



Blues Creek – Unit 5, Phase 2

Petition PB-15-115 PDA

May 19, 2016

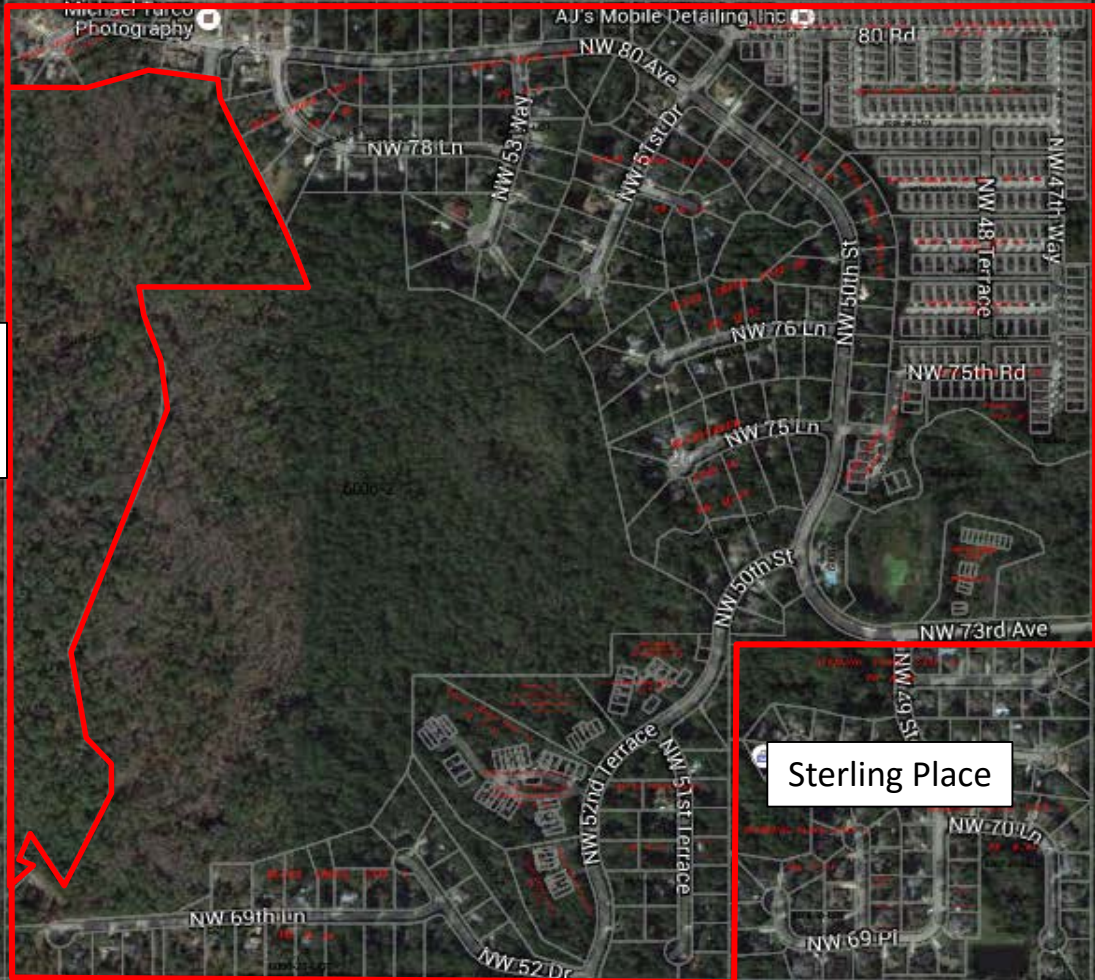
Westchester

UF
IFAS
Property

Sterling Place

Spring Forest

Deer Run



Blues Creek PD Background

- Overall development is approximately 300-acres
- PUD originally approved by Alachua County in 1981
- County PUD amended by a revised Master Plan in November 1999
- Portions of Blues Creek were annexed by the City in 2001, 2002, and 2005
- Approximately 91% (273.6 acres+/-) lies within Gainesville city limits
- After annexation, City applied Planned Development (PD) zoning to the development
- Unit 5, Phase 2 is final phase of Blues Creek PUD Master Plan (final 44 lots of 538 unit development).

Legal Background

- 1987 SRWMD permit challenge resulted in a stipulated settlement and final order (6/88)
- City Commission denied design plat (5/08)
- Appeals to Circuit Court and 1st District Court of Appeal (opinion filed 1/13)
 - Court Rulings: Application not ripe for consideration (explore alternatives & revise to seek a suitable resolution)

District Court of Appeal Analysis

“The petition did not seek to challenge the validity of the zoning, to amend the terms of the zoning, or otherwise to seek relief from the zoning requirements.”

- Proposed PD amendment is based on courts’ comments & working with Planning staff to propose suitable alternatives

EXISTING BLUES CREEK MASTER PLAN

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES, SUCH AS WETLANDS, CREEKS, SINKS, AND SEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNDISTURBED. A 30 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER OR DESIGNATED STREETS SHALL BE AS FOLLOWS:

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.

SINGLE FAMILY DETACHED UNITS

ALL SETBACK REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,000 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE R-1A REQUIREMENTS. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,321 SF. SEE SPECIAL STUDY AREA STANDARD "A" (BELOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT):

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.
STREETSIDE 15 FT.

MINOR / MAJOR CHANGES

- UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'-5"
DRC APPROVAL: 11/5/01

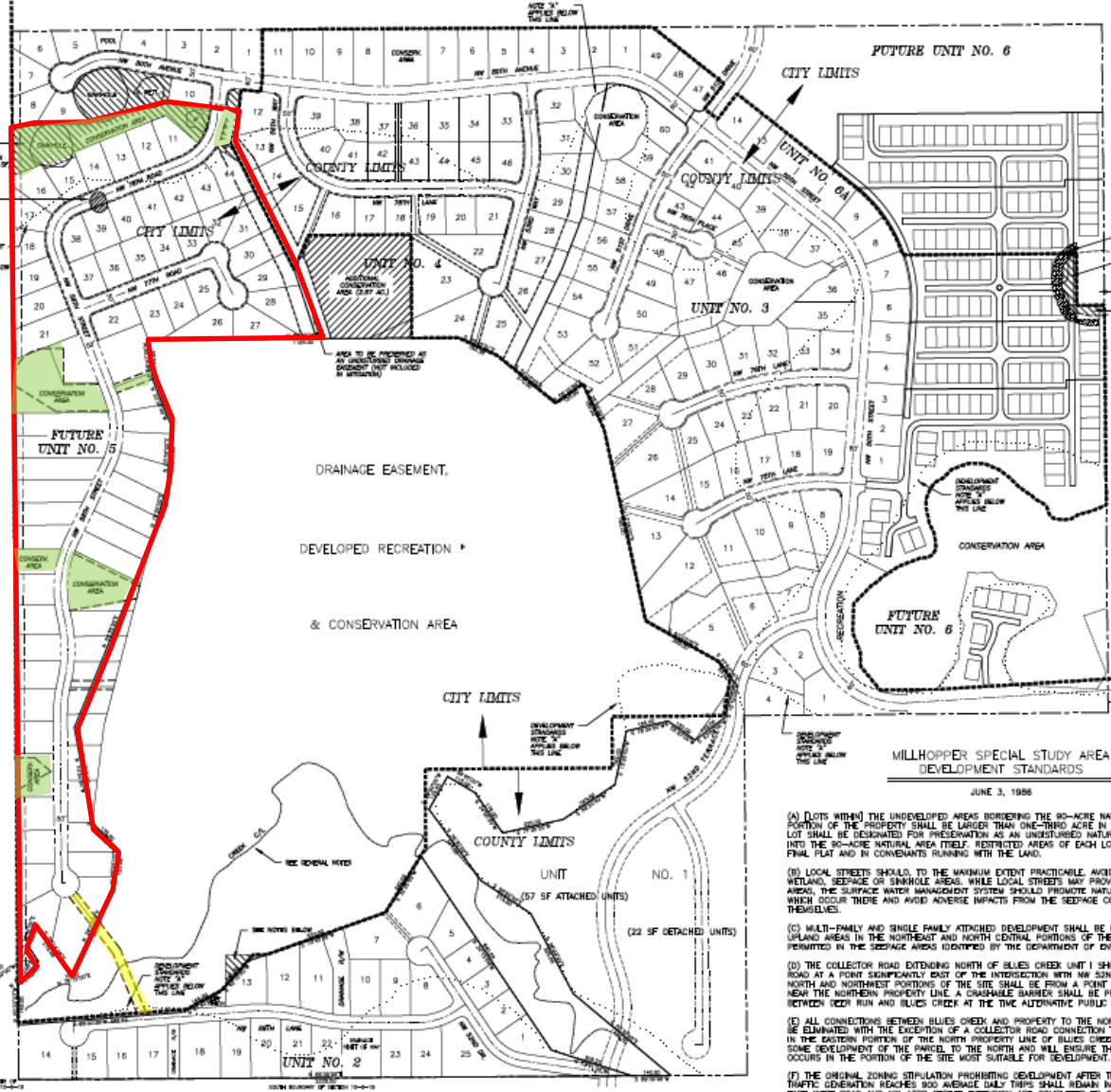
NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PLUO
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
DENSITY	2.03 PERMITTED - 1.86 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES
SINGLE FAMILY DETACHED AREA	135.7 ACRES
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	81.7 ACRES
DEDICATED ROADWAYS	28.2 ACRES
RECREATIONAL AREA	1.10 ACRES
	0.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	57	22
UNIT II	0	25
UNIT III	0	60
UNIT IV	0	49
UNIT V	0	82
UNIT VI	248	14
TOTAL	305	252



