of planting. Mr. Salafrio replied yes.

Mr. Shatkin inquired if the 1.13 acres includes paved areas of road as well. Mr. Salafrio stated no, it is the area adjacent to the roadway.

Stephen Boyes inquired as to the condition of the existing wetlands the applicant is proposing to use. Mr. Salafrio stated they are rated fairly high.

Lawrence Calderon, Current Planning Chief inquired how many acres and total units are in the entire project. Mr. Deng stated they are 300 plus or minus acres and Chair Higman stated there are 45 units proposed. Mr. Ding further stated that everything is built except for Unit 5, Phase 2 and 3 and a little portion at the entrance of Unit 6. Mr. Calderon inquired how many acres are on the property south of the wetland. Mr. Deng stated there are 11.18 acres with 10 units.

For clarity, Mr. Calderon summarized that out of 300 acres, you are only talking about 11 acres. Mr. Deng said that is correct.

David Depew, Morris-Depew Associates, Inc. gave a presentation and discussed the design plan dealing with the drainage easement, the develop recreation and the conservation areas. Mr. Depew further discussed how the City, County and State reviews and interprets codes.

Michael Drummond from the Alachua County Environmental Protection Department (ACEPD) gave a presentation as to why avoidance should always be considered before minimization and mitigation. Mr. Drummond also stated that not only is avoidance definitely reachable for this development, the wetland is rated as a high quality wetland, an 8 or 9 on a scale from 1 to 10.

Stephen Boyes inquired if the wetlands are sink holes. Mr. Drummond stated they are shallow depressions that are in the cross county fracture zone. Chair Higman inquired if the County's wetland delineation differs substantially from the Water Management District's. Mr. Drummond stated they are on agreement with the actual delineation of the wetlands.

Patrice Boyes questioned Mr. Drummond regarding the wetlands and stated that her understanding is that UMAM does take into account by its scoring and grading the value of the wetland and even though it is of a high quality, if you can not access ongoing development with a series of lots, you are allowed to mitigate if it is unavoidable. Mr. Drummond stated the difference of opinion in this case is whether the wetlands are avoidable or not.

Stephen Boyes inquired from Mr. Drummond if he finds the wetland mitigation plan unacceptable. Mr. Drummond stated that it is premature to be discussing it as Staff is not convinced that all avoidance and minimization of impacts have been accomplished and secondly, it is unacceptable.

Eliana Bardi, from the Alachua County Environmental Protection Department (ACEPD) stated that Suwannee River Water Management District has sent a letter stating the applicant has to resubmit for a change in the amendment to the permit due to the extensive changes to the mitigation plan for this development. Ms. Bardi further discussed some of the concerns ACEPD has with this proposed development.

Patrice Boyes cross examined and questioned Ms. Bardi inquiring if she feels since the State issued a permit for the wetlands mitigation for this project if the permit is somehow flawed. Ms. Bardi stated she is not stating that the permit is flawed but the applicant has to submit an amendment to the permit due to the many changes. Ms. Boyes counteracted and asked yes or no, is the State permit flawed. Ms. Bardi stated she cannot answer that because the plans have changed and with the current plan the permit no longer applies without an amendment. Ms. Boyes asked if Ms. Bardi has read the permit and if she agreed with its review and the assessment and the terms to which it was granted. Ms. Bardi stated point 25 in the permit states it would be in violation of the permit to conduct activity if there had been any changes. Ms. Boyes inquired if Ms. Bardi understands the difference between yes and no.

Chair Higman interrupted the cross examination and stated that he does not believe that ACEPD needs to respond whether Water Management did their job or not, nor is this a formal hearing.

Ms. Boyes requested to have the record show that the witness, Ms. Bardi has been unresponsive in answering yes or no to whether the permit is valid, in case this petition goes to the City Commission and/or Court.

Bede Massey clarified to the Board as to what was on the master plan submitted by the applicant and what was missing on the plan. Ms. Massey further detailed each of the 22 conditions, that Staff has specified as having not been met by the applicant, so that there will be a clear understanding for the Board as to where Staff stands with this proposed project.

