



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [<input type="checkbox"/>]	
Account No. 001-660-6680-1124 (Enterprise Zone) [<input type="checkbox"/>]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [<input type="checkbox"/>]	

Owner(s) of Record (please print)
Name: New Generation Home Builders, Inc.
Address: 14184 SW 4th Place
Jonesville, FL 32669
Phone: 352-872-5387 Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43rd Street
Gainesville, FL 32606
Phone: 352-373-3541 Fax: 352-373-7249

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map [<input type="checkbox"/>]	Zoning Map [<input checked="" type="checkbox"/>]	Master Flood Control Map [<input type="checkbox"/>]
Present designation:	Present designation: PD	Other [<input type="checkbox"/>] Specify:
Requested designation:	Requested designation: PD	

INFORMATION ON PROPERTY

1. Street address: 7000-7800 Block of NW 58th Street
2. Map no(s): N/A
3. Tax parcel no(s): Tax Parcel # 6006-52 and a portion of 6006-2
4. Size of property: 300 +/- _____ acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North

See attached PD Report

South

See attached PD Report

East

See attached PD Report

West

See attached PD Report

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES ____ If yes, please explain why the other properties cannot accommodate the proposed use?

See attached PD Report

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Not Applicable

Noise and lighting

Not Applicable

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ___ YES X (If yes, please explain below)

See attached application reports.

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X YES ___

b. Property with archaeological resources deemed significant by the State?

NO X YES ___

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ___

Urban Infill X

Activity Center ___

Urban Fringe ___

Strip Commercial ___

Traditional Neighborhood ___

Existing PD Subdivision

Explanation of how the proposed development will contribute to the community.

See attached PD Report

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See attached PD Report

H. What impact will the proposed change have on level of service standards?

Roadways

See attached PD Report

Recreation

See attached PD Report

Water and Wastewater

See attached PD Report

Solid Waste

See attached PD Report

Mass Transit

See attached PD Report

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

Sidewalk connectivity

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: <u>New Generation Home Builders, Inc.</u>	
Address: <u>14184 SW 4th Place</u>	
<u>Jonesville, FL 32669</u>	
Phone: <u>352-872-5387</u>	Fax: _____
Signature: <u>Please see affidavit</u>	

Owner of Record	
Name: <u>Blues Creek Development</u>	
Address: <u>324 NW 154th Street</u>	
<u>Newberry, FL 32669</u>	
Phone: <u>352-872-5387</u>	Fax: _____
Signature: <u>Please see affidavit</u>	

Owner of Record	
Name: _____	
Address: _____	

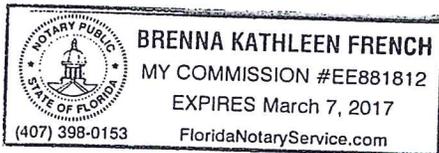
Phone: _____	Fax: _____
Signature: _____	

Owner of Record	
Name: _____	
Address: _____	

Phone: _____	Fax: _____
Signature: _____	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



[Signature]
Owner/Agent Signature

10/2/15
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 2nd day of October 2015, by (Name)
Clay Sweger

[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____

PROPERTY OWNER AFFIDAVIT

Owner Name: New Generation Home Builders, Inc.			
Address: 14184 SW 4th Place Jonesville, FL 32669		Phone: 352-872-5387	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06006-052-000			
Acreage: 36.7 m.o.l.		S: 10	T: 9 R: 19
Requested Action: PD Amendment and Design Plat			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>[Signature]</u>			
Printed name: <u>Scot Ross</u>			
Date: <u>10-1-15</u>			
The foregoing affidavit is acknowledged before me this <u>1st</u> day of <u>October</u> , 20 <u>15</u> , by <u>Scot Ross</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL <u>[Signature]</u>			
Signature of Notary Public, State of _____			
 <p>CAROL FRIDLEY MY COMMISSION # FF 224667 EXPIRES: May 6, 2019 Bonded Thru Budget Notary Services</p>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Blues Creek Development				
Address: 14184 SW 4th Place Jonesville, FL 32669		Phone: 352-872-5387		
Agent Name: eda engineers-surveyors-planners, inc.				
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541		
Parcel No.: 06006-002-000				
Acreage: 86 m.o.l.		S: 10	T: 9	R: 19
Requested Action: PD Amendment and Design Plat				
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.				
Property owner signature: <u>[Signature]</u>				
Printed name: <u>Scot Ross</u>				
Date: <u>10-1-15</u>				
The foregoing affidavit is acknowledged before me this <u>1st</u> day of <u>October</u> , 20 <u>15</u> , by <u>Scot Ross</u> , who is/are personally known to me, or who has/have produced _____ as identification.				
NOTARY SEAL <u>[Signature]</u>				
Signature of Notary Public, State of _____				
 <p>CAROL FRIDLEY MY COMMISSION # FF 224667 EXPIRES: May 6, 2019 Bonded Thru Budget Notary Services</p>				



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM
(352) 334-5022**

OFFICE USE ONLY	
Petition No. _____	TMPA Zone [] A [] B [] C [] D [] E [] M

<u>TYPE OF CERTIFICATION REQUESTED:</u>
[] Concurrency Determination (non-binding)
[X] Certificate of Preliminary Concurrency
[] Certificate of Final Concurrency
[] Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)
Name(s): <u>New Generation Home Builders, Inc.*</u>
14184 SW 4th Place
Jonesville, FL 32669
E-Mail Address: <u>scot@nghomes.com</u>
Phone: <u>352-872-5387</u> Fax:
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)
Name: <u>eda engineers-surveyors-planners, inc.</u>
Mailing Address: <u>2404 NW 43rd Street</u>
Gainesville, FL 32606
E-Mail Address: <u>csweger@edafl.com</u>
Phone: <u>352-373-3541</u> Fax: <u>352-373-7249</u>
(Attach notarized authorization for agent to act on owner's behalf.)

*Additional Owner: Blues Creek Development
324 NW 154th Street
Newberry, FL 32669

PROJECT INFORMATION	
Project Name: <u>Blues Creek, Unit 5, Phase 2</u>	Phase: <u>N/A</u>
Location of Project (attach an 8 1/2" x 11" map showing location)	
1. Street address: <u>7000-7800 Block of NW 58th Street</u>	
2. Legal description (may be attached): <u>See attached.</u>	
3. Tax parcel number(s): <u>6006-52 and a portion of 6006-2</u>	4. Map number(s): <u>N/A</u>
Existing Land Use Category: <u>Single Family Residential</u>	Existing Zoning: <u>PD</u>

Application for Concurrency Certification & TMPA Review

Is there a proposal to change the zoning and/or land use associated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate petition number(s) associated with change: PD Rezoning

PHASING				
Is this project (phase) part of a larger project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.				
Total Project: Residential units	44 Units	SF	SFA	MF
Non-residential (square footage)				
Mixed-use (describe mix)				
(If this is a single phase project, name it Phase I – Total)				

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached	2	44	36.7+/-	06/2016	12/2016
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant’s calculations must be signed and sealed by the professional engineer registered in the State of Florida.

Application for Concurrency Certification & TMPA Review

- 2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. Yes No
 Zone A Zone B Zone C Zone D Zone E Zone M
- 3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. Yes No
- 4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)
- 5. Does this application involve demolition or re-use of any structure(s)? Yes No

If yes, what is the size of the structure(s) to be demolished or re-used? _____ (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.



Soree Reel

Owner/Agent Signature

10/2/15

Date

STATE OF FLORIDA
 COUNTY OF ALACHUA

Sworn to and subscribed before me this 2ND day of OCTOBER 2015.

Brenna Kathleen French
 Signature - Notary Public

Personally Known OR Produced Identification _____

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility
Program Area

Legend

Transportation Mobility
Program Area Sub-Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville
Gainesville, Florida

Prepared by Planning and
Development Services
November 2012



STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater (See the Public Works Comment Sheet.) Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?

Recreation _____ Does the project degrade the City's adopted LOS Standards for recreation?

Mass Transit _____ Does the project impact any of the City's adopted LOS Standards for mass transit?

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

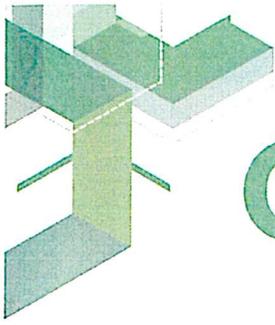
STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13



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Legal Description

A portion of Section 10, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Blues Creek, Unit 5, Phase 1 as per plat thereof recorded in Plat Book 24, page 73 of the Public Records of Alachua County, Florida, said corner lying on the West line of the Northwest $\frac{1}{4}$ of Section 10, Township 9 South, Range 19 East and run thence Easterly, along the South boundary of said Blues Creek, Unit 5, Phase 1 through the following four courses and distances:

1. North $83^{\circ}09'46''$ East, 85.49 feet to a concrete monument (PCP PLS 2228)
2. North $89^{\circ}41'18''$ East, 200.58 feet to a concrete monument (PCP PLS 2228)
3. North $74^{\circ}58'28''$ East, 288.15 feet to a concrete monument (PCP PLS 2228)
4. South $80^{\circ}15'52''$ East, 259.62 feet

to the Southeast corner of said Blues Creek, Unit 5, Phase 1, said corner lying on the West boundary of Blues Creek, Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said Public Records; thence Southeasterly, along said West boundary, through the following five courses and distances:

1. South $06^{\circ}08'37''$ West, 72.97 feet to a concrete monument (PLS 4788)
2. South $74^{\circ}39'53''$ West, 28.92 feet to a concrete monument (PLS 4788)
3. South $27^{\circ}18'47''$ East, 155.45 feet to a rebar and cap (Steve Own PLS 4788)
4. South $27^{\circ}21'22''$ East, 251.86 feet to a concrete monument (PLS 4788)
5. South $25^{\circ}34'45''$ East, 119.93 feet