MILLHOPPER SPECIAL STUDY AREA
DEVELOPMENT STANDARDS

JUNE 3, 1988

(A) LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY SHALL BE LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDEVELOPED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA TRAIL. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN CONVEYANTS RUNNING WITH THE LAND.

(B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SINGLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHERE POSSIBLE AND AVOID ADVERSE IMPACTS FROM THE SEEPAGE CONDITIONS ON THE ROADS THEMSELVES.

(C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

(D) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT I SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT OCCURRING WEST OF THE INTERSECTION WITH NW 50ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE NORTHERN PROPERTY LINE. A CHANGEBAR BARRIER SHALL BE PLACED ON NW 50ND TERRACE BETWEEN THIS ROAD AND BLUES CREEK AT THE TIME AUTOMATIC PUBLIC ROAD ACCESS IS AVAILABLE.

(E) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL ENSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.


(F) THE ORIGINAL ZONING PROHIBITING DEVELOPMENT AFTER THE TOTAL CALCULATED TRAFFIC GENERATION REACHES 900 AVERAGE DAILY TRIPS SHALL REMAIN IN EFFECT UNTIL BOTH THE EAST-WEST ROAD AND NW 43RD STREET EXTENSION ARE COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.

* DEVELOPED RECREATION

CONSTRUCTION WITHIN THE 90-ACRE CONSERVATION AREA SHALL BE RESTRICTED TO FACILITIES SUCH AS NATURE TRAILS, WALKOVER STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MARKS THE AREA IN ITS NATURAL, SCENIC AND WOODED CONDITION. OTHER MINOR WORKS NECESSARY TO CONTROL EROSION OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PRONE PERMIT.

ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 7-25-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL PLAT BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPROPRIATELY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.



DUNN ENGINEERING

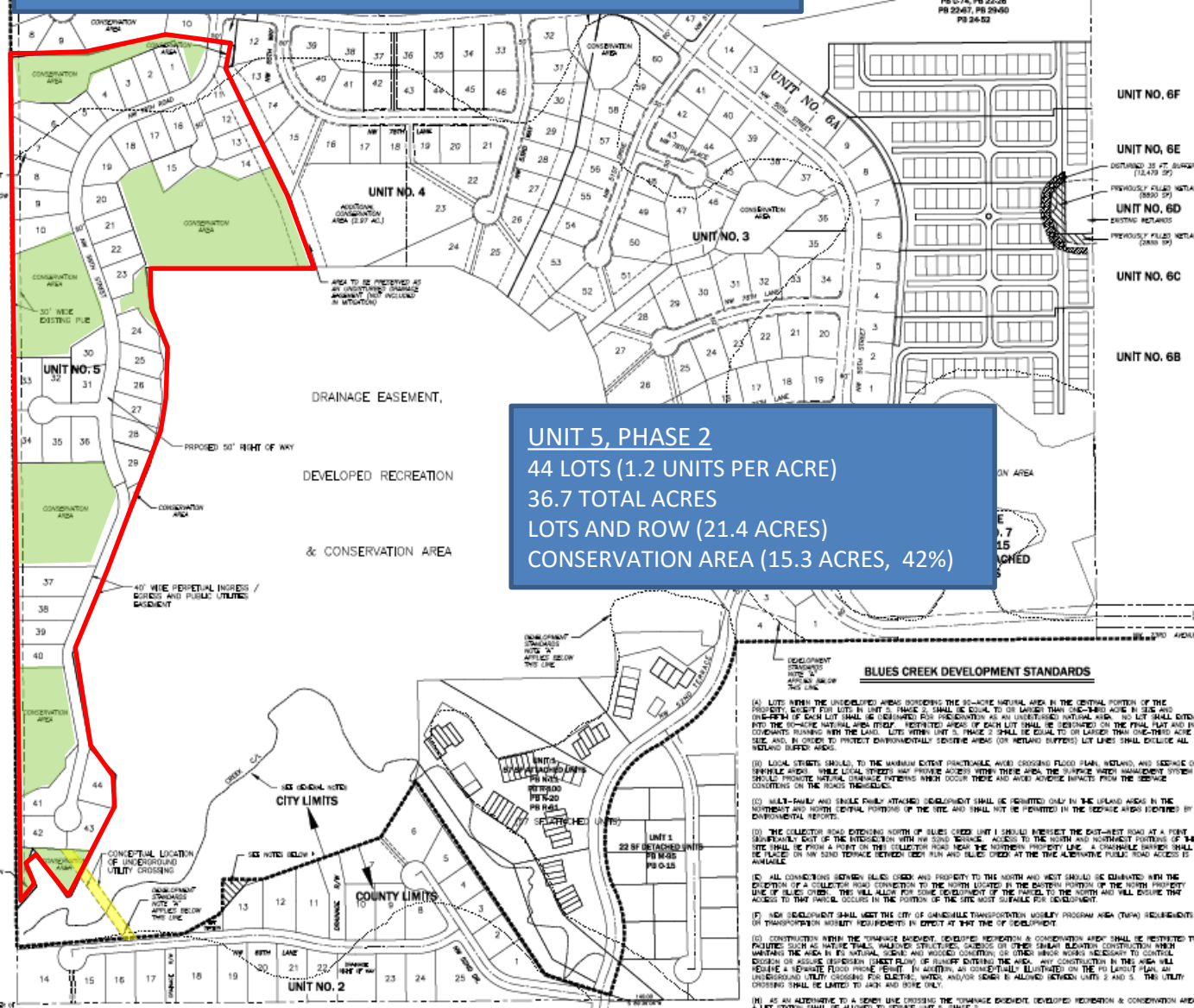
OF GAINESVILLE, INC.

