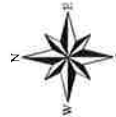




AERIAL PHOTOGRAPH

 <p>No Scale</p>	<p>Name</p> <p>eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc</p>	<p>Petition Request</p> <p>Blues Creek Planned Development amendment</p>	<p>Petition Number</p> <p>PB-15-115 PDA</p>
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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

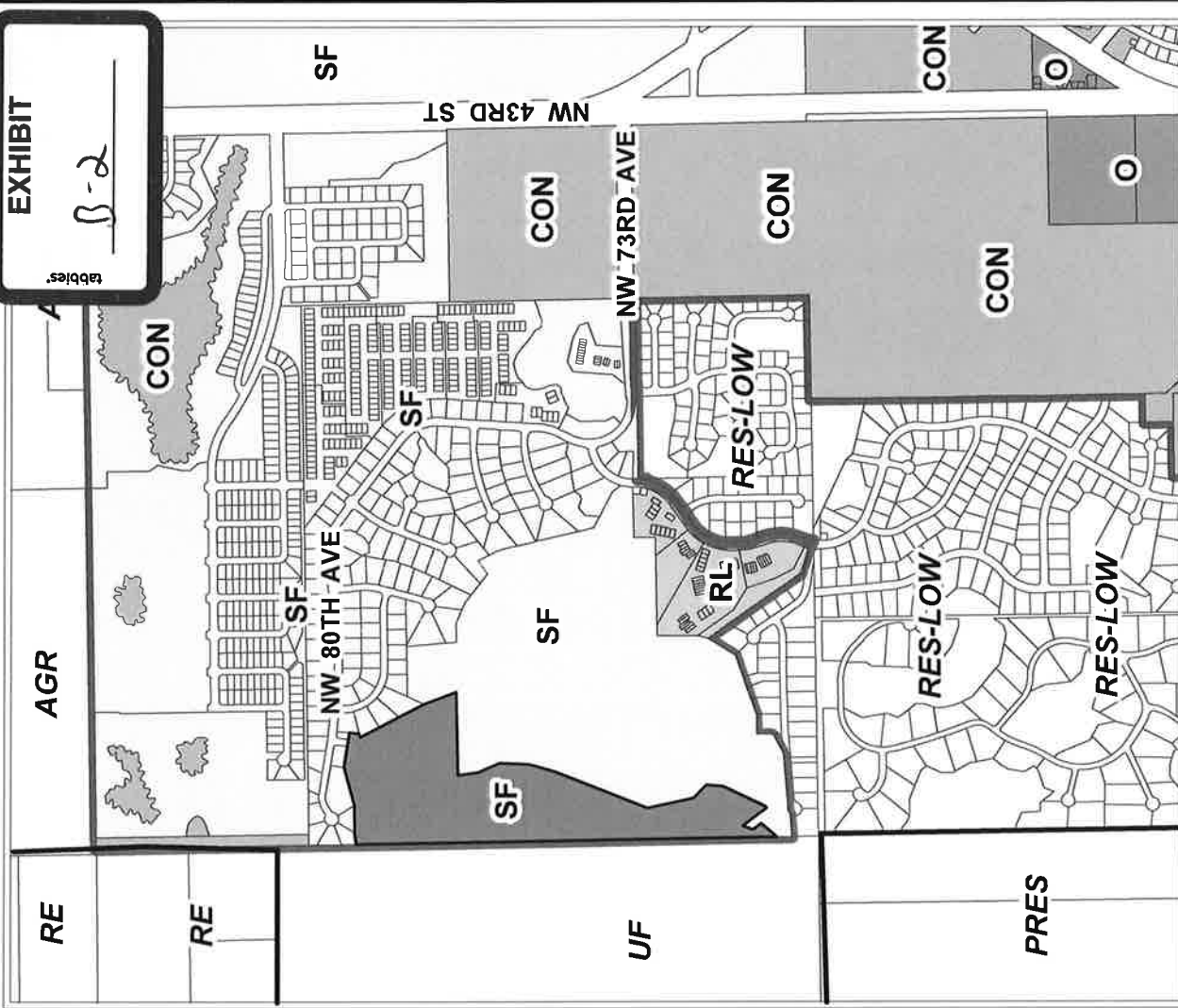
Alachua County Land Use Categories

- 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

Area under petition consideration

Division line between two zoning districts

City Limits



EXISTING LAND USE

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



No Scale

City of Gainesville Zoning Districts

- RSF1 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)