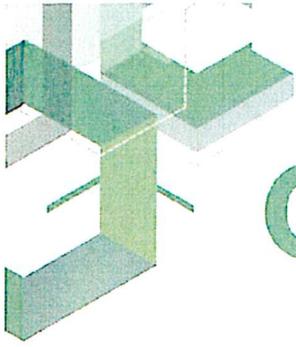
to a rebar and cap (LB 3759) found at the Southernmost corner of Lot 15 of said Blues Creek, Unit 4B; thence run South $18^{\circ}04'45''$ East, along a line shown as the West boundary of Lot 23 of Blues Creek, Unit 4 as originally platted in Plat Book "S", page 3 and vacated by Alachua County Resolution 95-44 as recorded in Official Records Book 2044, page 2038 et seq. of said Public Records, a distance of 258.47 feet to a point on the North boundary of that certain Easement for a drainage system described in Official Records Book 1371, page 160 et seq. of said Public Records; thence generally

Westerly and Southerly, along the boundary of said Easement through the following fifteen courses and distances:

1. South 89°56'25" West, 609.89 feet
2. South 06°46'19" East, 146.98 feet
3. South 22°23'51" East, 175.00 feet
4. South 03°51'09" West, 215.00 feet
5. South 16°21'09" West, 195.00 feet
6. South 22°36'09" West, 735.00 feet
7. South 10°48'51" East, 345.00 feet
8. South 43°58'51" East, 135.00 feet
9. South 05°06'09" West, 120.00 feet
10. South 26°01'09" West, 350.00 feet
11. South 75°16'09" West, 15.00 feet
12. North 35°13'39" West, 216.48 feet
13. South 19°41'09" West, 80.00 feet
14. South 33°18'51" East, 75.00 feet
15. South 41°41'09" West, 110.76 feet

to a point on the West line of the Southwest $\frac{1}{4}$ of said Section 10 lying 339.30 feet North of a concrete monument (no I.D.) found at the Southwest corner of said Section; thence North 00°22'56" West, along the West line of said Southwest $\frac{1}{4}$, a distance of 2311.86 feet to a concrete monument (no I.D.) found at the West $\frac{1}{4}$ corner of said Section; thence North 00°24'32" West, along the West line of the Northwest $\frac{1}{4}$ of said Section 10, a distance of 748.36 feet to the Point of Beginning.

Containing 36.70 acres, more or less.



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Trip Generation

Average daily trips: $44 \text{ units} \times 9.52 = 418.9$; 50% entering, 50% exiting
A.M. peak hour of adjacent street traffic: $.75 \times 44 \text{ units} = 33$; 25% entering, 75% exiting
P.M. peak hour of adjacent street traffic: $1.0 \times 44 \text{ units} = 44$; 63% entering, 37% exiting



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Planned Development (PD) Report Amendment

Blues Creek Unit 5, Phase 2

Submitted to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

New Generation Home Builders, Inc. and Blues Creek Development

October 6, 2015

Revised: December 1, 2015

December 21, 2015

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Attachment 3 Alachua County Zoning Resolution Z-81-68	
Attachment 4 Alachua County 1999 Master Plan for Blues Creek	
Attachment 5 City of Gainesville Ordinances 030472 & 041187 (rezoning ordinances to City PD)	
Attachment 6 Proposed PD Layout Plan	
Attachment 7 Environmental Report by Ecosystem Research Corporation	
Attachment 8 Neighborhood Workshop Materials	
Attachment 9 Underline/Strike-through version of proposed PD text amendments	

Background

The overall Blues Creek development is located in northwest Gainesville and is west of NW 43rd Street, south of NW 81st Avenue, and generally north of NW 69th Lane. The western boundary of the Blues Creek development forms the western boundary of the City of Gainesville in that area. The map below (Figure 1) illustrates the general location.



The development of Blues Creek was originally approved as an Alachua County Planned Unit Development (PUD) by Zoning Resolution Z-81-68 (see Attachment 3) that was adopted on July 21, 1981. The County PUD was further amended by a revised Master Plan for Blues Creek (see Attachment 4) adopted and approved by Alachua County dated November 1999.

The entire Blues Creek development consists of approximately 300 acres. Portions of the overall Blues Creek PUD were annexed by the City of Gainesville by Ordinances 001161, 001162, 001163, 002393, and 040290. These annexations occurred in 2001, 2002, and 2005. At this time, approximately 91% (273.6 acres) of the development lies within Gainesville city limits.

Subsequent to the annexations, the City of Gainesville applied City future land use and zoning designations to the property. Consistent with the Alachua County PUD zoning designation, the City applied Planned Development (PD) zoning to the property via Ordinances 030472 (adopted 10/27/03) and 041187 (adopted 11/28/05). Attachment 5 contains Ordinances 030472 and 041187, which are the last City-adopted versions of the Blues Creek PD. The Alachua County development regulations and conditions approved by Alachua County through Resolution Z-81-68 and the revised Master Plan for Blues Creek (dated November 1999) were adopted

by the City as the regulating documents for the City PD. The PD allows for single-family detached and single-family attached units.

The 1999 Master Plan for Blues Creek allowed up to 615 residential dwelling units with a mix of single-family attached units and single-family detached units in multiple unit phases. To date, the Blues Creek development has substantially built out the phases originally approved in the Alachua County PUD. Units 1-4 and 6 are mostly built out and are shown on the 1999 Master Plan for 305 single-family attached units and 170 single-family detached units. Unit 7 is platted for 16 lots (PB 28, PG 15) but is not developed/built. Unit 5 is partially completed with 10 single-family detached units (this is Phase 1 of Unit 5); the 1999 Master Plan allowed up to 82 single-family detached units in Unit 5.

Statement of Proposed Change

This petition proposes text amendments to the existing Blues Creek Planned Development zoning designation and amendment of the PD Layout Plan to reflect a proposed new Unit 5, Phase 2 subdivision of single-family detached lots. The proposed amendments to the PD Layout Plan are shown in Attachment 6. The project limits are indicated in the aerial map shown in Figure 2.



The amendments to the text of the PD include the following:

1. Reduction of the residential units allowed in Unit 5
2. Addition of new development standards
3. Amendment / update of some existing development standards
4. Addition of text stating the annexation and zoning history
5. Addition of a trip generation note for Unit 5, Phase 2
6. Revisions to text to reflect being under the City's jurisdiction
7. Setbacks for the proposed Unit 5, Phase 2 subdivision

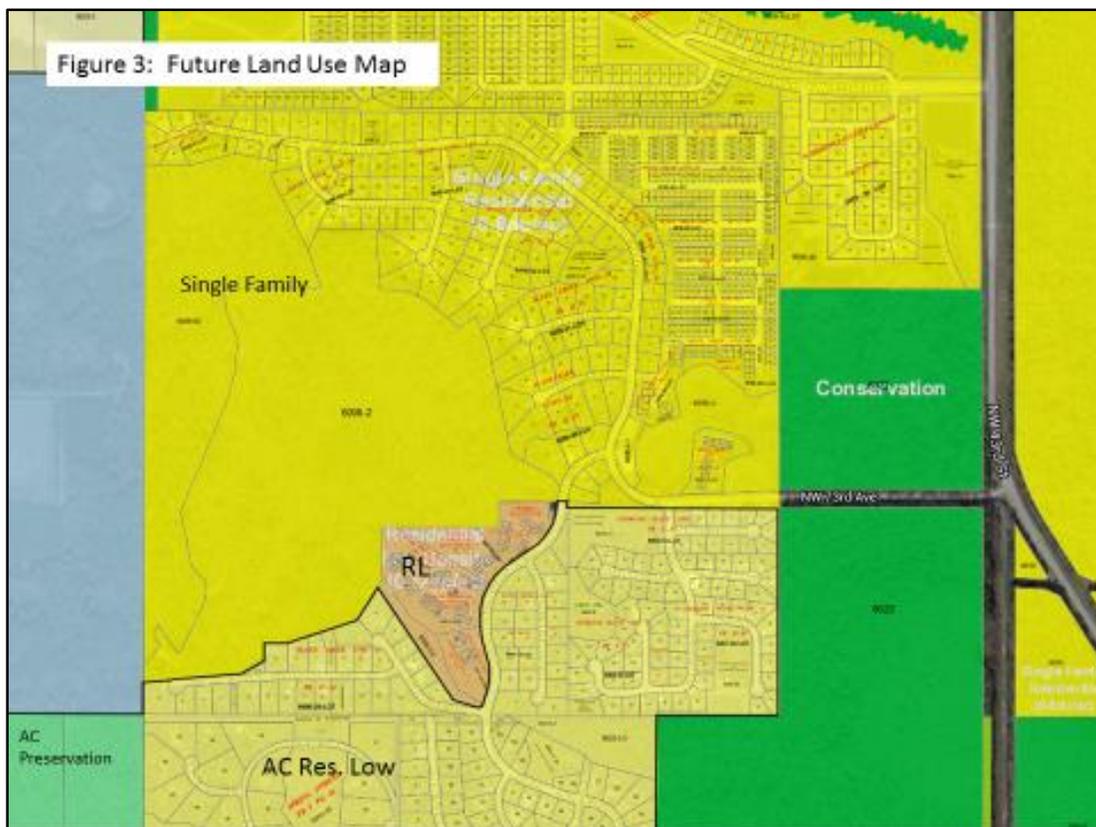
8. Addition of a standard concerning encroachment into wetland buffer areas in Unit 5, Phase 2

Amendments to the PD Layout Plan include the following:

1. Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 currently approved lots)
2. Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
3. Illustration of a proposed 40 foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44 to minimize impervious area and incorporated Low Impact Development (LID) design elements
4. Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits
5. Addition of the conceptual location of an underground utility crossing between Units 2 and 5 that crosses the area labeled “drainage easement, developed recreation, & conservation area.”