DRAWN BY: T.S.G.	REVIEWED:	SCALE: 1" = 300'	SHEET:
APPROVED:	REVIEWED:	JOB NO.: E - 0001	
DATE: NOVEMBER 1990	REVIEWED:	AGENT: M.L. WATSON	

BLUES CREEK
REVISED MASTER PLAN

PROPOSED BLUES CREEK MASTER PLAN

BLUES CREEK



GENERAL NOTES

DESIGN AND CONSTRUCTION CONSIDERATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH THE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, STREAMS, AND TREE BANKS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL FLOODING CONDITIONS (REAR AND FRONT) ARE TO REMAIN UNCHANGED WITH A 5 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK OUTFALL.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM WITH A MAXIMUM HEIGHT OF 35 FEET. ONE LINE SHALL BE PROVIDED WITH TWO PARKING SPACES - THREE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL PERMITTED LOTS SHALL HAVE ZERO SETBACKS BETWEEN FROM THE PROPERTY BOUNDARY OR DEVELOPED SPACES SHALL BE AS FOLLOWS:

FRONT 25 FT
 REAR 20 FT
 SIDE 10 FT

SINGLE FAMILY DETACHED UNITS

ALL DETACH AND SEMI-DETACHED UNITS OF THE 100'-11' DISTRICT SHALL ADHERE UNLESS OTHERWISE SPECIFIED WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCUPYING ABOVE THE ALACHUA COUNTY MANDATED CREEK AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' x 140' AND A MINIMUM AREA OF 14,000 SQ. FEET. THE BOUNDARY LINE SHALL MEET THE 100' x 140' DIMENSIONS UNLESS OTHERWISE SPECIFIED. LOTS SHALL HAVE THE MINIMUM DIMENSIONS OF 100' x 140' AND A MINIMUM AREA OF 57,120 SQ. FEET. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 14,075 SQ. FEET.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT
 REAR 20 FT
 SIDE 10 FT

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 20 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85 FOOT LOT WIDTH
 REAR 20 FT
 SIDE 10 FT
 SIDE (STREET) 10 FT

MINOR / MAJOR CHANGES

- UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 10' 1/2"
- ALACHUA COUNTY ORC APPROVAL: 11/16/01

NOTE:
 PLOTTED LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW BY BOTH PLANNED AND SHUTE.

BLUES CREEK DEVELOPMENT STANDARDS

- LOTS WITHIN THE UNDEVELOPED AREAS CROSSING THE 36-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROJECT, EXCEPT FOR LOTS IN UNIT 5, PHASE 2, SHALL BE EQUAL TO OR GREATER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDEVELOPED NATURAL AREA. NO LOT SHALL EXTEND INTO THE PRESERVE NATURAL AREA EXCEPT DESIGNATED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL LOT AND IN COORDINATION WITH THE LAND. LOTS WITHIN UNIT 5, PHASE 2 SHALL BE EQUAL TO OR LARGER THAN ONE-THIRD ACRE IN SIZE AND BE DESIGNED TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS (OR WETLAND BUFFERS). LOT LINES SHALL EXCLUDE ALL WETLAND BUFFER AREAS.
- LOCAL STREETS SHALL, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, AND STREAM OR SPRAWLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHALL PROVIDE NATURAL DRAINAGE PATTERNS WHERE OCCUR THAT AVOID ACCESS IMPACTS FROM THE ROADWAY.
- MULTI-FAMILY AND SINGLE-FAMILY ATTACHED DEVELOPMENT SHALL BE LIMITED ONLY TO THE UPLAND AREAS IN THE NORTHWEST AND NORTH-EAST PORTIONS OF THE SITE AND SHALL NOT BE PERMITTED IN THE UPLAND AREAS IDENTIFIED BY ENVIRONMENTAL REPORTS.
- THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK LANE 1 SHALL INTERSECT THE DUT-BEST ROAD AT A POINT UNFAVORABLE TO THE INTERSECTION WITH THE SOUTH BOUNDARY ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THE COLLECTOR ROAD NEAR THE NORTHWEST PROPERTY LINE. PARALLEL DRIVES SHALL BE PLACED ON AN 85'00" TORQUE BETWEEN DUT-BEST ROAD AND BLUES CREEK AT THE NORTH ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE EXAMINED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCELS TO THE NORTH AND WILL DISRUPT THE ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- NO DEVELOPMENT SHALL VIOLATE THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) REQUIREMENTS OR TRANSPORTATION MOBILITY REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT.
- CONSTRUCTION WITHIN THE PRESERVE BOUNDARY, DEVELOPED NEIGHBORHOOD AND CONSERVATION AREAS SHALL BE RESTRICTED TO PUBLIC USE OR RECREATION STRUCTURES, SERVICES OR OTHER SMALL RECREATION DEVELOPMENT WHICH MAINTAINS THE AREA IN ITS NATURAL STATE AND PROVIDES CONNECTION TO OTHER NORTH WOODS WILDERNESS TO CENTRAL GAINESVILLE REGIONAL WILDERNESS (OR BARRIER EXISTING). THE AREA OF CONSTRUCTION IN THE WOODS WILL REQUIRE A SEPARATE FLOOD PLANE REVIEW. IN ADDITION, AN OVERHEAD LIGHTING ON THE PLANNED PLAN, AN OVERHEAD LIGHTING FOR ELECTRICAL, WATER, AND/OR SIGNAL IS ALLOWED BETWEEN UNITS 2 AND 5. THE UTILITY CROSSING SHALL BE LIMITED TO AGRICULTURE AND BOWLING ONLY.
- AS AN ALTERNATIVE TO A BARRIER LINE CROSSING THE PRESERVE BOUNDARY, DEVELOPED NEIGHBORHOOD AND CONSERVATION AREAS, A LOT SETBACK SHALL BE ALLOWED TO SERVICE UNIT 5, PHASE 2.
- ALL BUILDINGS WITHIN UNIT 5, PHASE 2 SHALL MEET THE SINGLE-FAMILY OVERLAP STANDARD FOR FIVE BARRIERS AS REQUIRED AT THE TIME OF CONSTRUCTION.
- ACCESS TO LOTS 1-18 IN UNIT 5, PHASE 2 SHALL BE IN THE FORM OF PUBLICLY DESIGNATED RIGHT-OF-WAY WITH A MINIMUM HEIGHT OF 30 FEET.
- IN ORDER TO PROTECT THE WETLANDS AND WETLAND BUFFER AREAS SOUTH OF LOTS 36 AND 40 IN UNIT 5, PHASE 2, ACCESS TO LOTS 37-44 SHALL BE IN THE FORM OF A RECREATED RECREATION/RECREATION FACILITY THAT IS ALSO A FIVE FOOT BUFFER WITH A MINIMUM AS FOLLOWS: 20 FOOT WETLAND BUFFER SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 30 FEET AND GUTTER. THE CROSS-SECTION FOR THIS FOOTING INGRESS/BARRIERS DRAINAGE SHALL BE AS SHOWN IN THE DESIGN PLAN INSTRUMENTS.
- CONSERVATION WITHIN THE 30 FOOT WETLAND BUFFER AREA IS ALLOWED IN UPLAND AREAS WHERE THE CONSTRAINTS EXIST IN UNIT 5, PHASE 2, HOWEVER, THE OVERALL MINIMUM 50 FOOT WETLAND BUFFER SHALL BE MAINTAINED ALONG BARRIERS IN UNIT 5, PHASE 2.
- CONSERVATION AREAS IN UNIT 5, PHASE 2 THAT ARE SET ASIDE AS LIMITED DEVELOPMENT MANAGEMENT AREAS SHALL BE MAINTAINED AND UNDEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED CONSERVATION MANAGEMENT AREA MANAGEMENT PLAN. DRAINAGE DITCHES SHALL BE ALLOWED IN THESE AREAS.