Howard Zell, from Alachua Conservation Trust (ACT) gave a brief presentation and stated some of ACT concerns are wetland avoidance and mitigation. Mr. Zell stated that if the development South of Phase 2 were to be included there would be loss of numbers for some lots. Mr. Zell further stated that ACT recommends disapproval of this project at this time.

Motion By: Stephen Boyes	Seconded By: J. T. Frankenberger
Moved To: Deny petition for: 1) design plat not meeting all the requirements for the PD 2) incomplete application 3) unacceptable proposed wetland impacts for the design plat 4) unacceptable wetland mitigation plan.	Upon Vote: Carried 6 - 0.

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ENG, DENIMAN & ASSOCIATES, INC.

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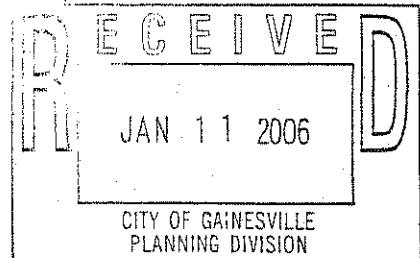
THE GAINESVILLE SUN BUSINESS FRIDAY, APRIL 15, 2005

PUBLIC NOTICE

A neighborhood workshop will be held to discuss the development of the remainder of Blues Creek PUD, Unit 5. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held Wednesday May 4th, 2005 at 6:00 PM at the Blues Creek Clubhouse, 7301 NW 50th Street, Gainesville, FL

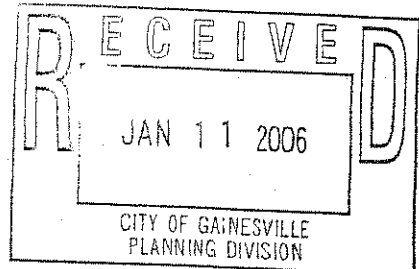
Contact Person: Ralph Eng
Phone: (352) 373-3541



071068

Blues Creek, Unit 5, Phase IIMay 4, 2005
6:00 p.m.

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE No.</u>
Howard L. Jelks	Alachua Conservation Trust	352 373 1078
DIANE KLEY	7325 NW 52 TER	352 378 5113
Gen: Jamie Biedler	5616 N.W. 69 th Lane	352-376-8186
Marska Belgrade	7585 NW 47 th ^{321/53} Ave	336-3479
GARY POWE	7025 NW 53 rd DR	379-1555
Jessica Jacobs	7812 NW 56 th Way	371-6844
Dorothy Dreyer	6905 NW 52 nd DR	377-4224
Annalisa Paul	6915 NW 52 nd dr	372-1629
Jane Houston	6905 NW 52 nd Dr	377 4224
Maryne PyJent	7208 NW 52 nd Dr	217-7065
SUSAN JONES	6925 NW 52 nd DR	371-4804
EVELYN SMNR	7226 NW 52 nd TERR	335-8936
Wanda SZARD	7212 NW 52 nd Terr	373-6010
Lia Nesbitt	7086 NW 52 nd Terr.	337-0404
BILL BLAKESLEE	7060 NW 52 TERR	374-9614
MERLE BATTISTE	6920 NW 52 nd DR	372-7541
JAN BROUCE-BATTISTE	6920 NW 52 nd Dr	372-7541

Phone
Fax

071068



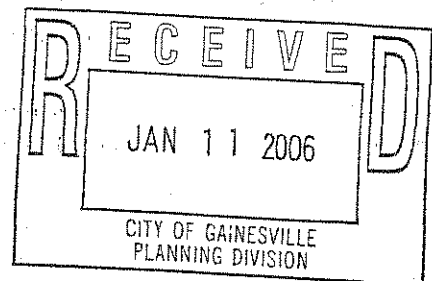
ENG, DENMAN & ASSOCIATES, INC.
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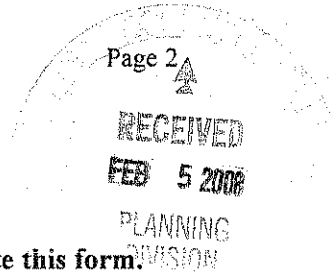
May 5, 2005