Existing Future Land Use Designation

The current Future Land Use designations on the site are Single Family and Residential Low, as indicated on Figure 3 below:



Policy 4.1.1 of the Future Land Use Element defines the Single Family and Residential Low Land Use Categories as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Residential Low-Density (up to 12 units per acre)

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for singlefamily development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

As described above, the Single Family and Residential Low Future Land Use categories do support the existing residential types of uses within the Blues Creek development and support the implementation of the existing Planned Development zoning district.

Existing Zoning District

The current zoning designation of the site is Planned Development (PD), as indicated on Figure 4 below:



The Planned Unit Development zoning for Blues Creek was originally approved by Alachua County in 1981 with a revised Master Plan adopted by Alachua County dated November 1999. After annexations occurred, the City of Gainesville subsequently adopted Planned Development zoning for the properties on October 27, 2003 (Ordinance 030472) and on November 28, 2005 (Ordinance 041187). No expiration date was stated in the original Alachua County Planned Unit Development. There was also no expiration date stated in the subsequent City PD ordinances that were adopted.

Proposed Zoning District

This petition requests to amend the existing Blues Creek Planned Development zoning designation. Specifically, this application requests to amend the last version of the PD Layout Plan and associated text that was approved by the City Commission in 2005. The primary amendment to the PD Layout Plan is to change the configuration of Unit 5 to reduce the number of single-family lots (a reduction of 28 lots), provide for alternative access in the form of a perpetual ingress/egress easement to minimize pavement and to avoid and protect wetland areas, and provide a conceptual location for the underground utility crossing between Units 5 and 2 (this is under the condition that it be a jack and bore crossing). Other text amendments are intended to provide development standards for Unit 5, Phase 2, update the language to reflect being under the City's zoning jurisdiction, include

a trip generation note for Unit 5, Phase 2, add the condition that all housing units in this phase must be sprinkled to comply with Gainesville Fire Rescue (GFR) requirements, and add a standard related to limited encroachment into wetland buffers in Unit 5, Phase 2.

The proposed amendments to the Blues Creek PD were formulated based on discussions with the City's Planning and Development Services Department. The input received was to: increase protections for environmentally sensitive areas in Unit 5, Phase 2 by reducing the number of lots and improving the subdivision layout; clarify that the dotted line area shown between Units 5 and 2 on the original master plan was intended for a utility crossing; provide for fire sprinkler systems in each Unit 5, Phase 2 housing unit to meet fire safety protection requirements; include a private driveway system south of proposed lots 29 and 36 to avoid wetland impacts and reduce the development footprint.

The proposed text and PD Layout Plan amendments reflect the input from the Planning and Development Services Department, and they address each of the primary issue areas. The text amendments indicated on the PD Layout Plan show the following:

1. Single family units in Unit 5 reduced from 82 to 54. Unit 5, Phase 2 will only include 44 single-family detached units, which is a reduction of 28 lots from the 72 that were previously allowed.
2. New and revised development standards are shown that:
 - a. Require lots in Unit 5, Phase 2 to exclude wetlands and wetland buffer areas
 - b. Require new development to meet the City's Transportation Mobility Program Area requirements or transportation mobility requirements in effect at the time of development
 - c. Require that the utility crossing between Units 2 and 5 be underground for electric, water, and/or sewer only and be limited to jack and bore only
 - d. Require all housing units in Unit 5, Phase 2 to have fire sprinkler systems
 - e. Allow a private driveway to serve lots 37-44 in the form of a perpetual ingress/egress easement with a pavement width of 14 feet. The private drive will implement low impact development practices, including elimination of sidewalks and gutter to minimize pavement.
 - f. Allow for limited encroachment into the 35 foot wetland buffer areas where site constraints exist, but still require the overall average 50 foot wetland buffer to be maintained
3. Addition of text showing setbacks for the proposed Unit 5, Phase 2 subdivision
4. Addition of text indicating the annexation and zoning history for the PD
5. Addition of text in the Unit Mixture table to reflect the approved final plat (City Resolution 060095) for 16 dwelling units in Unit 7 (PB 28; PG 15)
6. Addition of a trip generation note for Unit 5, Phase 2
7. Text revisions that reflect that the PD is under the City of Gainesville's jurisdiction
8. The PD Layout Plan is revised to illustrate:
 - a. 44 new lots for Unit 5, Phase 2
 - b. Conservation areas for Unit 5, Phase 2 (primarily intended for environmental set asides)
 - c. Illustration of the proposed location of the perpetual ingress/egress easement for access to lots 37-44
 - d. Adjustment of the Gainesville city limits line associated with Lot 13 in Unit 2 of the Blues Creek Subdivision per a discussion with Pat Durbin of City Public Works
 - e. Illustration of the conceptual location for the utility crossing between Unit 2 and Unit 5
 - f. Annotation of the location of Unit 7 as approved by final plat on 6/11/07 by City Resolution 060095

Consistency with Land Development Code

Division 4 – Planned Development District

Sec. 30-211. - Purpose and intent.

(a) *Purpose.* It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.

Consistency: Blues Creek was approved as a Planned Unit Development in 1981 in Alachua County and PD zoning was adopted by the City Commission in 2003 and 2005. It provides a mix of single-family dwellings and single-family attached units. This is a unique project because of the existing environmental features and the time period over which development has occurred (regulations and jurisdiction have changed over time). The master plan/PD Layout Plan also provides innovative design for protecting wetland areas, wetland buffers, and recognizing that the property is located in the Strategic Ecosystem.

(b) *Objectives.* The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

Consistency: This amendment to the Blues Creek PD demonstrates an outstanding and innovative approach to protect wetlands, wetland buffers, and the Strategic Ecosystem. It utilizes a perpetual ingress/egress easement for 8 lots in the southern part of Unit 5, Phase 2 to avoid wetland impacts and promote Low Impact Development (LID) practices. Due to the location in the Strategic Ecosystem, a Conservation Management Area (CMA) will be established for the required set aside areas. This will be done as part of the final plat process.

- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

Consistency: The Blues Creek PD does allow flexibility for consumer preferences in housing type because it includes both single-family detached and single-family attached units in the overall PD. The reconfiguration of the single family detached lots in Unit 5, Phase 2 and proposed reduction in the number of lots provides the flexibility for an ingress/egress easement that promotes LID techniques to preserve environmental features and reduce pavement.

- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features, high quality heritage trees, and scenic vistas.

Consistency: The Blues Creek PD Layout plan illustrates a proposed subdivision layout that protects environmental features within the development. Unit 5, Phase 2 shows several conservation areas that will protect wetlands and wetland buffers.

- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Consistency: At this stage of development, a large majority of the roads and utility infrastructure have been constructed in Blues Creek. Unit 5, Phase 2 provides for a perpetual ingress/egress easement with a reduced pavement width of 14 feet to serve 8 single-family lots. This minimizes wetland and wetland buffer impacts and promotes LID techniques. Using a jack and bore connection between Units 5 and 2 will provide underground utilities such as water, sewer, and electric in a cost feasible fashion while minimizing environmental impacts.

- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

Consistency: Blues Creek is a master planned project that provides a variety of housing styles and types. The PD and subdivision process ensures a coordinated and planned approach to the development. Blues Creek is a substantially built-out project. Unit 5, Phase 2 represents infill in a small area of the overall development.

- (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

Consistency: The overall design of Blues Creek provides for a coordinated development of single-family and single-family attached units with a design layout that protects environmentally sensitive areas. The PD Layout Plan of the development recognizes the relationship of the housing units to these areas and provide appropriate set asides interspersed throughout the development.

- (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, streets canopied by large shade trees located within wide tree lawns or in tree wells constructed to allow sufficient space, and formal landscaping along streets and sidewalks.

Consistency: Blues Creek Unit 5, Phase 2 will provide for pedestrian connections to Unit 5, Phase 1 and other phases of the development. Lots 37-44 in Unit 5, Phase 2 will not be connected by a sidewalk system due to the need to protect wetland areas and minimize pavement through LID design. This area will have very low traffic due to the easement serving only 8 homes and pedestrians will be able to use the ingress/egress easement to connect to the sidewalk system in the northern portion.

Sec. 30-216. - Requirements and evaluation of PD.

The PD report shall address each item in the subsections below. In considering a proposed PD for approval, the city plan board and the city commission shall evaluate the proposal in consideration of these criteria:

- (1) *Conformance with the PD objectives and the comprehensive plan.*

Consistency: As indicated in this report, the Blues Creek Planned Development is consistent with the City of Gainesville Comprehensive Plan.

(2) Concurrency.

Consistency: Infrastructure improvements required in the Blues Creek PD have largely been constructed to date. The development will meet the concurrency standards in the Comprehensive Plan and will mitigate trips as per the criteria required in the Transportation Mobility Program Area (TMPA) for Zone B. Potable water and wastewater service capacity are available to serve the development. An application for Concurrency and Transportation Mobility Certification has been submitted to the City.

(3) Internal compatibility.

Consistency: The Blues Creek PD is a master planned community that provides a mix of residential dwelling unit types (single-family detached and single-family attached), which are compatible with each other and the environmental features at the site. No issues of incompatibility between internal uses exist.

(4) External compatibility.