SITE DATA

ZONING	PD
TOTAL ACRES	610 PERMITTED - 338 ACTUAL
NUMBER OF UNITS	2,025 PERMITTED - 1,179 ACTUAL
DEENSITY	45.3 UNITS PER ACRE
SPRINKLE FAMILY ATTACHED AREA	115.8 ACRES 30.8 %
SPRINKLE FAMILY DETACHED AREA	91.7 ACRES 30.8 %
NATURAL/CONSERVATION AREAS & DRAINAGE DITCHES	28.1 ACRES 9.7 %
UNDEVELOPED AREAS	1.1 ACRES 0.4 %
CONSERVATION AREA (UNIT 5, PHASE 2)	15.3 ACRES 5.1 %
PERPETUAL INGRESS / EGRESS EXISTENT	1.3 ACRES 0.4 %

NOTE: UNIT ACRES AND ACRES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPER REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	60
UNIT 4	0	46
UNIT 5	0	54
UNIT 6	244	14
UNIT 7	16	0
TOTAL	317	221

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVEHUE ONLY TRIP: 44 UNITS @ 8.92 = 414.88 VEH. EXISTING 508 EXHIBIT
 ALL PER HOUR OF AVERAGE STREET TRAFFIC: 75 X 44 UNITS = 3300 EXISTING, 708 EXHIBIT
 P.M. PER HOUR OF AVERAGE STREET TRAFFIC: 11.6 X 44 UNITS = 514.38 EXISTING, 376 EXHIBIT

BLUES CREEK DEVELOPMENT STANDARDS (CONTINUED)

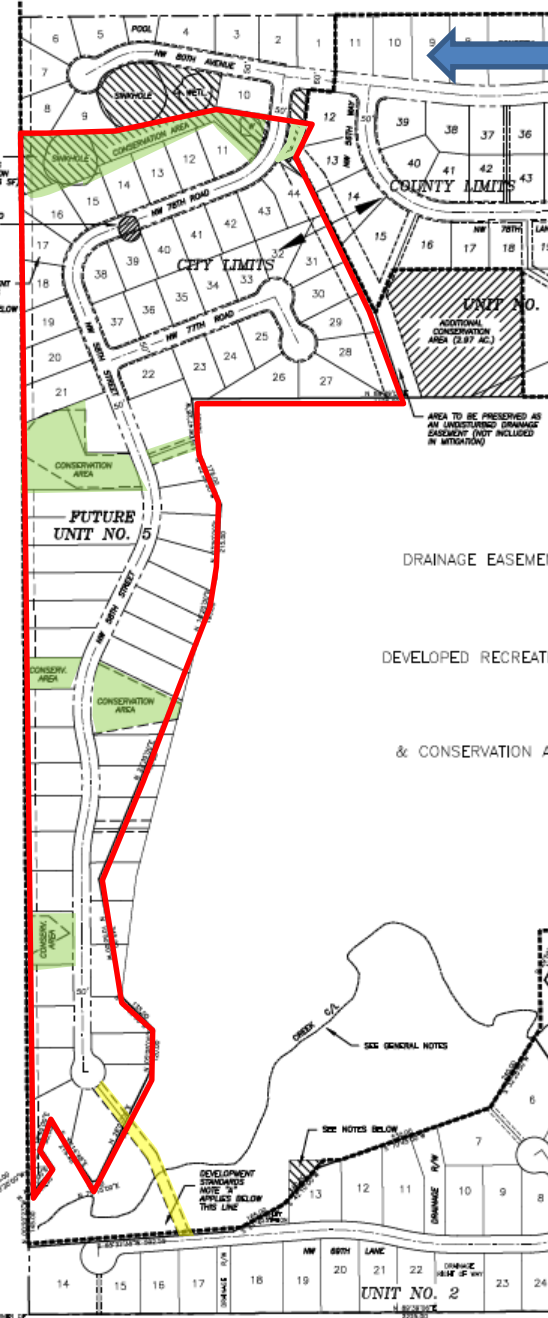
(NO EXHIBIT TRIP) THAT ARE SHOWN TO BE PRESERVED ON THE CONSTRUCTION PLANS AND THAT ARE APPROVED BY THE URBAN PRIORITY BUDGETARY MAY BE USED TO MEET THE CRACKS THEY REQUIRED ALONG BARRIERS IN UNIT 5, PHASE 2. THE BARRIERS SHALL BE USED USING CONSTRUCTION ACTIVITIES TO PROTECT EXISTING TREES THAT ARE SHOWN TO BE PRESERVED AND THAT WILL BE USED TO MEET THE STREET SIDE TREE REQUIREMENT ALONG BARRIERS.

* ON TUESDAY, MARCH 16, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ASSISTANCE OF REGULATIONS 2-28-5, APPROVED THE EXISTING BLUES CREEK RESIDENTIAL PLAN BY CHANGING APPROXIMATELY 1,159 ACRES IN UNIT 5 (2616 NW 60TH LANE) FROM CONSERVATION TO SINGLE-FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- THE SURFACE WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING BOUNDARY WITHIN THE 36-ACRE PRESERVE AREA WILL NOT APPARENTLY AFFECT DRAINAGE PATTERNS WITHIN THE BOUNDARY OF THE SUBJECT.
- THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.W.A.M.D. PERMIT. THE DEVELOPER CAN RECONSTRUCT THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE DEVELOPER.
- APPROVAL OF THE SUBJECT WILL NOT ADOPTIBLY AFFECT FLOOD PLANE AREAS, WILL NOT AFFECT THE PERFORMANCE OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

ADDITIONAL ZONING HISTORY:
 PORTION OF BLUE CREEK WIDE ANNEXED INTO THE CITY OF GAINESVILLE IN THE FOLLOWING ORDINANCES: 001161, 001169, 001245, 001248, AND 001250. THE PROPERTY WAS DESIGNATED PLANNED DEVELOPMENT BY ORDINANCE 001245, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 001167, ADOPTED NOVEMBER 28, 2003.

