


150694F



AERIAL PHOTOGRAPH

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

# 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

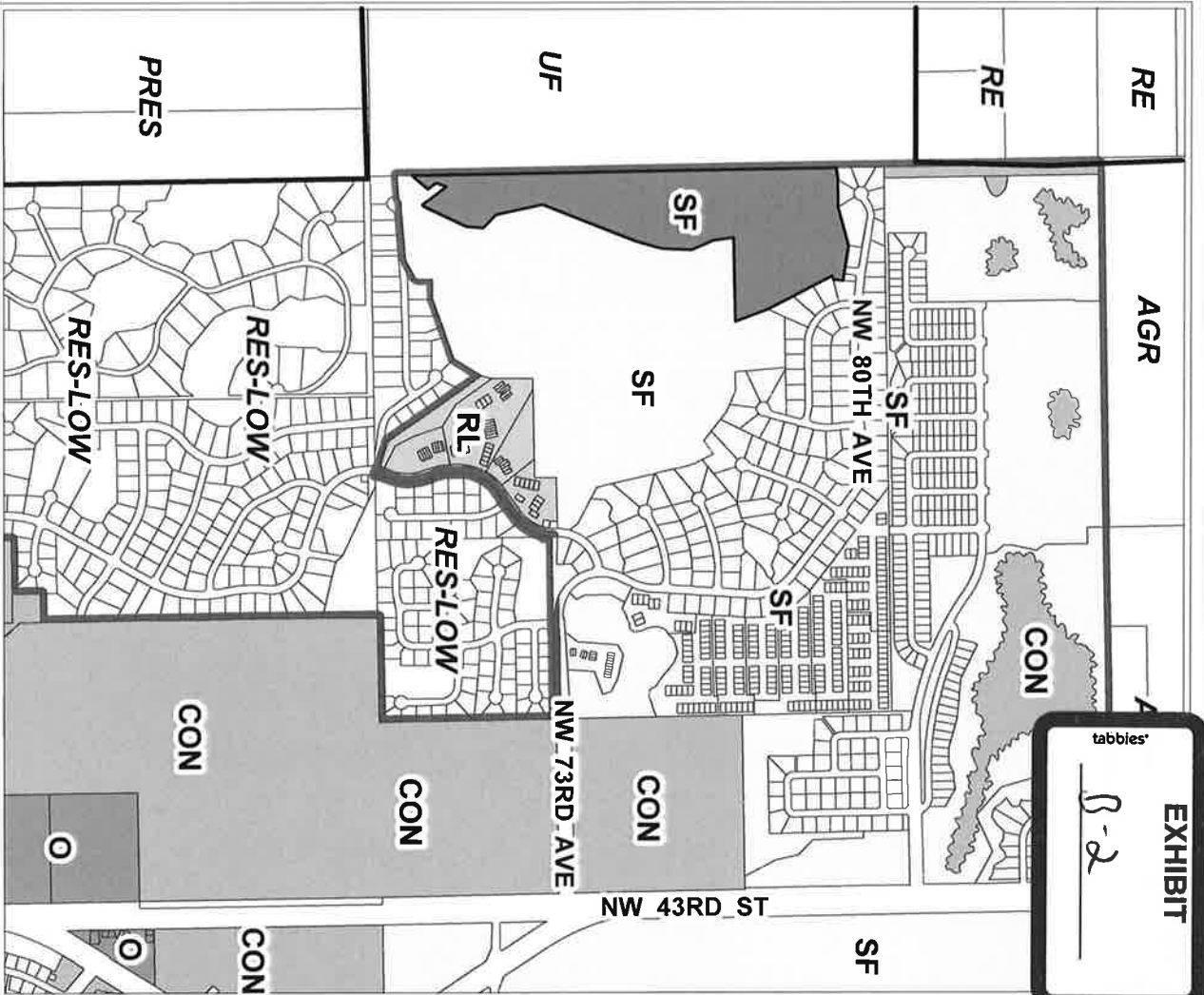
# Alachua County Land Use Categories

- 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

150694F



Area under petition consideration



tabbles'

**EXHIBIT**

B-2

## EXISTING LAND USE

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



# City of Gainesville Zoning Districts

RSF-1 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)