Consistency: The Blues Creek PD is compatible with the surrounding land uses. To the north is City single-family, which is compatible with the single family designation for Blues Creek in that portion of the development. To the east of the development is conservation land owned by the City of Gainesville and single family designated land. The Blues Creek residential development is compatible with those categories. To the west, is University of Florida property that is included in the Campus Master Plan with a zoning of Agriculture. The single-family uses in in Unit 5 are compatible with the Agricultural use of the property. To the south of the PD is an existing residential subdivision with a Future Land Use designation of Alachua County Residential Low. The Blues Creek PD has designations of single family and residential low in this area, which are compatible.

(5) Intensity of development.

Consistency: The proposed PD amendment for Blues Creek reduces the total number of single-family units within the development and what was originally proposed for Unit 5. The most recently adopted Blues Creek Master Plan allowed up to 82 single-family dwellings. The amendment reduces that to 54, a reduction of 28 units. Therefore, there will a reduction in intensity within the development as a result of this PD amendment.

(6) Usable open spaces, plazas and recreation areas.

Consistency: The Blues Creek PD provides for active recreation areas including a swimming pool, community building and tennis courts. In addition, there is a significant amount of open space in the development that would allow for passive recreation. In addition, the large central area within the PD will remain undeveloped and will serve as additional passive recreation area/open space.

(7) Environmental constraints.

Consistency: There are environmental constraints within the proposed Unit 5, Phase 2 subdivision area and the portion of associated tax parcel 06006-002-000 that abuts Unit 5, Phase 2. The constraints include wetlands and strategic ecosystem. The Unit 5, Phase 2 subdivision is designed to avoid wetland areas and configure lots to avoid wetland buffer areas. Encroachment into the 35 foot wetland buffer area occurs in limited areas due to the site constraints. However, the overall average 50 foot wetland buffer is maintained. There are several conservation areas (set-aside areas) designated to protect on-site environmental resources.

(8) External transportation access.

Consistency: The Blues Creek development has access to external areas via NW 73rd Avenue to NW 43rd Street. In addition, there are pedestrian and vehicular connections to the north into the Westchester Cluster Subdivision. To the south, there is a pedestrian connection to the Deer Run Subdivision.

(9) *Internal transportation access.*

Consistency: The Blues Creek development has an internal road network that connects all units within the subdivision areas. In addition, there are sidewalks along the major roads in the subdivision. A perpetual ingress/egress easement is proposed for internal transportation access to Lots 37-44 in Unit 5, Phase 2.

(10) *Provision for the range of transportation choices.*

Consistency: Blues Creek contains an internal roadway network for vehicular traffic that connects externally to NW 43rd Street where there is a sidewalk system on the west side of the roadway. There are sidewalks in portions of the development. At this time, there is no transit access to the development

Sec. 30-217. - Unified control.

All land included in any PD shall be under the complete, unified, legal, otherwise-encumbered control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group or agency. Upon request of the city manager or designee, the applicant shall furnish the city sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, legal and unified control of the entire area of the proposed PD. Upon request of the city manager or designee, the applicant shall provide the city, for approval by the city attorney, all agreements, contracts, guarantees and other necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved. If any such documents are requested, the application shall not be considered by the city commission until the city attorney has certified in writing that the legal requirements of this section have been fully met. The applicant shall submit an agreement stating that the applicant will bind the successors and assigns in title to any commitments made in the adopted PD ordinance.

Consistency: Unit 5, Phase 2 and the portion of associated tax parcel 06006-002-000 that is within the project limits for this PD amendment are under the control of New Generation Home Builders and Blues Creek Development. Both New Generation Home Builders and Blues Creek Development have provided authorization for the PD amendment application request.

Sec. 30-218. - Phasing.

The city commission may permit or require the phasing or staging of a PD. When provisions for phasing are included in the development plan, each phase must be so planned and so related to previous development, surrounding properties and the available public facilities and services that a failure to proceed with subsequent phases will have no adverse impact on the PD or surrounding properties. Concurrency certification is not reserved by PD phasing.

Consistency: Phasing in the development is in the form of subdivision plat units. Most of the units are built out. The only unplatted phase is Unit 5, Phase 2, which is proposed for a design plat in a separate application.

Sec. 30-219. - Development time limits.

The city commission may establish reasonable periods of time for the completion of any dedicated public facilities within a PD, facilities planned for common areas, and the total PD. If phasing is provided for, time limits for the completion of each phase shall also be established or may be deferred until development review. Any such limit may be extended by the city commission, plan board or development review board for reasonable periods upon the petition of an applicant for an amendment to the PD layout plan or development plan and based upon good cause, as determined by the city commission. Any such extension shall not automatically extend the normal expiration date of a building permit, site plan approval or other development order. If time limits contained in

the approved PD layout plan are not complied with and not extended for good cause, the city commission may rezone the property or any part of it, or amend the approved development plan, so as to best protect adjoining properties and the public health, welfare or safety. Failure to complete phasing on schedule shall require a new concurrency review and appropriate concurrency permit.

Consistency: Blues Creek PD is substantially built out at the current time. There were no development time limits in the Alachua County or City approved versions of the PD. No time limits are proposed in this amendment to the PD.

Sec. 30-224. - Amendments to approved planned development.

(a) Except as noted in subsections (b) and (c) of this section, an amendment to an approved PD (except for an extension of a time limit) must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. All appropriate maps, plans and reports submitted with the approved PD layout plan may be resubmitted with the rezoning petition, along with sufficient new maps, plans and reports to clearly and thoroughly indicate the proposed changes, as the new proposed PD layout plan.

Consistency: So noted. This application serves as a request to amend the approved Blues Creek Planned Development. All required materials are included in the submittal package.

Responses to City Application Questions

A&B. Surrounding/Adjacent Land Uses

The following land uses currently exist on the adjacent properties:

North: To the north of the PD are single family residences in the Westchester Cluster subdivision.

East: To the east of the PD there are single family residences and vacant conservation area owned by the City of Gainesville.

South: To the south of the PD are single family residential properties.

West: To the west of the PD is property owned by the University of Florida that is part of the Campus Master Plan that is used for an IFAS facility for agricultural research.

Upon analyzing the existing land use pattern, the proposed PD amendment for Unit 5, Phase 2 will not negatively affect the nature of the existing development pattern in the area because it consists of compatible single family development. The Blues Creek PD compatibility will not substantively change as a result of the proposed PD amendments.

Figure 5: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Single Family Residential	RSF-1	Single-family dwellings
South	Alachua County Residential Low	Alachua County PD and R-1A	Single-family dwellings
East	Single Family, Conservation, and Alachua County Residential Low	RSF-1, CON, and PD	Single-family dwellings and vacant conservation land
West	Alachua County UF Campus Master Plan	Alachua County Agriculture	UF/IFAS Facility

C. Development Impacts

a. Impact to Residential Streets

The proposed PD amendment will add 44 additional single-family dwelling units to the residential streets within the Blues Creek development, which is a net reduction of 28 lots from what is approved in the existing PD. This is estimated to be an additional 419 average daily trips and 44 p.m. peak hour trips of adjacent street traffic.

b. Impact on Noise and Lighting

The proposed Unit 5, Phase 2 development area, as identified on the PD Layout Plan, will contain single family detached dwellings. There are no significant impacts from noise or lighting anticipated from this development, which is compatible with surrounding residential subdivision areas within the PD. Protections provided by the City, such as the noise ordinance, will be enforced as part of any activity within the area. In addition, light trespass restrictions provide standards for mitigation of impacts that are enforced as part of the development review process. Development will not occur in the large central undeveloped area, so there will be no impacts from noise or lighting in that area.

D. Environmental Resources

There are environmental resources located on portions of the property that are the subject of the PD amendment. A separate environmental report documenting these resources has been prepared by Ecosystem Research Corporation, and it is included as Attachment 6. Wetland areas and wetland buffer areas in Unit 5, Phase 2 are included within conservation areas shown on the PD Layout Plan. These areas are proposed to be set aside from development. Areas labeled on the existing master plan as “drainage easement, developed recreation & conservation area” and other conservation areas will become a Conservation Management Area (CMA) to meet strategic ecosystem set aside requirements and provide additional protections to this undeveloped land. Conservation areas in Unit 5, Phase 2 that are set aside as established Conservation Management Areas shall be managed and maintained in accordance with the approved Conservation

Management Area management Plan. Conservation Management Areas will retain PD zoning consistent with the Planned Development zoning ordinance.

E. Historic Resources

The project area does not contain any known historic structures or any identified archaeological resources deemed significant by the state.

F. Development Pattern and Community Contribution

Unit 5, Phase 2 of the Blues Creek Planned Development is located in an already established subdivision in the northwest, urbanized portion of the City of Gainesville. This Unit/Phase has been established as an area permitted for single family development on the existing, approved PD Master Plan. A substantial portion of the infrastructure is available and has already been constructed by the development. The development pattern in this northwest area is well established by surrounding single family subdivisions north and south of the development (both inside and outside of Gainesville city limits). The additional units available in Unit 5, Phase 2 will contribute to the available single family housing stock in Gainesville city limits.

G. Long-Term Economic Benefits

The proposed PD amendment will be consistent with the development pattern found in the surrounding area. New development activity and investment will support the City's Economic Development goals to promote infill development, offer high quality of living opportunities, support compact urban development and raise the tax base.