Comparison of Existing vs. Proposed Master Plan

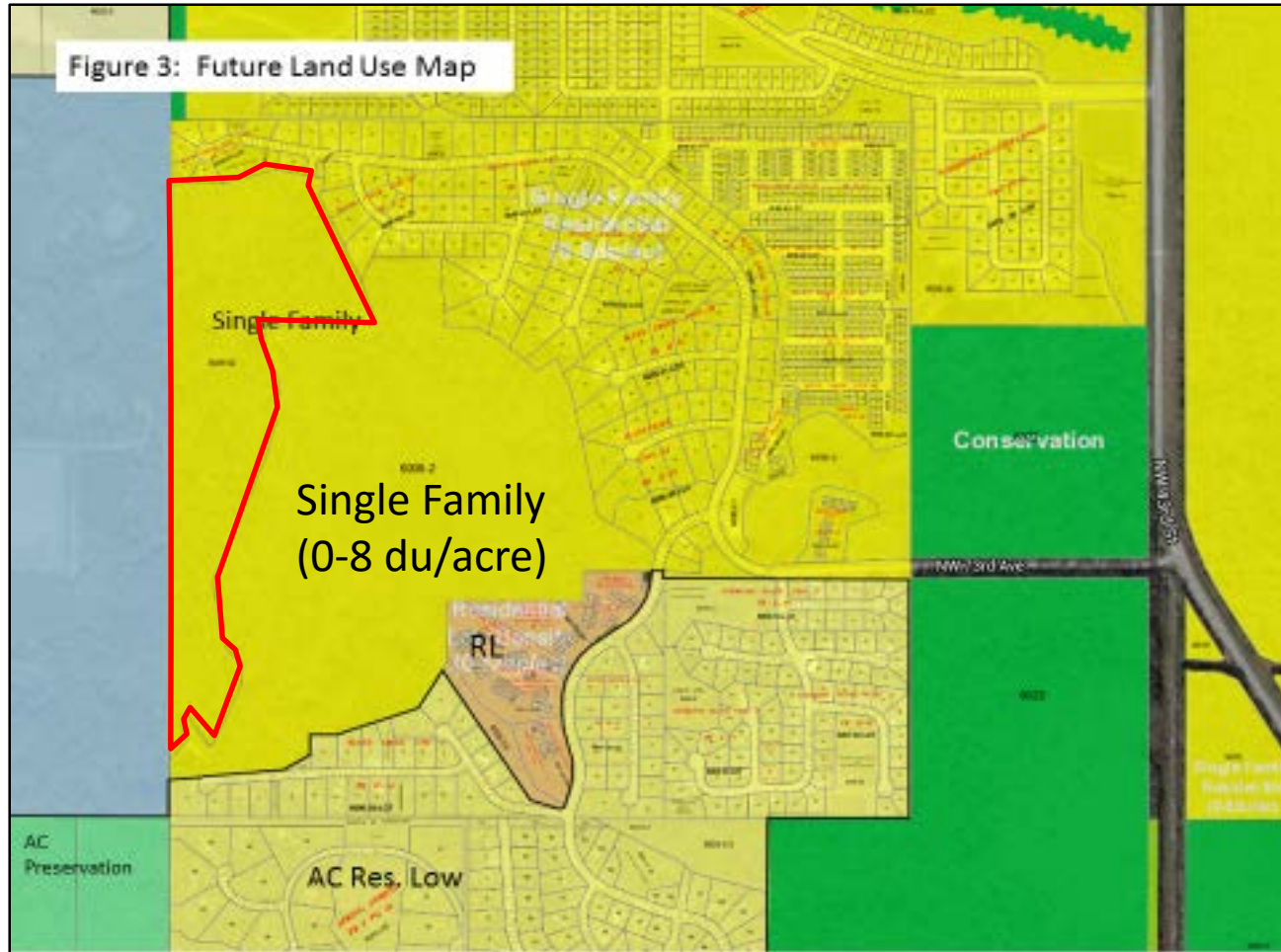


<u>Existing</u>
72 lots (2 du/acre)
Wetland impacts
Lots include wetland buffers
No fire sprinkler requirement
4.78 acres (13%) in conservation areas; no CMA
Pre-NAR ordinance requirements
Standard road cross-sections

<u>Proposed</u>
44 lots (1.2 du/acre)
Wetlands avoided
Lots exclude wetland buffer areas
Homes required to be sprinkled
15.3 acres (42%) in conservation areas (105.5 acres protected in CMA)
Compliance with NAR ordinance and CMA set asides
Reduced road cross-section & pavement



Existing Future Land Use Map



Existing Zoning



BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONTRIBUTIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, CREEKS, SWMS, AND SOFT-WEDGE DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE CONTRIBUTIONS (REAR) AND SHOWN ARE TO REMAIN UNDEVELOPED. A 50 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CHANNEL.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM WITH A MAXIMUM HEIGHT OF 20 FEET. SIDE YARD SHALL BE PROVIDED WITH TWO PARKING SPACES - THREE INCLUDING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL PERMITTED LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERMITS OR DEVELOPED STRIPS SHALL BE AS FOLLOWS:

FRONT	25 FT.
REAR	20 FT.
SIDE	10 FT.

SINGLE FAMILY DETACHED UNITS

ALL DETACHED AND SEMI-DETACHED REQUIREMENTS OF THE 2014-1 DETAIL SHALL APPLY UNLESS OTHERWISE SPECIFIED. WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WETLANDS CREEK AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' x 140' AND A MINIMUM AREA OF 14,000 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE 2014-1 REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' x 140' AND A MINIMUM AREA OF 14,000 SF. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 14,375 SF.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

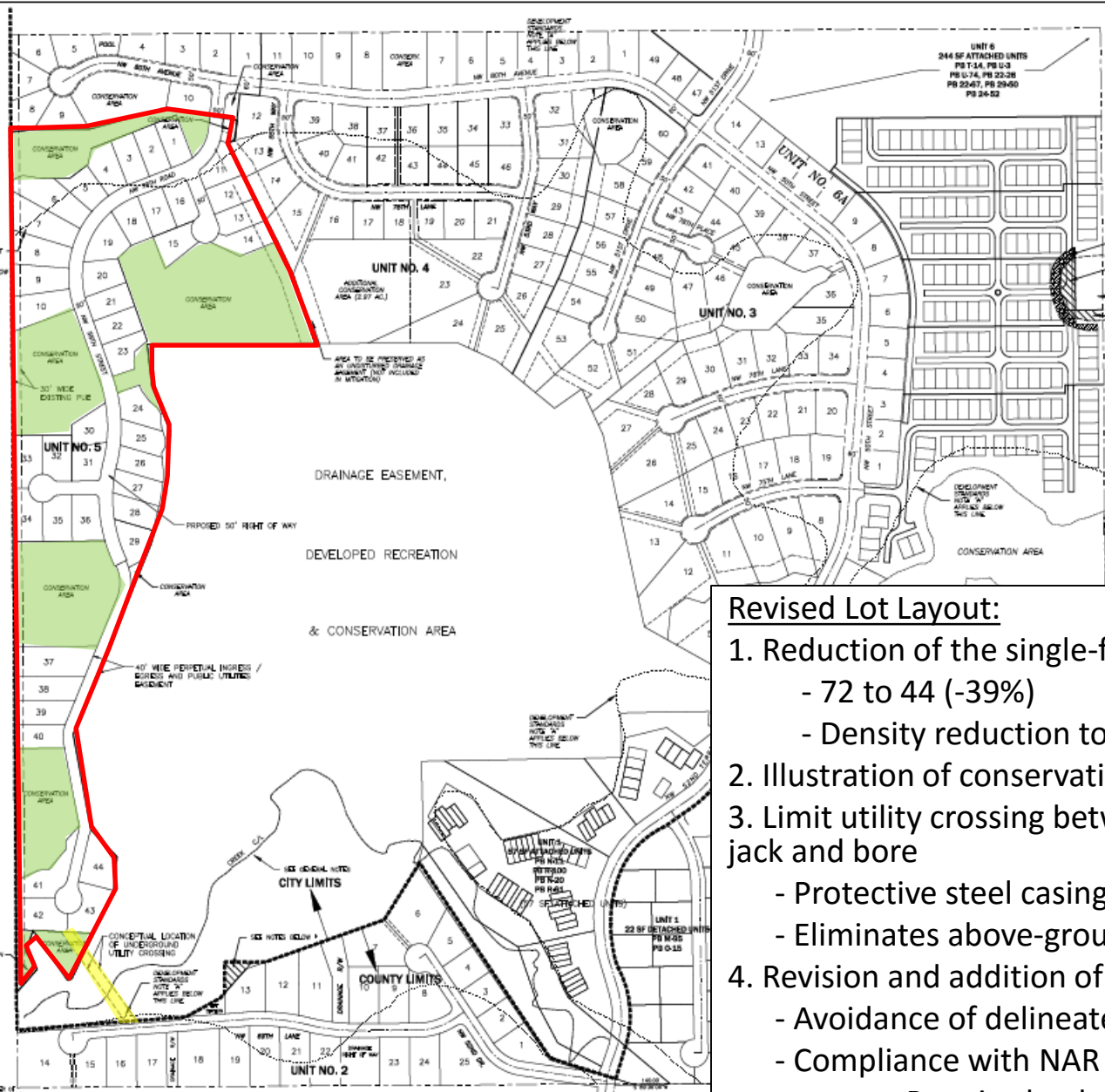
FRONT	25 FT.
REAR	20 FT.
SIDE	10 FT.
STREETSIDE	15 FT.