Blues Creek Neighborhood Meeting

Minutes of Meeting:

1. The GRU pump station at Unit 2 overflows during hurricanes. GRU needs to evaluate.
2. There are some downed trees at the large drainage structures.
3. Explained 90± acres drainage area and flood plain limits that are not to be developed.
4. When will common area in Unit 5, Phase 1 be constructed?
5. What size lots? Will those lots be patio home? Explained these are single-family lot minimum 14,000 s.f.
6. Representative Alachua Conservation Trust, Howard Jelkes, would like to work with the developer in Phase 3 to create larger corridor to connect 90± acres along Blues Creek.
7. Attendees want to receive a copy of the application that will be submitted to the City. EDA will send reduced copy of the application and drawings.





Affected Person Registration Form

If you will be represented by legal counsel, please have your attorney complete this form.

Property Owner Information:

Name: (please print) SUSAN V. GRUNER and MICHAEL P. TURCO

Address: 5630 NW 70th AVE, GAINESVILLE, FL 32653

Daytime Phone Number: 352 - 374 - 2871

As an affected person receiving notice of the public hearing on Petition#076SUB-07DB, I hereby request/ do not request; to be registered as an affected person for the quasi-judicial hearing.

Signature: Susan V. Gruner

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

* Please indicate whether you are requesting a formal quasi-judicial hearing (mark "X"):
Yes (formal hearing) No (informal hearing)

This form must be returned no less than seven (7) days prior to the meeting when the petition is scheduled to be heard if you are requesting a formal quasi-judicial hearing.

Attorney Information:

Name: (please print) _____

Address: _____

Signature: _____

*No Formal Hearing, as per phone conversation w/ susan Gruner on 2/5/08. B.H.

Affected Person Registration Form

If you will be represented by legal counsel, please have your attorney complete this form.

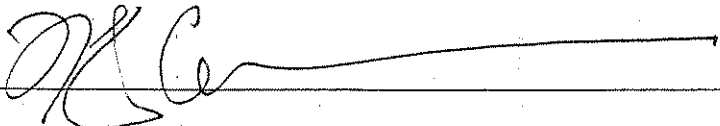
Property Owner Information:

Name: (please print) KIRK P CONRAD MD

Address: 7802 NW 56th way

Daytime Phone Number: 352-392-2798 (w) 375-2281 (H)

As an affected person receiving notice of the public hearing on Petition#076SUB-07DB, I hereby request/ do not request; to be registered as an affected person for the quasi-judicial hearing.

Signature: 

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a formal quasi-judicial hearing (mark "X"):
Yes (formal hearing) No (informal hearing)

This form must be returned no less than seven (7) days prior to the meeting when the petition is scheduled to be heard if you are requesting a formal quasi-judicial hearing.

Attorney Information:

Name: (please print) _____

Address: _____

Signature: _____

071068

Affected Person Registration Form

If you will be represented by legal counsel, please have your attorney complete this form.

Property Owner Information:

Name: (please print) TOBY ROBERT MADISON, Trustee

Address: 7502 NW 47th WAY, Gainesville, FL 32653-1176

Daytime Phone Number: (352) 337-9460

As an affected person receiving notice of the public hearing on Petition#076SUB-07DB, I hereby
_____ request/ do not request; to be registered as an affected person for the quasi-judicial
hearing.

Signature: Toby R. Madison, Trustee

Please indicate whether you are for or against this petition: FOR _____ or AGAINST (mark "X")

Please indicate whether you are requesting a formal quasi-judicial hearing (mark "X"):

Yes (formal hearing) _____ No (informal hearing)

**This form must be returned no less than seven (7) days prior to the meeting when the petition is
scheduled to be heard if you are requesting a formal quasi-judicial hearing.**

Attorney Information:

Name: (please print) N/A

Address: _____

Signature: _____



February 5, 2008

Bedez E. Massey
 City of Gainesville
 Department of Community Development
 P.O. Box 490, Station 12
 Gainesville, Florida 32602

Re: Blues Creek Unit 5, Phases 2 and 3
 Design Plat Petition 76SUB-07DB
 Wetland Mitigation Plan Addendum
 EC&D Project No. 04-063

Dear Ms. Massey:

Environmental Consulting & Design, Inc. (EC&D), as agent for Larry Ross, Blues Creek Development, is submitting the attached addendum to replace the documents that were part of the Blues Creek–Wetland Mitigation Plan for Unit 5, Phases 2 and 3, April and June 2007 submittals. The purpose of the Addendum is to provide the following information to supplement the Report, in response to staff comments dated January 24 and 25, 2008, and the TRC meeting on January 29, 2008.