H. Level of Services Standards

The proposed Planned Development amendment reduces the maximum number of single family lots for Unit 5 from 82 to 54 (a reduction of 28 dwelling units). Phase 1 of Unit 5 is already built, and contains 10 lots. Unit 5, Phase 2 will contain 44 single family dwelling units. Therefore, the PD amendment will result in a reduction of impacts to level of service standards.

a. Roadways

The Blues Creek PD has substantially built out, which also includes the associated road infrastructure. Unit 5 Phase 2 is located in Zone B of the City's Transportation Mobility Program Area (TMPA). Based on the estimated trip generation of 419 average daily trips, the associated design plat and final plat will be required to meet at least 5 criteria as stated in Transportation Mobility Element Policy 10.1.6 for Zone B.

b. Recreation

The proposed PD amendment adds 44 units in the Blues Creek development. Using the 2010 Census persons per household estimate of 2.25, it is estimated that Unit 5, Phase 2 will add 99 additional persons. The City of Gainesville Recreation level of service (LOS) standards are based on acres per 1,000 people. The minimal addition of 99 people will not negatively impact the adopted LOS standards for park acreages.

c. Water and Wastewater

The property is currently served with both water, wastewater and electric by Gainesville Regional Utilities at capacities suitable to serve the development. Access to these utilities have been planned previously to serve Unit 5, Phase 2.

d. Solid Waste

Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville’s established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

e. Mass Transit

RTS service not currently available for the Blues Creek Planned Development. The closest transit route is Route 40 that serves Hunters Crossing (at NW 43rd Street and NW 53rd Avenue) to the Hub at the UF Campus.

f. Schools

Unit 5, Phase 2 of the Blues Creek PD falls within the following public school concurrency areas: Elementary: Talbot; Middle: Mebane; and High School: Santa Fe. Other portions of the Blues Creek PD are served by Ft. Clarke Middle School and Gainesville High School.

I. Site Accessibility

The subject property has vehicular access to NW 43rd Street via NW 73rd Avenue. In addition, there is a partial sidewalk system along NW 73rd Avenue that does not fully connect to NW 43rd Street. There are also pedestrian and vehicular connections to the north into the Westchester Cluster Subdivision along NW 51st Drive. The connection into the Westchester Cluster Subdivision also provides pedestrian and vehicular access to NW 43rd Street. To the south, there is a pedestrian connection to the Deer Run Subdivision.

Comprehensive Plan Consistency

The proposed amendment to the existing Planned Development is consistent with the City’s Comprehensive Plan. The following Future Land Use Element objectives and policies are applicable to the Planned Development amendment:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Consistency: This objective supports allocation of land for a wide range of land uses within the City of Gainesville. Included in those uses that are supported are single family and single-family attached residential uses as found in the Blues Creek Planned Development.

Policy 4.1.1

Land use categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Residential Low-Density (up to 12 units per acre)

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for singlefamily development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Consistency: As described in the Comprehensive Plan policies above, the Single Family and Residential Low Future Land Use designations do support the existing single-family and single-family attached residential uses found within the Blues Creek Planned Development.

GOAL 3 ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

Policy 3.1.1 Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Consistency: As described in the Comprehensive Plan policies above, the proposed PD amendment is consistent with the protection of the environmentally sensitive areas in Unit 5, Phase 2 through the reduction in the number of lots, protection of wetland areas, use of a perpetual ingress/egress easement to minimize pavement and promote LID techniques, and designation of conservation areas that are proposed to be set aside from development.

Conclusion

As stated in this report, the Blues Creek Planned Development is substantially completed, which includes the site infrastructure. The primary intent of the PD amendment is to change the lot configuration in Unit 5, Phase 2 to reduce the total number of single-family units allowed in that section and propose an improved subdivision design to avoid environmentally sensitive areas to the greatest extent reasonably possible. Other map changes include: a provision for alternative access in the form of a perpetual ingress/egress easement to protect wetland areas for the southern portion of Unit 5, Phase 2 and illustration of a conceptual location for the jack and bore underground utility crossing between Units 5 and 2. Additional amendments are intended to provide additional developments standards for Unit 5, Phase 2, update the language to reflect being under the City's zoning jurisdiction, include a trip generation note for Unit 5, Phase 2, and add the condition that all housing units in this phase must be sprinkled for fire safety. These proposed amendments to the existing Planned Development will not affect the intent and character of the original PD and are consistent with the City of Gainesville Comprehensive Plan and Land Development Code.

Attachment 1

Legal Descriptions

- 1) SOUTH 89°56'25" WEST, 609.89 FEET
- 2) SOUTH 06°46'19" EAST, 146.98 FEET
- 3) SOUTH 22°23'51" EAST, 175.00 FEET
- 4) SOUTH 03°51'09" WEST, 215.00 FEET
- 5) SOUTH 16°21'09" WEST, 195.00 FEET
- 6) SOUTH 22°36'09" WEST, 735.00 FEET
- 7) SOUTH 10°48'51" EAST, 345.00 FEET
- 8) SOUTH 43°58'51" EAST, 135.00 FEET
- 9) SOUTH 05°06'09" WEST, 120.00 FEET
- 10) SOUTH 26°01'09" WEST, 350.00 FEET
- 11) SOUTH 75°16'09" WEST, 15.00 FEET
- 12) NORTH 35°13'39" WEST, 216.48 FEET
- 13) SOUTH 19°41'09" WEST, 80.00 FEET
- 14) SOUTH 33°18'51" EAST, 75.00 FEET
- 15) SOUTH 41°41'09" WEST, 110.76 FEET

TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 LYING 339.30 FEET NORTH OF A CONCRETE MONUMENT (NO I.D.) FOUND AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00°22'56" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2311.86 FEET TO A CONCRETE MONUMENT (NO I.D.) FOUND AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°24'32" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 748.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.70 ACRES, MORE OR LESS.

North 22°35'00" East, 735.00 feet; thence North 16°20'00" East, 195.00 feet; thence North 03°50'00" East, 215.00 feet; thence North 22°25'00" West, 175.00 feet; thence North 06°47'28" West, 144.59 feet; thence North 89°39'06" East, 979.92 feet to the southwest corner of Blues Creek Unit-4B, a portion of a Planned Unit Development, as per plat thereof, recorded in Plat Book "S", page 86 of said Public Records; thence continue North 89°39'06" East, along the southerly boundary of said Blues Creek Unit-4B, a distance of 145.08 feet; thence South 65°40'51" East, 99.50 feet to the southeast corner of said Blues Creek Unit-4B and to the southwest corner of Blues Creek Unit-4, a portion of a Planned Unit Development, as per plat thereof, recorded in Plat Book "S", page 3 of said Public Records; thence continue South 65°40'51" East, along said southerly boundary of Blues Creek Unit-4, a distance of 55.88 feet; thence South 51°15'00" East, 75.00 feet to the southeast corner of said Blues Creek Unit-4 and to the westerly most corner of Blues Creek Unit-3C, a portion of a Planned Unit Development as per plat thereof, recorded in Plat Book "R", page 23 of said Public Records; thence southeasterly, northeasterly and southeasterly, along the southwesterly boundary of said Blues Creek Unit-3C through the following three (3) courses:

1. South 51°15'00" East, 195.00 feet,
2. North 55°10'00" East, 120.00 feet,
3. South 25°20'00" East, 90.13 feet

to the southerly most corner of said Blues Creek Unit-3C and to the northwest corner of Blues Creek Unit-3B, a portion of a Planned Unit Development, as per plat thereof, recorded in Plat Book "Q", pages 91 and 92 of said Public Records; thence South 25°20'00" East, along the westerly boundary of said Blues Creek Unit-3B, a distance of 89.87 feet; thence South 12°25'00" East, 264.95 feet to the southwest corner of said Blues Creek Unit-3B and to the northwest corner of Blues Creek Unit-3A, a portion of a Planned Unit Development, as per plat thereof, recorded in Plat Book "Q", pages 48 and 49 of said Public Records; thence South 12°25'00" East, along the westerly boundary of said Blues Creek Unit-3A, a distance of 435.05 feet; thence South 61°10'00" East, along said westerly boundary of Blues Creek Unit-3A, a distance of 300.00 feet; thence South 37°50'00" East, along said westerly boundary of Blues Creek Unit-3A, a distance of 76.45 feet to a point lying on the arc of a curve, concave easterly, having a radius of 330.07 feet; thence southerly, along said westerly boundary of Blues Creek Unit-3A and along the arc of said curve, through a central angle of 16°55'23", an arc distance of 97.49 feet to a point on the north boundary of Blues Creek Unit 1, a portion of a Planned Unit Development, as per plat thereof, recorded in Plat Book "M", page 95 of said Public Records, said arc being subtended by a chord, having a bearing and distance of South 07°23'49" West, 97.14 feet; thence South 89°32'17" West, along said north boundary of Blues Creek Unit 1, a distance of 369.97 feet; thence South 00°27'43" East, along said