SETBACKS FOR UNIT 5, PHASE 2:

FRONT	20 FT. OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 80 FOOT LOT WIDTH
REAR	20 FT.
SIDE	10 FT.
STREET	10 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 10 FT.
ALACHUA COUNTY ORC APPROVAL: 11/16/21



Revised Lot Layout:

1. Reduction of the single-family units allowed in Unit 5, Phase 2
 - 72 to 44 (-39%)
 - Density reduction to 1.2 du/acre
2. Illustration of conservation areas for Unit 5, Phase 2
3. Limit utility crossing between Units 2 and 5 to underground jack and bore
 - Protective steel casing and secondary containment
 - Eliminates above-ground disturbance
4. Revision and addition of development standards
 - Avoidance of delineated wetlands
 - Compliance with NAR Ordinance
 - Required upland set-asides and CMA's
 - Requires all units to be fire sprinkled
 - Reduced road cross-sections/pavement

* ON TUESDAY, MARCH 16, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTIONS 2-88-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL PLAN BY CHANGING APPROXIMATELY 2,139 ACRES IN UNIT 5 (2616 NW 60TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SURFACE WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING BOUNDARY BETWEEN UNIT 5 AND PHASE 2 OF UNIT 5 WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS WITHIN THE DRAINAGE AREA.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.W.M.D. PERMIT. THE DEVELOPER CAN RECONSTRUCT THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EXISTING.
- 3) APPROVAL OF THE REQUEST WILL NOT APPRECIABLY AFFECT FLOOD PRODUCE AREAS, WILL NOT AFFECT THE INTEGRITY OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

ADDITIONAL & CHANGING HISTORY:
PORTION OF BLUE CREEK WIDE AMENDED INTO THE CITY OF GAINESVILLE IN THE FOLLOWING ORDINANCES: 001161, 001116, 001163, 001233, and 002020. THE PROPERTY HAS PREVIOUSLY PLANNED DEVELOPMENT BY ORDINANCE 032122, ADOPTED 02/27/2003 AND ORDINANCE 041187, ADOPTED NOVEMBER 08, 2004.

Environmental Considerations

- Environmental Assessment
 - Methodology Agreement with City
 - Planning parcel studied (total of 126.99 acres)
 - Unit 5, Phase 2: 36.7 acres
 - Drainage easement, developed recreation & conservation area: 90.29 acres
 - Regulated resources on site:
 - Wetlands
 - Strategic ecosystem
 - Significant natural community (mesic hammock forest)
 - Listed species

Environmental Assessment

- Boundaries of regulated surface waters and wetlands prepared by environmental consultant and verified by City staff
- Master Plan and related design plat avoid wetlands
- Wetland buffers meet the overall average 50-foot minimum width

Environmental Set Asides

- Set asides for Natural Resources are required by Code (Sec. 30-310)
- Proposed upland set aside areas:
 - 35% in Unit 5, Phase 2
 - 62% in the overall Planning Parcel
 - Exceeds the 50% maximum Code requirement
- Proposed set aside areas to be dedicated as Conservation Management Areas (CMA)
 - CMA areas will also include entire 90 acre parcel

BLUES CREEK

Proposed Conservation Management Areas

GENERAL NOTES

DESIGN AND CONSTRUCTION REQUIREMENTS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE INTEGRATED WITH THE SPECIFIC ENVIRONMENTAL PATTERNS, SUCH AS WETLANDS, CREEKS, SWALES, AND TREE AND/or DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL FINISH ELEVATIONS INDICATED AND SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. A 2.0 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

UNIT NO. 6F

SINGLE FAMILY ATTACHED UNITS

UNIT NO. 6E

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 30 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

UNIT NO. 6D

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS BETWEEN FROM THE PROPERTY PERMITS OR DESIGNATED STREETS SHALL BE AS FOLLOWS:

FRONT 25 FT

REAR 20 FT

SIDE 10 FT

SINGLE FAMILY DETACHED UNITS

UNIT NO. 6C

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED. WITH THE FURTHER REVISION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WETLANDS STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 100' AND A MINIMUM AREA OF 10,000 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE DISTRICT REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' X 100' AND A MINIMUM AREA OF 10,000 SF. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 14,375 SF.

SETBACKS UNLESS OTHERWISE NOTED ON PLAN FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT

REAR 20 FT

SIDE 10 FT

STREETWIDE 15 FT

UNIT NO. 6B

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 20 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 60 FOOT LOT WIDTH

REAR 20 FT

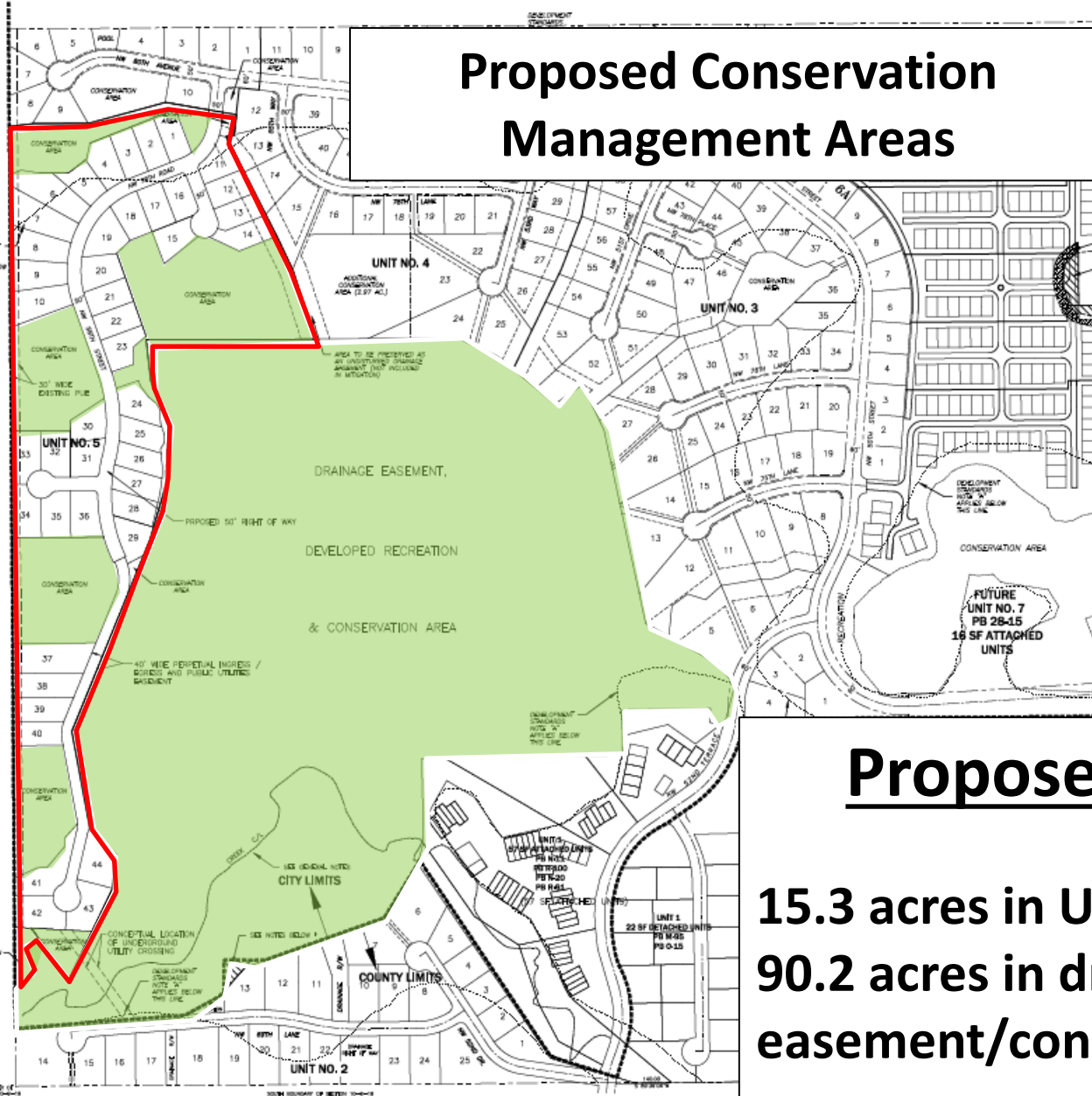
SIDE 7.5 FT

SIDE (STREET) 10 FT

MINOR / MAJOR CHANGES

- UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 10' 4"
- ALACHUA COUNTY ORC APPROVAL: 1/15/2011

NOTE:
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.