150694F

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

Area under petition consideration

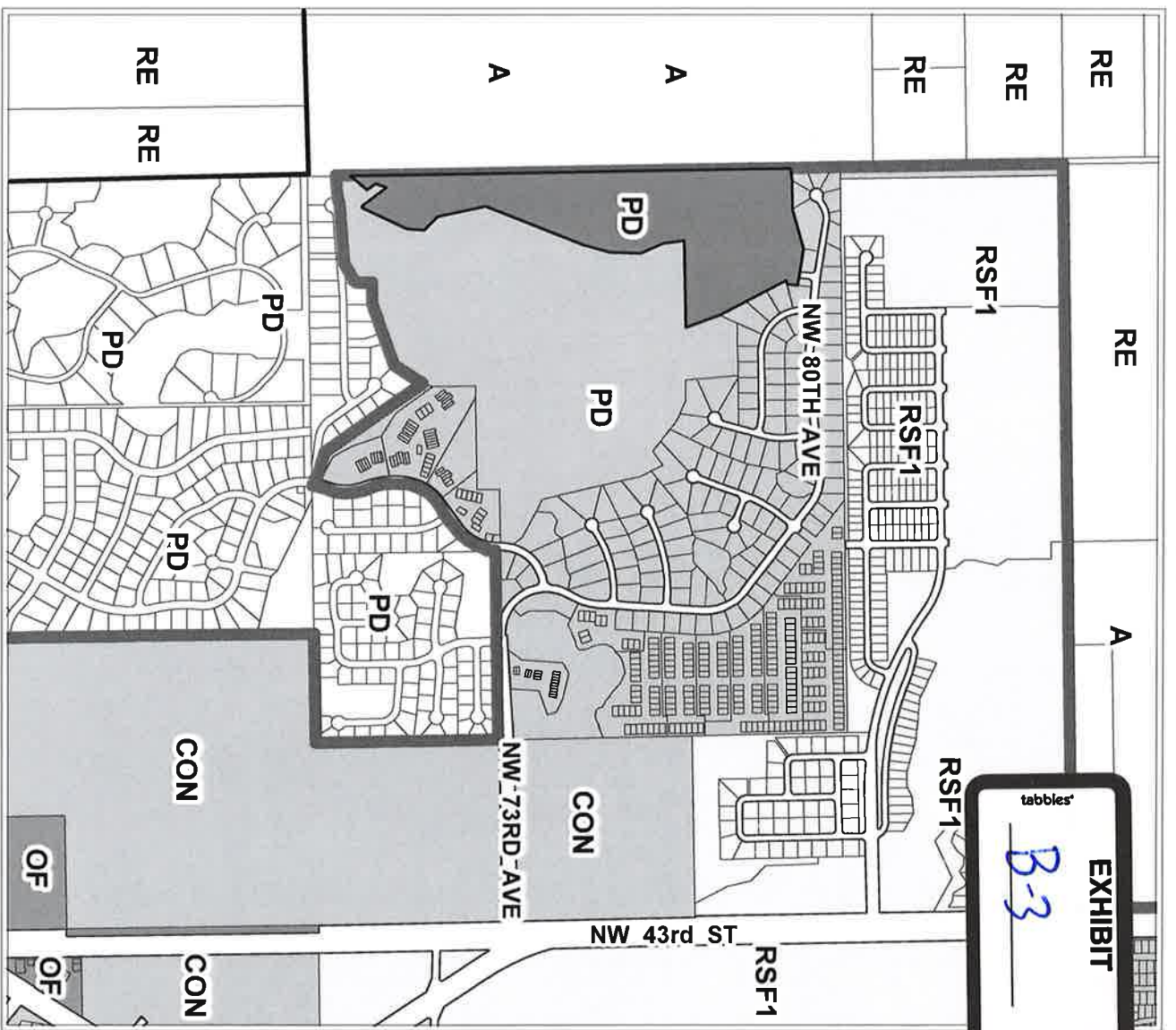


EXHIBIT  
 B-3

Name

eda engineers-surveyors-planners, inc.,  
 agent for New Generation Home Builders, Inc

Petition Request

Blues Creek Planned Development  
 amendment

Petition Number

PB-15-115 PDA

EXISTING ZONING



No Scale



150694F



eda

engineers • surveyors • planners, inc.

December 23, 2015

Andrew Persons  
Planning & Development Services  
306 NE 6<sup>th</sup> Avenue  
Gainesville, FL

**RE: Blues Creek PD Amendment, Petition PB-15-00115  
Response to TRC Review Comments**

Mr. Persons:

The applicant's responses to the staff comments issued on December 21, 2015 are below. Please find included in this package the following attachments:

- 13 sets of plans
- CD for Planning

**Planning Comments (Approvable) Andrew Persons, Planning, 334-5023**

**Concurrency Comments (INSERT REVIEW RESULT) Jason Simmons, Concurrency Planning, 334-5022**

**Response:**

1. At the final plat stage, the developer will make a contribution to the City to meet the TMPA requirements.

**Public Works Department Comments (Approvable with Comments) Erika Morin, GIS Intern, 393-8447 [morinek@cityofgainesville.org](mailto:morinek@cityofgainesville.org)**

1 - A sidewalk is needed along NW 73rd Avenue that will connect to the paved trail along NW 34th St. This could be a continuation of the existing sidewalk on the south side of the road.