Attachment 2

Boundary Survey

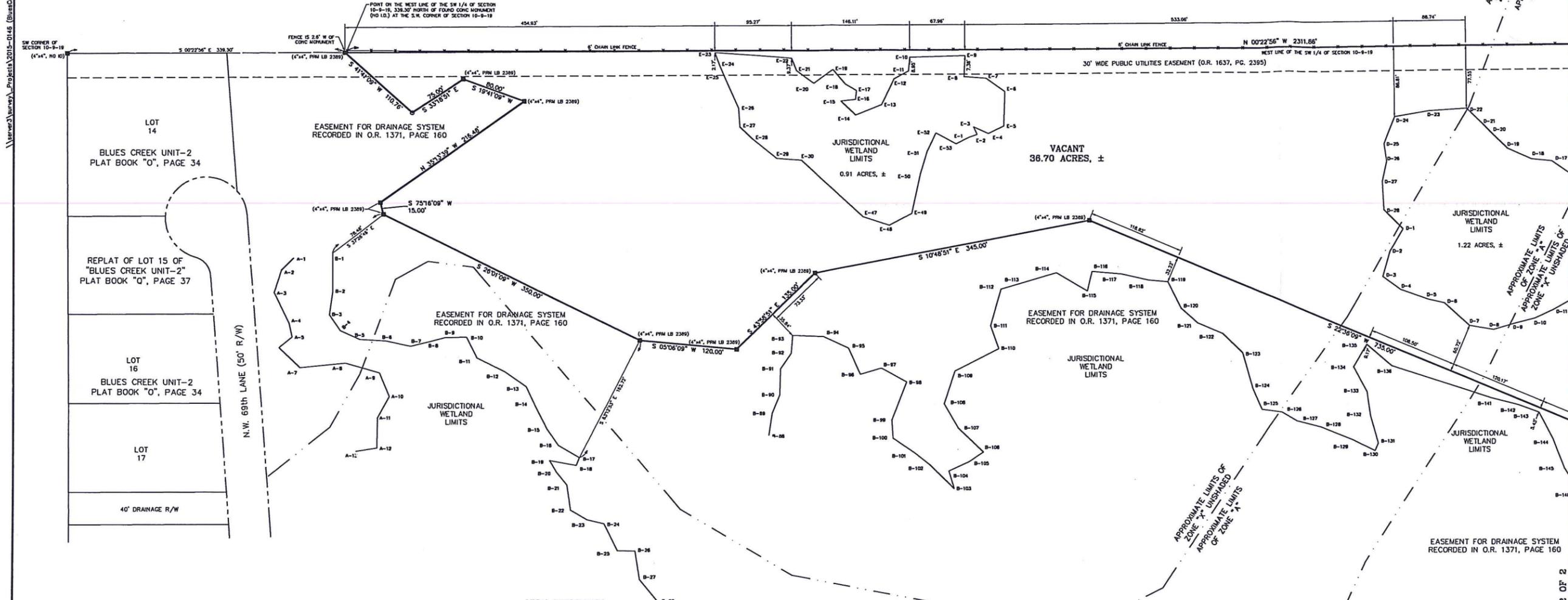
BOUNDARY SURVEY

IN THE SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA FOR NEW GENERATION HOME BUILDERS, INC.

TAX PARCEL No. 06005-000-000 (O.R. 831, PAGE 496)

SHEET 1 OF 2

Vertical text on the left margin: Project 2015-0146 (BluesCreek) DWG 2015-0146.dwg - Sheet 1



LEGAL DESCRIPTION

A portion of Section 10, Township 9 South, Range 19 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Blues Creek Unit 5, Phase 1 as per plat thereof recorded in Plat Book 24, page 73 of the public records of Alachua County, Florida, said corner lying on the West line of the Northwest 1/4 of Section 10, Township 9 South, Range 19 East and run thence Easterly, along the South boundary of said Blues Creek Unit 5, Phase 1 through the following four courses and distances:

- 1) North 83°09'46" East, 85.49 feet to a concrete monument (PCP PLS 2228)
2) North 89°41'18" East, 200.58 feet to a concrete monument (PCP PLS 2228)
3) North 74°58'28" East, 288.15 feet to a concrete monument (PCP PLS 2228)
4) South 80°15'52" East, 258.62 feet

TAX PARCEL No. 06006-002-000 (REMAINDER OF O.R. 1371, PAGE 166)

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°23'44" WEST BETWEEN THE CONCRETE MONUMENT (NO ID) FOUND AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 10 AS SHOWN ON RECORD PLATS OF BLUES CREEK UNIT-2 (PLAT BOOK "O", PAGE 34) AND BLUES CREEK UNIT 5, PHASE 1, (PLAT BOOK 24, PAGE 73) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2) THE SAME BEARING FOR THE WEST LINE OF SECTION 10 IS SHOWN ON BOTH OF THE ABOVE MENTIONED PLATS, UNIT 2 AT THE SOUTHWEST CORNER OF THE SECTION, AND UNIT 5, A QUARTER MILE SOUTH OF THE NORTHWEST CORNER. THIS SURVEYOR HAS DETERMINED THAT THE ORIGINAL SURVEYOR OF THESE TWO PLATS MUST NOT HAVE FOUND THE CONCRETE MONUMENT (NO ID) AT THE 1/4 CORNER ON THE WEST LINE IN THE OPINION OF THIS SURVEYOR, THE BEING IN THE SECTION LINE AT THE QUARTER CORNER IS TO BE RECOGNIZED AND THE SUBSEQUENT PLATS ALONG THIS LINE ARE TO BE MONUMENTED ACCORDINGLY.
3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
4) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.
5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
6) THE WETLAND LIMITS AS SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD LOCATION OF FLAGGING ORIGINALLY PLACED BY ECOSYSTEM RESEARCH CORPORATION BETWEEN JANUARY AND AUGUST OF 2002 AND LATER VERIFIED AND CERTIFIED BY CREATIVE ENVIRONMENTAL SOLUTIONS, INC. WHICH MAY BE CONTACTED AT 1511 N.W. 2ND STREET, GAINESVILLE, FLORIDA (352) 371-4333. CONTACT: CARL SALARINO.
7) THIS PROPERTY IS A PART OF THE BLUES CREEK PLANNED UNIT DEVELOPMENT AND IS TO BE GOVERNED BY THE DEVELOPMENT DESIGN PARAMETERS SET FORTH THEREIN.
8) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
9) THE JURISDICTIONAL WETLAND LIMITS AND THE CORRESPONDING WETLAND LINES ARE SHOWN HEREON AS CALLED FOR ON A SURVEY COMPLETED BY THIS OFFICE ON 04/18/2005.

WETLANDS LINE TABLE with columns: WETLAND FLAG, BEARING, DISTANCE, WETLAND FLAG, BEARING, DISTANCE, WETLAND FLAG, BEARING, DISTANCE. Includes a list of wetland flags and their corresponding bearings and distances.

to the Southeast corner of said Blues Creek Unit 5, Phase 1, said corner lying on the West boundary of Blues Creek Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said public records; thence Southeast, along said West boundary, through the following five courses and distances:

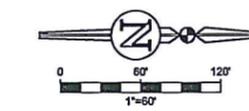
- 1) South 06°08'37" West, 72.97 feet to a concrete monument (PLS 4788)
2) South 74°39'53" West, 28.92 feet to a concrete monument (PLS 4788)
3) South 27°18'47" East, 155.45 feet to a rebar and cap (Steve Owen PLS 4788)
4) South 27°21'22" East, 251.86 feet to a concrete monument (PLS 4788)
5) South 25°34'45" East, 119.93 feet

to a rebar and cap (LB 3750) found at the Southernmost corner of Lot 15 of said Blues Creek Unit 4B; thence run South 18°04'45" East, along a line shown on the West boundary of Lot 23 of Blues Creek Unit 4 as originally platted in Plat Book "S", page 3 and vacated by Alachua County Resolution 95-44 as recorded in Official Records Book 2044, page 2038 et seq. of said public records, a distance of 258.47 feet to a point on the North boundary of that certain Easement for a drainage system described in Official Records Book 1371, page 160 et seq. of said public records; thence generally Westerly and Southerly, along the boundary of said Easement through the following fifteen courses and distances:

- 1) South 89°56'25" West, 608.89 feet
2) South 06°46'19" East, 146.58 feet
3) South 22°33'51" East, 175.00 feet
4) South 03°51'09" West, 215.00 feet
5) South 16°21'09" West, 195.00 feet
6) South 22°56'09" West, 735.00 feet
7) South 10°41'51" East, 345.00 feet
8) South 43°58'51" East, 135.00 feet
9) South 05°06'09" West, 120.00 feet
10) South 26°01'09" West, 350.00 feet
11) South 75°16'09" West, 15.00 feet
12) South 33°13'39" West, 216.48 feet
13) South 19°41'09" West, 80.00 feet
14) South 33°18'51" East, 75.00 feet
15) South 41°41'09" West, 110.78 feet

to a point on the West line of the Southwest 1/4 of said Section 10 lying 339.30 feet North of a concrete monument (no ID), found at the Southwest corner of said Section; thence North 00°23'56" West, along the West line of said Southwest 1/4, a distance of 2311.86 feet to a concrete monument (no ID), found at the West 1/4 corner of said Section; thence North 00°24'32" West, along the West line of the Northwest 1/4 of said Section 10, a distance of 748.36 feet to the Point of Beginning.

Containing 36.70 acres, more or less.



LEGEND OF SYMBOLS & ABBREVIATIONS:

- CONC = CONCRETE
ID = IDENTIFICATION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
PGLS. = PAGES
R/W = RIGHT OF WAY
SECTION 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
ID = FOUND IRON PIPE (size, ID)
O = FOUND REBAR & CAP (size, ID)
ID = FOUND CONCRETE MONUMENT (size, ID)
ID = SET 5/8" REBAR & CAP (LB 2389)
ID = TELEPHONE PEDESTAL
ID = LIGHT POLE
ID = SET 5/8" REBAR & CAP (LB 2389)
ID = TELEPHONE PEDESTAL
ID = CABLE TELEVISION PEDESTAL
ID = FENCE LINE
ID = WETLANDS FLAG B-2

Right margin containing project information, company logo (ECS), contact details for JAMES RODGERS, and a table for flood insurance rate map statement.

Sheet No: V-001

Attachment 3

Alachua County Zoning Resolution Z-81-68

2. Staged development will occur as follows:

a. The first stage of the development be limited to those units that would generate not over 900 vehicle trips per day. This is estimated to be 75 single-family dwellings, or 125 condominium units.

b. Any subsequent phases would require the construction of the east/west road connecting into Northwest 43rd Street extension, and would also require the extension of Northwest 43rd Street to the east/west connection.