Proposed CMA Acreage

15.3 acres in Unit 5, Phase 2
90.2 acres in drainage easement/conservation area

105.5 acres total
(over 1/3 of Blues Creek Development)

* ON THURSDAY, MARCH 14, 1996, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE APPROVAL OF RESOLUTION 2-96-5, APPROVED THE EXISTING BLUES CREEK RESIDENTIAL PLATT BY CHANGING APPROXIMATELY 0.3386 ACRES IN UNIT 2, 0.5016 ACRES FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

1) THE BLUES CREEK WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE CENTRAL SANITARY AND SEWER WITH TWIN DRAIN PIPES, USE WILL NOT APPROPRIATELY AFFECT WETLANDS WITHIN THE WETLAND CAPACITY OF THE BASIN.

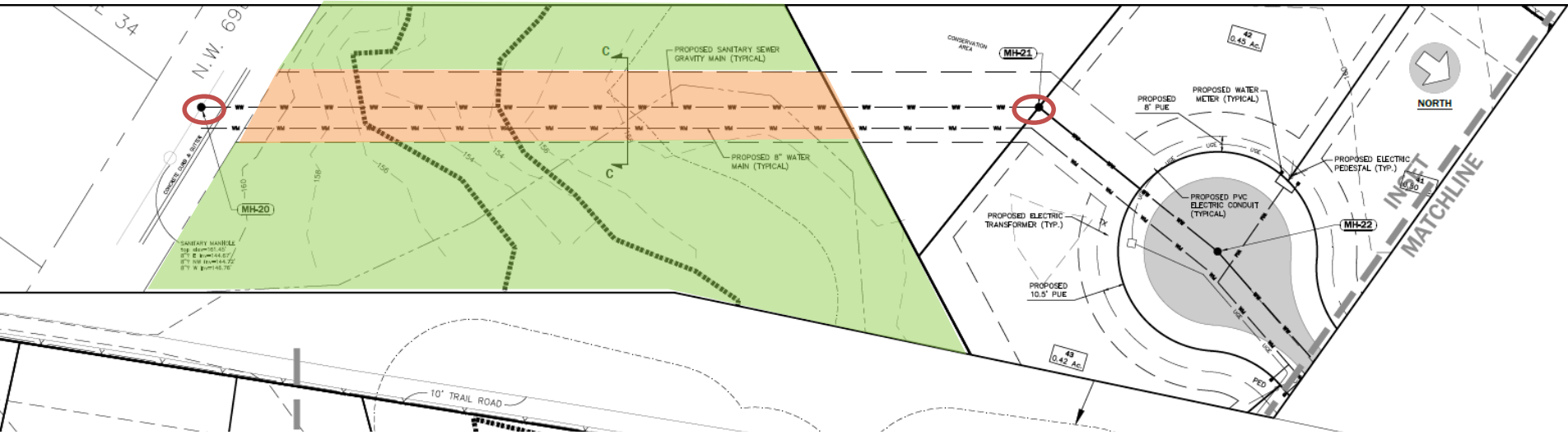
2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.W.A.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.

3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PROTECTION AND WILL NOT AFFECT THE HYDROLOGICAL OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

CONSERVATION & JOINDER HISTORY

0.3386 ACRES OF LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Conceptual Underground Utility Crossing



-Proposed utility crossing to south will utilize a jack and bore underground installation technique, which will result in no disturbance to the existing conditions along the surface.

-Jack and bore is more costly to install and is commonly utilized in areas in which no disturbance is desired along the surface.

Why use jack and bore method for utility connection?

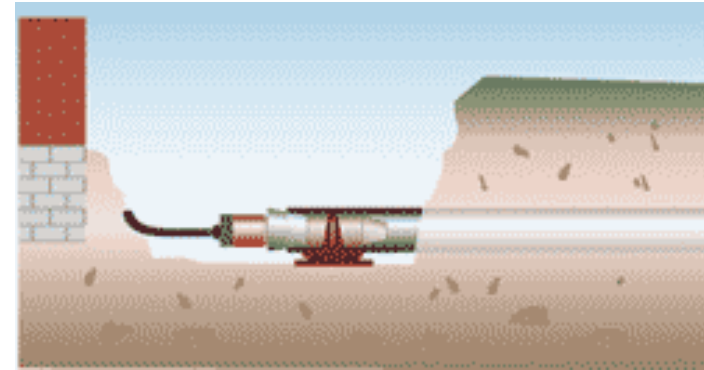
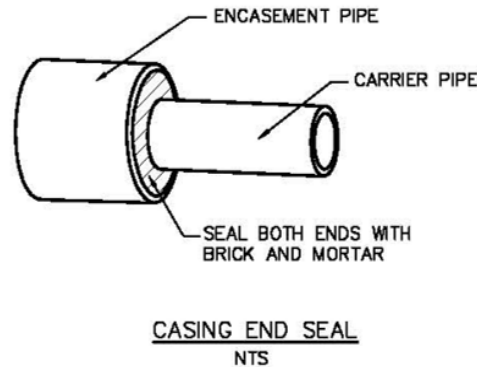
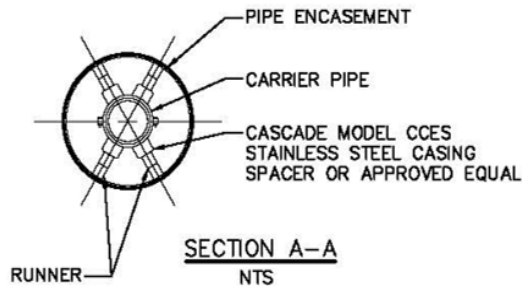
- **Jack and bore will not have measurable surface impacts**
 - No trenching or open cuts at the surface
 - Portals for jack and bore located outside of “drainage easement, developed recreation, & conservation area”
 - No underground “connection” between surface soil and deep limestone formation according to geotechnical report
 - No threat of surface collapse or sinkholes according to geotechnical report
- **Provide for the most feasible connection of sewer to the subdivision due to topography & allow for looping of potable water**

How secure is the jack & bore connection?

- Sewer & water pipes encased in ¼ inch thick steel to contain leaks (secondary containment)
- All maintenance of the lines or pipe replacement would be from within the casing at the manhole ends with no surface disturbance
- Connection allows for looping of water and possibly electric for system safety & integrity