**Response:**

**The developer's required TMPA contribution to the City can be used for sidewalk construction. This will occur at the final plat stage associated with the subdivision. It appears that the reference to NW 34<sup>th</sup> Street above should be to NW 43<sup>rd</sup> Street.**

**Fire and Life Safety Services (Approvable) Steve Hesson, Fire Inspector, 334-5065**

# 150694F

**Urban Forestry Comments (Approvable with conditions) Earline Lührman-352-393-8188  
12/16/15**

1. Please make certain there is space provided for shade trees on both sides of the roadways and trees proposed at least on 50' centers. I suggest shade trees on 40' centers to provide additional shade along all roadways within the PD. Suggestions for shade trees are Live oak, Basket oak, Bluff oak or Hickory trees.

**Response:**

**As part of the design plat and construction drawings, the required shade trees along roadways will be shown. As agreed upon with the Urban Forestry Inspector, existing trees that are approved for use will be maintained to meet the shade tree requirement along the roadways. In order to protect these trees during construction, appropriate tree barricades will be provided during all roadway construction. These provisions have been added to the PD Layout Plan as development standards.**

**GRU Comments (Approvable for DRB) Neal Beery, GRU New Services, 352-393-1413,  
[newservices@gru.com](mailto:newservices@gru.com)**

GRU comments are being provided to the applicant in the form of redline markups of the plans. This link has all redlines and mark-ups applicable to this review:  
<https://www.dropbox.com/sh/p0is528u6i7onAQ/AACHWoqWllaVAdKcwgBGKNeNa?dl=0> GRU Water/Wastewater: (Approved) - Noted no conflicts, verbal approval per Doug Reich. GRU Real Estate: (Approvable for DRB, Approved) - Approved GRU Electric: (Approvable for DRB, Approved) • All electric will need to be coordinated prior to first submittal to the city or county for construction plan review GRU Gas: (Approved, Approvable for DRB) - no conflicts with gas GRUCom: ()

**Environmental Comments (INSERT REVIEW RESULT) John Hendrix, Environmental Coordinator E-mail: [hendrixjw@cityofgainesville.org](mailto:hendrixjw@cityofgainesville.org); Phone: 352-393-8347**



150694F  
**SUWANNEE  
RIVER  
WATER  
MANAGEMENT  
DISTRICT**



9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
mysuwanneeriver.com

November 3, 2015

Sergio Reyes, P.E.  
EDA Engineers-Surveyors-Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL, 32606

Subject: District Response for the proposed Blues Creek Unit 5, Phase 2 Final Phase of Development Information Request, Alachua County

Dear Mr. Reyes:

The District has reviewed the documents provided by EDA on September 23, 2015 for the proposed Unit 5, Phase 2 final phase of development and also reviewed Environmental Resource Permit's ERP 001-203770-1 and ERP 001-205624-1. The District's response is listed below.

- EDA requests:** *Confirmation that the approximately 90 acre area is a non-jurisdictional natural area that was originally permitted by FDEP as an upland overland flow stormwater treatment system and subsequently permitted by SRWMD as a stormwater system designated for stormwater treatment for all phases of the Blues Creek Development.*

**District Response:** In 1987 and 1988, the District did not have regulatory jurisdiction over wetlands. The district permitted the natural area as a stormwater system based on Florida Department of Environmental Protection (FDEP) input. Therefore for any permit modifications issued by the District today for the Blue's Creek site, we will not claim this area as jurisdictional.
- EDA requests:** *Confirmation that temporary impacts for utility installations are permitted in wetland areas (with rule citation).*

**District Response:** Temporary impacts to wetlands when installing utilities is permitted and exempted by Chapter 62-330.051(14)(f), Florida Administrative Code (FAC), as long as all impacts to wetlands are restored in accordance with the language in this rule.
- EDA requests:** *Clarify if any modification to existing SRWMD permits are necessary (for the approx. 90 acre area) to permit and construct Unit 5, Phase 2. If so, what is the process (potential Minor Modification to Existing Permit) and submittal requirements?*

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Perry, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director

**150694F**

**District Response:** It appears that the proposed work will qualify as a minor modification under chapter 62-330.315(2)(g), FAC. You will be required to submit an application, construction plans and any other supporting documentation that clearly shows the above referenced requirements are met. Additionally, the appropriate permit fee will be required.

Please feel free to contact me at 386.362.1001 or 800.226.1066 (FL only) should you have questions.

Sincerely,



Tim Sagul, P.E., CFM, Director  
Resource Management Division

DON QUINCEY, Chairman  
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman  
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer  
Alachua, Florida

KEVIN BROWN  
Alachua, Florida

GARY F. JONES  
Old Town, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB  
Peny, Florida

BRADLEY WILLIAMS  
Monticello, Florida

VACANT  
At Large

NOAH VALENSTEIN  
Executive Director