3. This Planned Unit Development will meet all the requirements of the R-1a and R-3 Districts except as indicated in the applicant's narrative of June 24, 1981.

4. All roads must be constructed to County specifications and dedicated to the public.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 21st day of July, A.D., 1981.

BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA

By: [Signature]
Jack Burrance, Chairman

ATTEST:
[Signature]
A. Curtis Powers, Clerk

(SEAL)



J.K. "Buddy" Irby, Clerk of the Circuit & County Court, Eighth Judicial Circuit of Florida, in and for Alachua County, hereby certifies this to be a true and correct copy of the document now of record in this office. Witness my hand and seal this 4th day of October 2005.
J.K. "Buddy" Irby, Clerk of the Circuit & County Court
By: [Signature]
Deputy Clerk

Attachment 4

Alachua County 1999 Master Plan for Blues Creek

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 SHADED ARE TO REMAIN UNDISTURBED. A 50 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 DEDICATED 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 15,400 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 14,521 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: 11/15/01

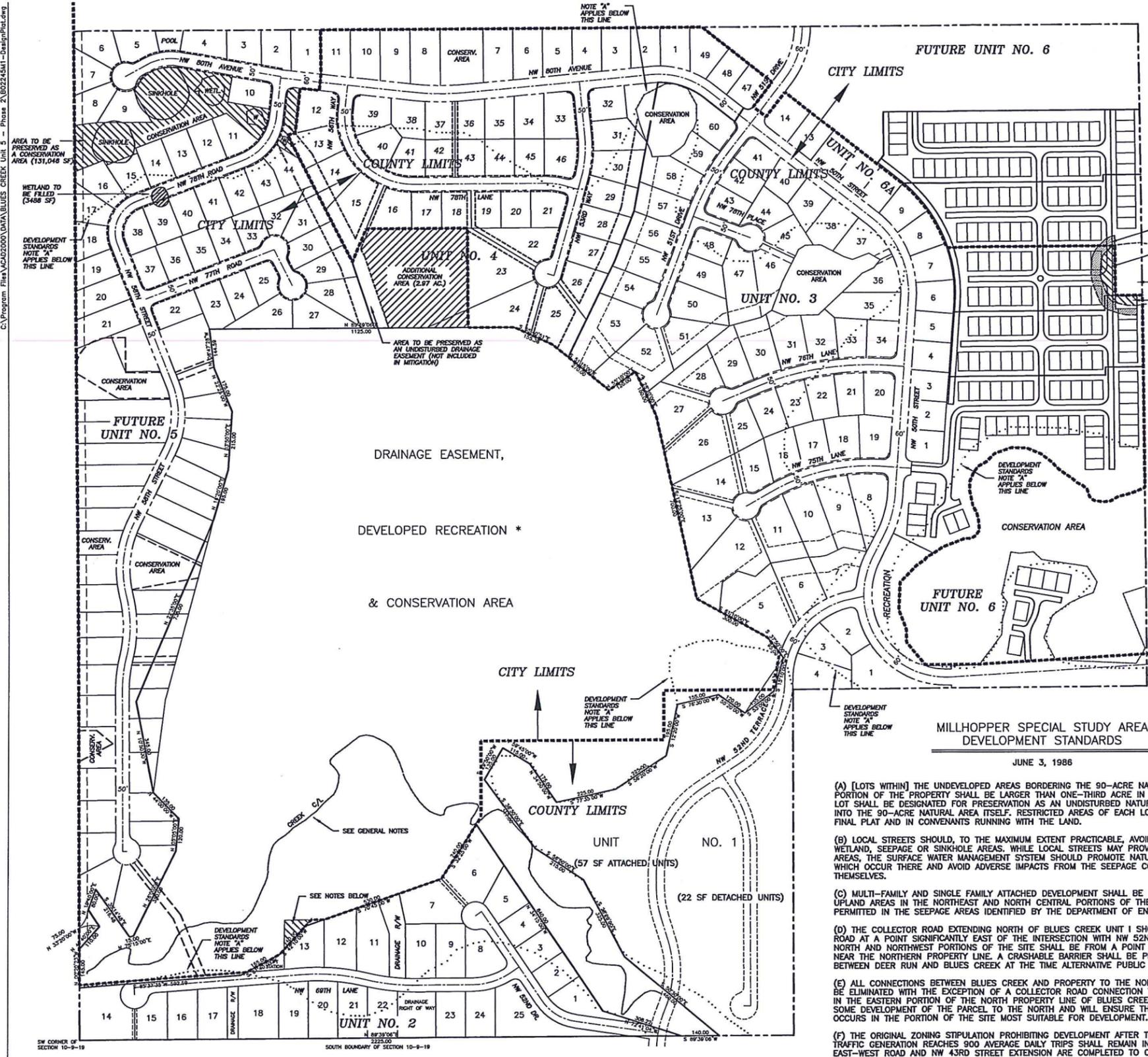
NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PUD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
DENSITY	2.05 PERMITTED - 1.86 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	135.7 ACRES 45.2 %
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADWAYS	26.2 ACRES 8.7 %
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, 1986

- (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 UNDISTURBED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA ITSELF. 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 SINKHOLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE 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 SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND 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 CRASHABLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE 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 STIPULATION 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, GAZEBO'S OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MAINTAINS THE AREA IN ITS NATURAL, SCENIC AND WOODED CONDITION; OR 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 2-95-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.U.D. 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 DRAINWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY 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.O.D.	REVISED	SCALE	1" = 200'	SHEET
APPROVED		REVISED	JOB NO.	E - 8601	
DATE	NOVEMBER 1999	REVISED	ACAD NO.	MASTER	

BLUES CREEK
REVISED MASTER PLAN

C:\Program Files\AutoCAD2000\DATA\BLUES CREEK Unit 5 - Phase 2\0224341-Design\Plot.dwg
 Plotted May 10, 2005 - 13:09:06 - JWR

Attachment 5

City of Gainesville

Ordinances 030472 & 041187

(Rezoning Ordinances to City PD)

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
2 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at
3 the adoption stage at least five (5) days after the day the second advertisement was published; and

4 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
5 described above, at which hearings the parties in interest and all others had an opportunity to be and
6 were, in fact, heard.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
10 following described property from the Alachua County zoning category of "PUD, planned unit
11 development" to the City of Gainesville zoning category of "Planned Development District":

12 See map attached hereto as Exhibit "A", and made a part hereof as if set
13 forth in full.

14 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
15 the Zoning Map to comply with this Ordinance.

16 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
18 affect the validity of the remaining portions of this ordinance.

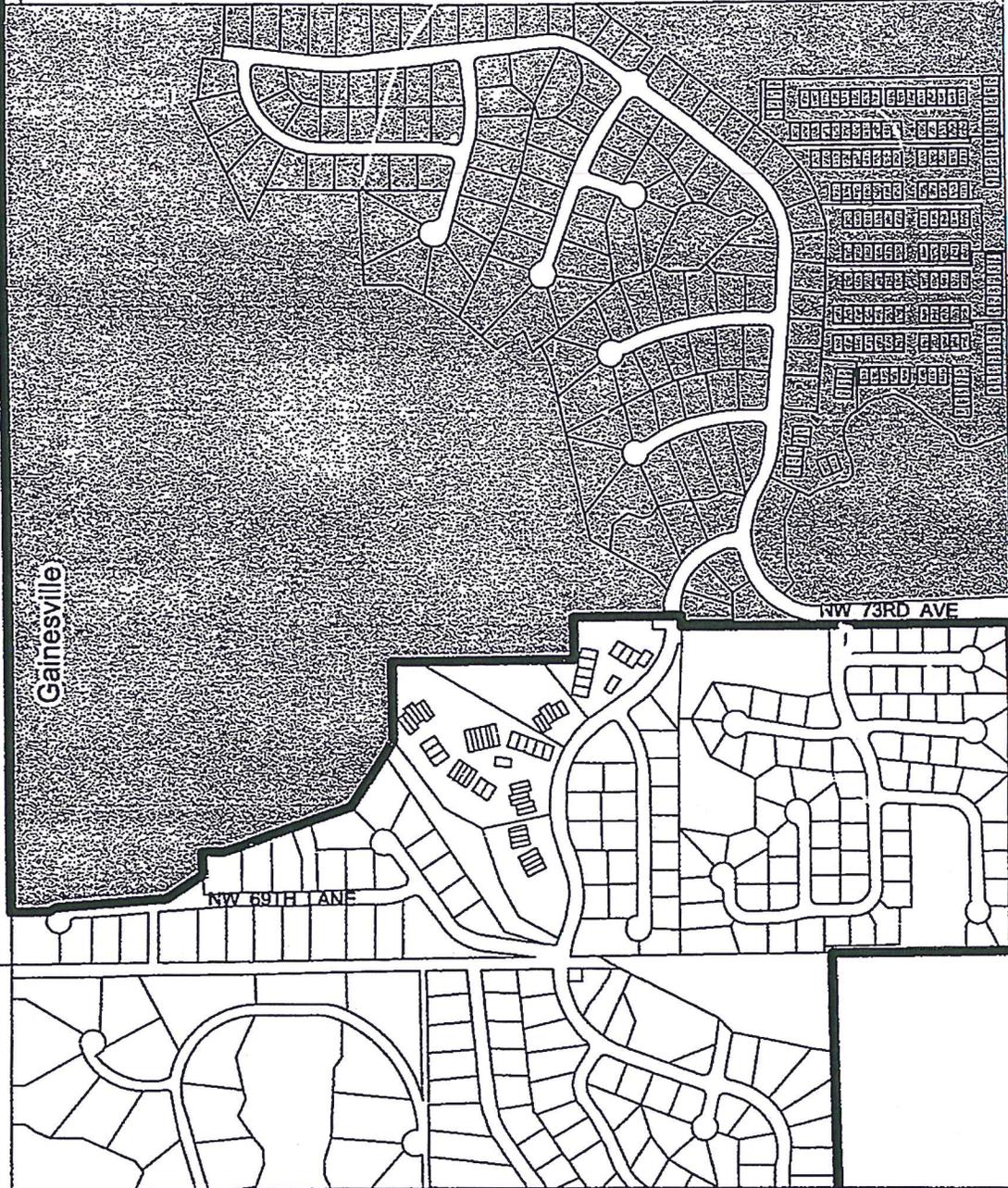
19 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
20 such conflict hereby repealed.