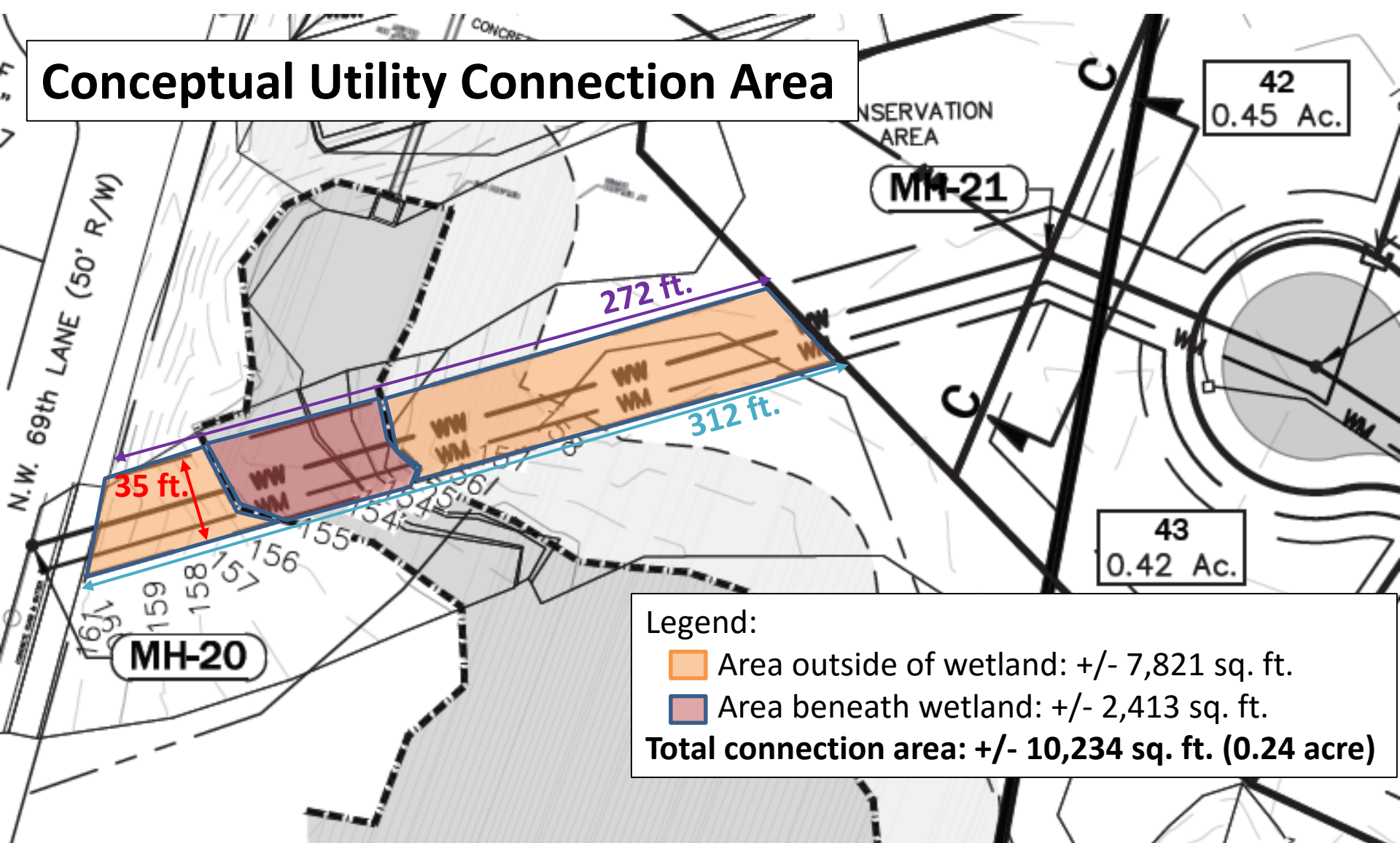
Encasement & Jack & Bore Details

GRU W/WW Design Standards:



18" diameter steel casing, $\frac{1}{4}$ " thick for sewer; 16" diameter steel casing, $\frac{1}{4}$ " thick for water pipe

Conceptual Utility Connection Area

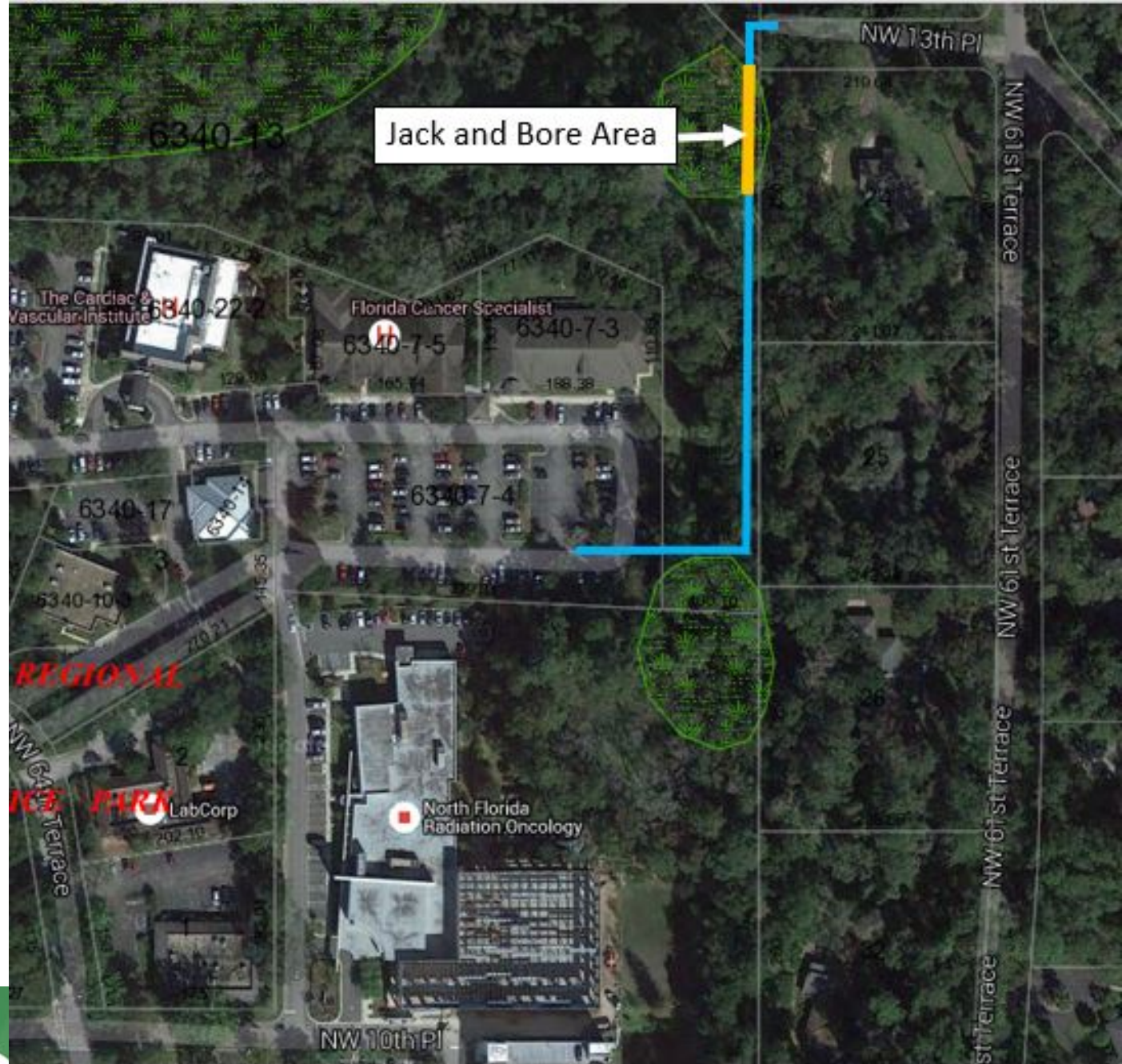


Sewer/Water Line Encasement

- 18" diameter steel casing surrounding 8" PVC sewer pipe; 16" casing surrounding 8" water pipe
- Steel casing is $\frac{1}{4}$ " thick (secondary containment)
- Potential spills would be contained at the manhole ends of the jack and bore and have no impact on environmentally sensitive areas
- All maintenance of the line would be from within the casing at the manhole ends with no disturbance of sensitive areas

Jack & Bore Example in Gainesville

Potable water
line under a
wetland at the
North Florida
Regional
Medical Center
campus



engineers • surveyors • planners



Jack and bore pit for potable water pipe to run under the wetland. The pit & all equipment were completely outside of the wetland area at NFRMC.



**Jack and bore
potable water
pipe being run
underground
under the
wetland area at
the North Florida
Regional Medical
Center campus.**



Looking into NFRMC wetland area where the jack and bore is located



Project Summary

- Improved Subdivision Design
- Reduction in density (72 lots reduced to 44)
- Increased Safety – required sprinkling of all units
- Protection of environmental features
 - Protection of wetland areas
 - Creation of CMA for conservation in Unit 5, Ph. 2 and entire 90-acre parcel (permanent protection and restrictions - 105 acres)
 - Reduced road cross-section/pavement to limit development impacts
 - Use of jack and bore technique & steel encasement to avoid measurable surface impacts from utility crossing

Project Summary

- Multiple plan revisions to improve final Master Plan design
- Application has addressed all City review comments and Code criteria
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval, with removal of lift station provision**