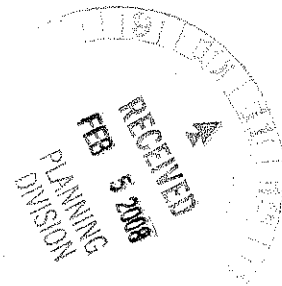
The attached revised documents include Permit Drawings 2 and 8, and Exhibit 2, Uniform Mitigation Assessment Method (UMAM) Worksheets. The documents were revised due to an increase in the width of the Public Utilities Easement (PUE) along the roadway. Wetland and buffer impacts were recalculated to include the roadway and PUE. Additionally, the buffer compensation areas have been removed from the PUE.

If you have any questions or require additional assistance, please contact Jen Volz or me at (352) 371-4333. Thank you for your assistance with this project.

Sincerely,

Carl Salafrio
 President, CEO

Xc: Larry Ross, Blues Creek
 Ralph Eng, Eng Denman & Associates
 Patrice Boyes, Esquire
 David Depew, Morris Depew Associates



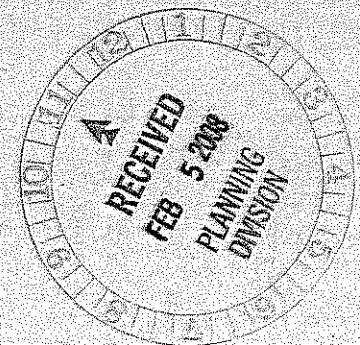
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Exhibit 2

**Uniform Mitigation Assessment Method
(UMAM) Worksheets**

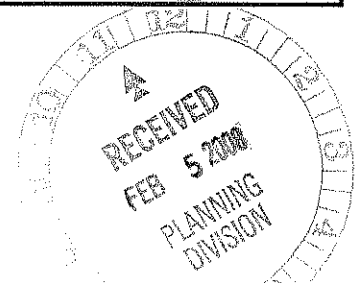
**February 2008
EC&D Project No. 04-063**



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PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name Blues Creek		Application Number	Assessment Area Name or Number Wetland B Wetland & Buffer
FLUCCs code 615(FDOT1/99)	Further classification (optional) Bottomland Forest (FNAI 2/90)	Impact or Mitigation Site? Impact	Assessment Area Size 0.311
Basin/Watershed Name/Number Santa Fe River Hydrologic Basin	Affected Waterbody (Class) N/A	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance) N/A	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Flows east and south during high water periods and connected off-site to west, drainage conveyance connection to headwaters of tributary of Blues Creek east.			
Assessment area description mixed wetland swamp with possible sink feature			
Significant nearby features Blues Creek		Uniqueness (considering the relative rarity in relation to the regional) Not unique.	
Functions Provides cover and refuge for wildlife. Has nesting/denning habitat. Water quality filtration. Provides various amphibian support functions.		Mitigation for previous permit/other historic use N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to) Salamanders, skink, snakes, hawk, turkey, owl, woodpeckers, opossum, squirrel, raccoon, fox, bobcat, deer		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the) None expected	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Cottonmouth, deer, hawk, raccoon, pileated woodpecker, frogs, turkey in upland, songbirds, numerous nests and foraging evidence, and small burrows/dens			
Additional relevant factors:			
Assessment conducted by: S. Powell/ T. Garcia		Assessment date(s): 3/3/2004	



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PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Blues Creek	Application Number	Assessment Area Name or Number Wetland B Wetland & Buffer
Impact or Mitigation Impact	Assessment conducted by: S. Powell/ T. Garcia	Assessment date: 3/3/2004