Area under petition consideration

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

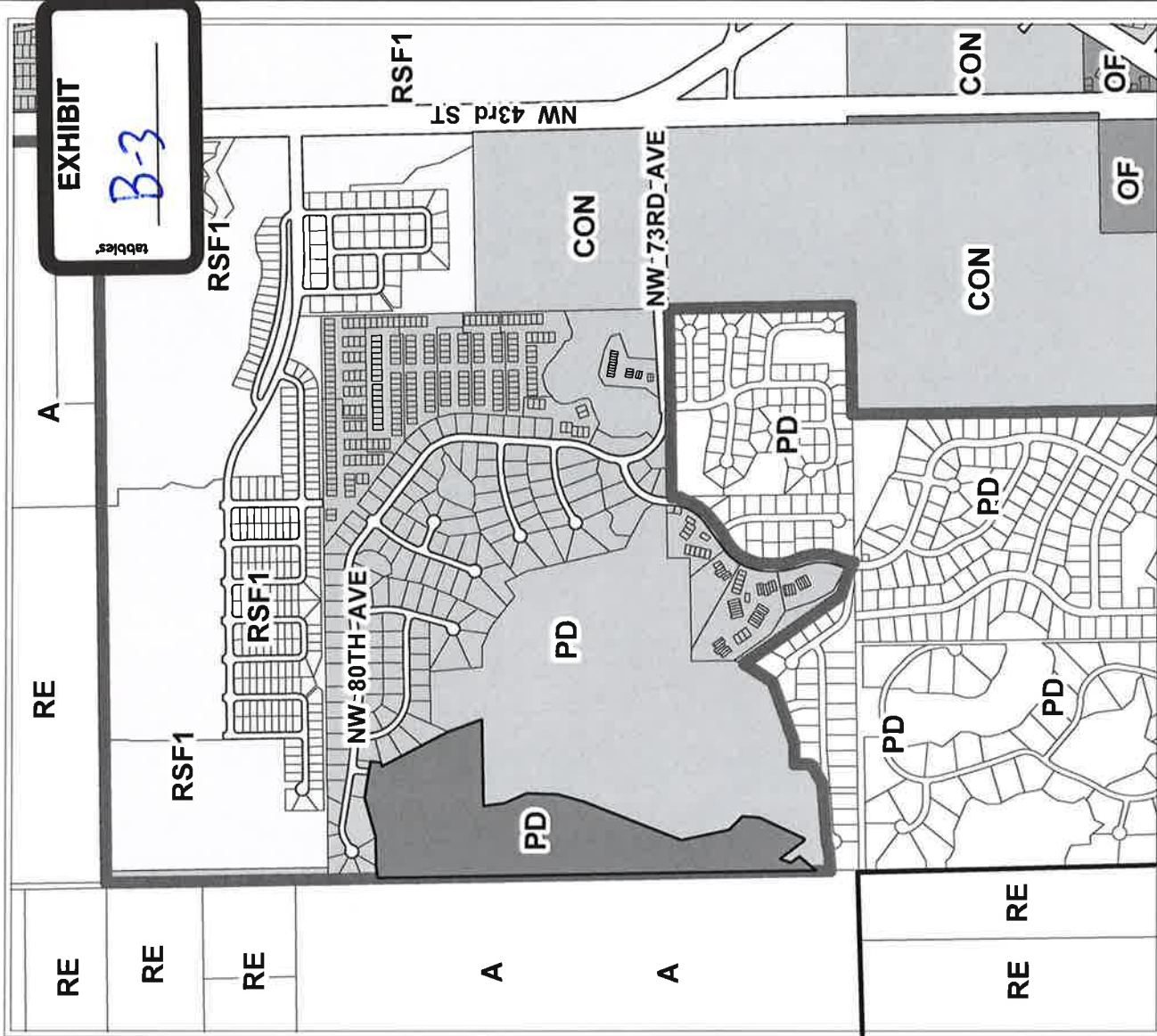
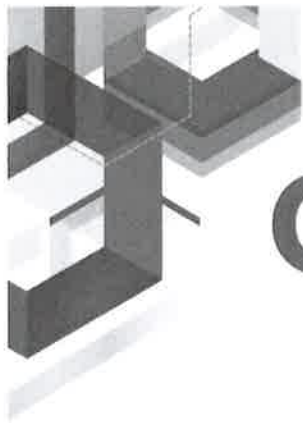


EXHIBIT
B-3

EXISTING ZONING

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





engineers • surveyors • planners, inc.



December 23, 2015

Andrew Persons
Planning & Development Services
306 NE 6th 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

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 34th Street above should be to NW 43rd Street.

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

**Urban Forestry Comments (Approvable with conditions) Earline Luhrman-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**

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; Phone: 352-393-8347



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 43rd 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.

- 1. 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.
- 2. 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.
- 3. 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

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