



Blues Creek – Unit 5, Phase 2

Ordinance 150694

February 16, 2017



Westchester

Unit 5,
Phase 2

UF
IFAS
Property

Sterling Place

Spring Forest

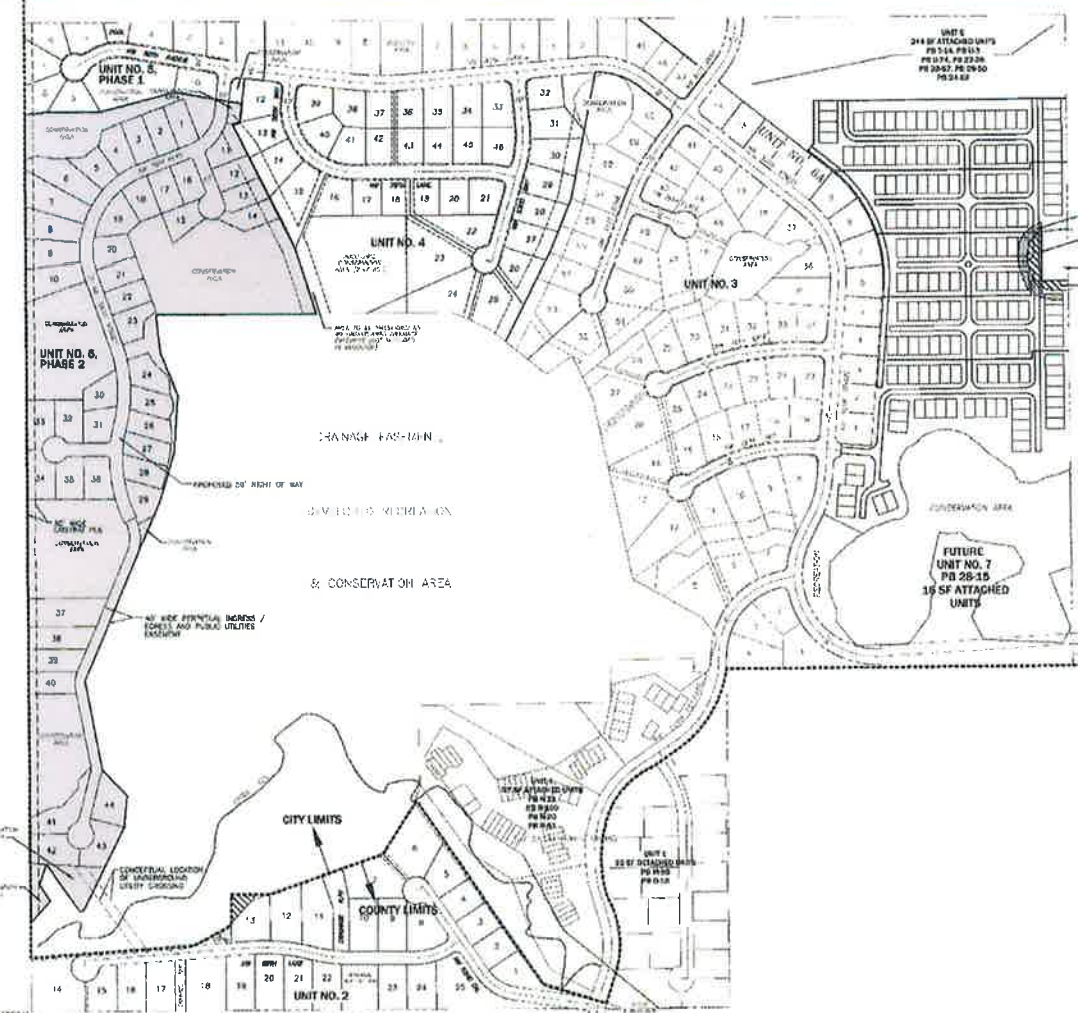
Deer Run

www.nacl.com
Photography

AJ's Mobile Detailing, Inc.

NW 82nd Blvd
NW 81st St
NW 80th Rd
NW 79th St
NW 78th Ave
NW 77th St
NW 76th Ln
NW 75th Ln
NW 74th St
NW 73rd Ave
NW 72nd Terrace
NW 71st Terrace
NW 70th Ln
NW 69th Pl
NW 69th Ln
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NW 3rd St
NW 2nd St
NW 1st St
NW 0th St

BLUES CREEK UNIT 5, PHASE 2



- UNIT NO. 6F
- UNIT NO. 6E
- UNIT NO. 6D
- UNIT NO. 6C
- UNIT NO. 6B

SINGLE FAMILY DETACHED UNITS

MINIMUM AREA PER UNIT: 2,000 SF
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH: 40 FT
 MINIMUM LOT DEPTH: 100 FT

NOTE: THESE UNITS ARE TO BE CONSIDERED AS FUTURE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

UNIT 5, PHASE 2 SITE DATA

ADJACENT TO	STATE ROAD 11
TOTAL AREA	100,000 SQ FT
NET AREA	80,000 SQ FT
NET AREA PER UNIT	1,600 SQ FT
NET AREA PER ACRE	1.6 ACRES
NET AREA PER LOT	1.6 ACRES
NET AREA PER ACRE	1.6 ACRES
NET AREA PER ACRE	1.6 ACRES
NET AREA PER ACRE	1.6 ACRES

UNIT MIXTURE

UNIT TYPE	PERCENTAGE
ATTACHED	32%
DETACHED	68%

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

TRIP GENERATION PER UNIT: 1.0 TRIP PER HOUR
 TRIP GENERATION PER ACRE: 1.0 TRIP PER HOUR
 TRIP GENERATION PER LOT: 1.0 TRIP PER HOUR



BLUES CREEK UNIT 5, PHASE 2
 GAINESVILLE, FLORIDA

PO: JAYCOUR PLAN

DATE: 11/15/2011
 DRAWN BY: JAYCOUR
 CHECKED BY: JAYCOUR

P0.00



Blues Creek Unit 5, Phase 2 PD

- PD petition approved by City Commission 9/15/16
- Ordinance 150694
- Worked with City Attorney on documents
- Agreed on all changes recommended by City Attorney & Dept. of Doing staff
- Revised PD Layout Plan for Unit 5, Phase 2
- Revised PD Report
- Documents represent Alternative 1 as approved by the City Commission 9/15/16

PD Development Conditions

- Lots must maintain minimum 35 foot wetland buffer when platted
- Must meet TMPA Zone B standards
- Development activity in the “drainage easement, developed recreation, & conservation area” must be consistent with SRWMD Permit
- Underground utility crossings limited to non-open cut with no surface disturbance
- Conservation areas maintained per a Conservation Management Plan & conservation easement
- If a lift station is used, location must be shown as a separate lot on the design plat

PD Development Conditions

- Housing units must be sprinkled
- Access to Lots 1-36 as dedicated streets
- Access to Lots 37-44 by a recorded ingress/egress easement with a shared pedestrian facility flush with the pavement
- Limited encroachment of public street/private drive into 35-foot wetland buffer, with overall average 50-foot buffer maintained
- Minimum lot size of $\frac{1}{4}$ acre and setbacks established

Summary

- **Applicant agrees with all changes recommended by City Attorney & Dept. of Doing staff**
- **Requesting approval of Ordinance 150694 on first reading**