Scoring Guidance
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Fence on western property boundary surrounding development, but wetland adequately buffered.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>8</td> <td>0</td> </tr> </table>		w/o pres or current	with	8
w/o pres or current	with			
8	0			
.500(6)(b) Water Environment (n/a for uplands)	Hydroperiod is appropriate. Evidence of staging up during wet season and storm events. Water pools in what appears to be a sink feature. Pooled areas provide support for aquatic species.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>8</td> <td>0</td> </tr> </table>		w/o pres or current	with	8
w/o pres or current	with			
8	0			
.500(6)(c) Community structure	Vegetation composition is appropriate, but lack of fire is causing disturbed transitional zone. Hummocks, deadfalls and snags provide wildlife habitat. Some forage species present such as Quercus vacinnium and Acer species.			
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>8</td> <td>0</td> </tr> </table>		w/o pres or current	with	8
w/o pres or current	with			
8	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.80	0

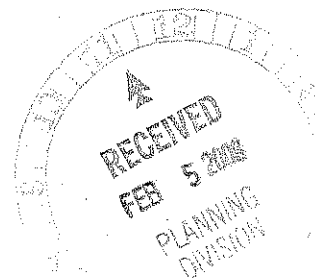
If preservation as mitigation,	
Preservation adjustment factor =	N/A
Adjusted mitigation delta =	

For impact assessment areas	
FL = delta x acres =	0.25

Delta = [with-current]
0.80

If mitigation	
Time lag (t-factor) =	
Risk factor =	

For mitigation assessment areas	
RFG = delta/(t-factor x risk) =	



**Mitigation Determination Formulas
(See Section 62-345.600(3), F.A.C.)**

For each impact assessment area:

(FL) Functional Loss=Impact Delta X Impact acres

For each mitigation assessment area:

(RFG) Relative Functional Gain=Mitigation Delta (adjusted for preservation, if applicable)/(t-factor)(risk)

(a) Mitigation Bank Credit Determination

The total potential credits for a mitigation bank is the sum of the credits for each assessment area where assessment area credits equal the RFG times the acres of the assessment area scored.

Bank Assessment Area	RFG	X	Acres	=	Credits
Example					
a.a.1	<input type="text"/>		<input type="text"/>		<input type="text"/>
a.a.2	<input type="text"/>		<input type="text"/>		<input type="text"/>
total			<input type="text"/>		<input type="text"/>

(b) Mitigation needed to offset impacts, when using a mitigation bank

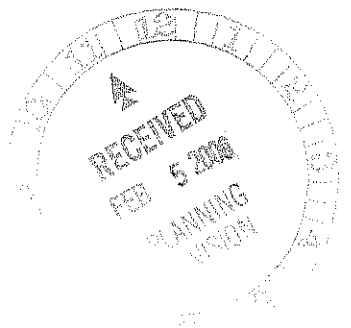
The number of mitigation bank credits needed, when the bank or regional offsite mitigation area is assessed in accordance with this rule, is equal to the summation of the calculated functional loss for each impact assessment area.

Impact Assessment Area	FL	=	Credits Needed
Example			
a.a.1	<input type="text"/>		<input type="text"/>
a.a.2	<input type="text"/>		<input type="text"/>
total			<input type="text"/>

(c) Mitigation needed to offset impacts, when not using a bank

To determine the acres of mitigation needed to offset impacts when not using a bank or a regional offsite mitigation area as mitigation, divide functional loss (FL) by relative functional gain (RFG). If there are more than one impact assessment area or more than one mitigation assessment area, the total functional loss and total relative functional gain is determined by summation of the functional loss (FL) and the relative functional gain (RFG) for each assessment area.

	FL	/	RFG	=	Acres of Mitigation
M1 (.52 ac) for impact to WA	<input type="text" value="0.02"/>		<input type="text" value="0.071"/>		<input type="text" value="0.28"/>
M2 (1.22 ac) for impact to WB Buffers	<input type="text" value="0.25"/>		<input type="text" value="0.305"/>		<input type="text" value="0.82"/>
TOTAL					<input type="text" value="1.10"/>



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Permit Drawing 2

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