21

CITY ZONING CATEGORY

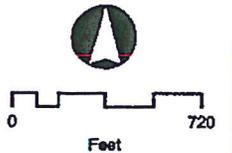
Alachua County

Gainesville



PD: Planned development district

— City Limits



This map is intended to indicate the zoning/land

EXHIBIT "A"

ation, contact the City of Gainesville, Florida.

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
2 place in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the
3 adoption stage at least five (5) days after the day the second advertisement was published; and

4 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
5 described at which hearings the parties in interest and all others had an opportunity to be and were,
6 in fact, heard.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
10 following described properties from the Alachua County zoning category of “PD, planned
11 development” to the City of Gainesville zoning category of “Planned Development District”:

12 See Exhibit "A" attached hereto and made a part hereof as if set forth in full.

13 **Section 2.** The development regulations and conditions approved by Alachua County as
14 adopted by Alachua County Zoning Resolution No. Z-81-68, a true copy of which is attached
15 hereto as Exhibit “B” and made a part hereof as if set forth in full, is adopted and approved, and
16 shall regulate the development and use of the property described in § 1 of this Ordinance. The
17 regulations and conditions are further amended by the revised Master Plan for Blues Creek
18 adopted and approved by Alachua County dated November 1999, as shown on Exhibit “C”,
19 attached hereto and made a part hereof as if set forth in full. This revised Master Plan shall also
20 regulate the use and development of the aforesaid property.

21 **Section 3.** The City Manager is authorized and directed to make the necessary changes in
22 the Zoning Map to comply with this Ordinance.

23 **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be invalid

Exhibit "A"

DESCRIPTION FOR BLUES CREEK UNIT 1 AND UNIT 1-A

FOR A POINT OF BEGINNING COMMENCE AT THE EXISTING CITY OF GAINESVILLE LIMIT LINE AT THE NORTHEAST CORNER OF BLUES CREEK UNIT 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 95 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF NORTHWEST 52ND TERRACE; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT RUN ALONG THE EAST LINE OF SAID 52ND TERRACE THE FOLLOWING 10 COURSES; S 00° 27' 43" E, A DISTANCE OF 100.00 FEET; THENCE S 89° 32' 17" W, A DISTANCE OF 12.53 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 405 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 300.42 FEET THROUGH A CENTRAL ANGLE OF 42° 30' 02" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 35° 04' 59" W, 293.58 FEET; THENCE S 56° 20' 00" W, A DISTANCE OF 166.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 345 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.91 FEET THROUGH A CENTRAL ANGLE OF 56° 46' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 27° 56' 33" W, 328.08 FEET; THENCE S 00° 26' 54" E, A DISTANCE OF 54.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 344.97 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.36 FEET THROUGH A CENTRAL ANGLE OF 17° 00' 03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 08° 56' 56" E, 101.98 FEET; THENCE S 17° 26' 57" E A DISTANCE OF 91.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 405 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 282.74 FEET THROUGH A CENTRAL ANGLE OF 40° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 02° 33' 03" W, 277.04 FEET TO THE

ALACHUA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY N 00° 27' 43" W, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID BLUES CREEK UNIT 1-A; THENCE ALONG THE NORTH BOUNDARY OF SAID BLUES CREEK UNIT 1-A N 89° 32' 17" E, A DISTANCE OF 82.92 FEET TO THE NORTH LINE OF THE AFOREMENTIONED BLUES CREEK UNIT 1 ALSO BEING THE NORTH LINE OF BLUES CREEK UNIT 1 REPLAT OF LOTS 23, 24 & 25 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "N", PAGE 11 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID REPLAT AND BLUES CREEK UNIT 1 N 89° 32' 17" E, A DISTANCE OF 642.08 FEET; THENCE ALONG THE WEST LINE OF SAID REPLAT AND BLUES CREEK UNIT 1 N 00° 27' 43" W, A DISTANCE OF 159.06 FEET TO THE NORTH LINE OF SAID REPLAT AND BLUES CREEK UNIT 1; THENCE ALONG SAID NORTH LINE N 89° 32' 17" E, A DISTANCE OF 429.99 FEET TO THE NORTHEAST CORNER OF SAID BLUES CREEK UNIT 1 ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NW 52ND TERRACE AND THE POINT OF BEGINNING.

2. Staged development will occur as follows:

a. The first stage of the development be limited to those units that would generate not over 900 vehicle trips per day. This is estimated to be 75 single-family dwellings, or 125 condominium units.

b. Any subsequent phases would require the construction of the east/west road connecting into Northwest 43rd Street extension, and would also require the extension of Northwest 43rd Street to the east/west connection.

3. This Planned Unit Development will meet all the requirements of the R-1a and R-3 Districts except as indicated in the applicant's narrative of June 24, 1981.

4. All roads must be constructed to County specifications and dedicated to the public.

Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to effect this Resolution.

This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session this 21st day of July, A.D., 1981.

BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA

By: Jack Burrance
Jack Burrance, Chairman

ATTEST:

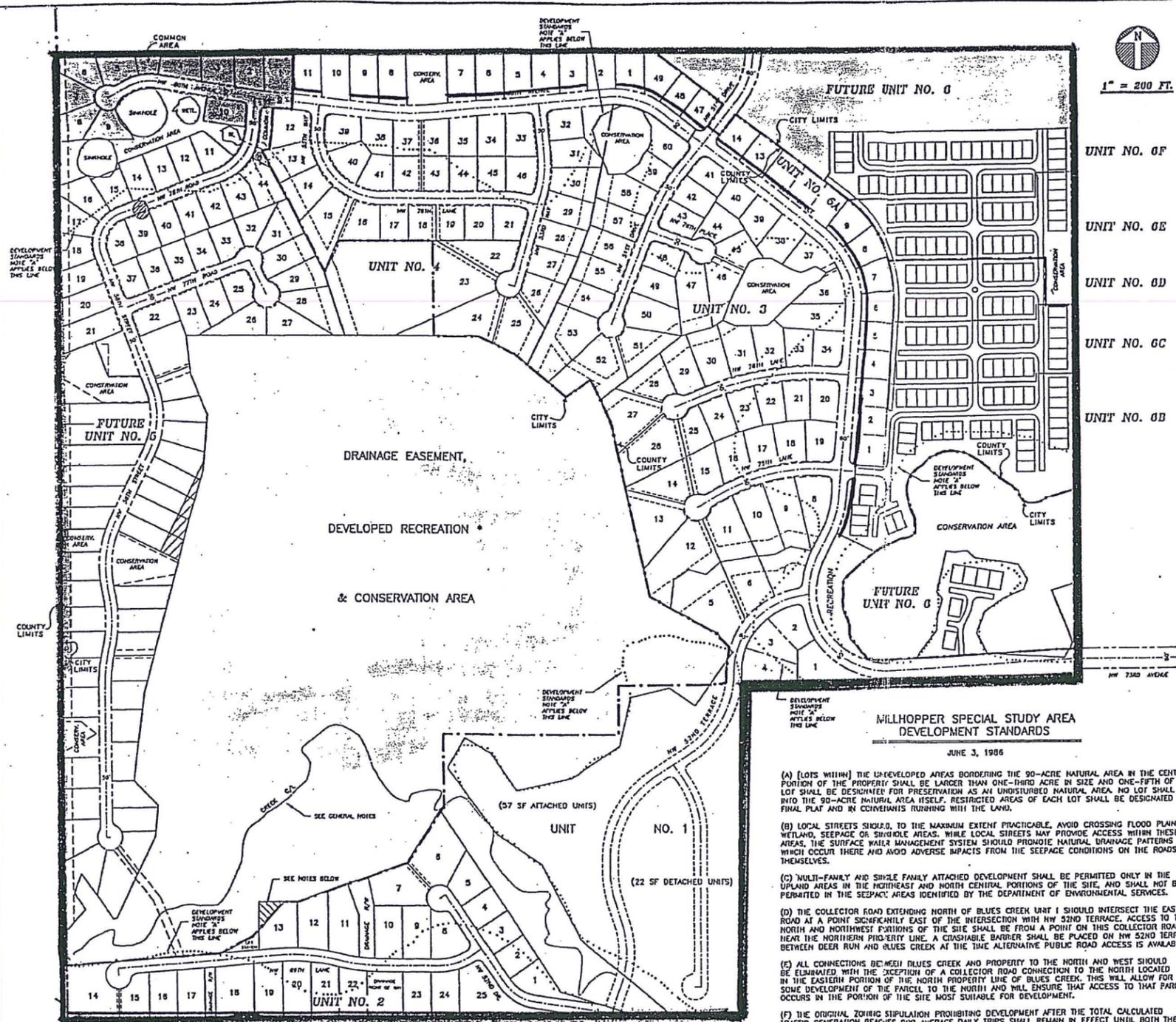
A. Curtis Powers
A. Curtis Powers, Clerk

(SEAL)



J.K. "Buddy" Irby, Clerk of the Circuit & County Court, Eighth Judicial Circuit of Florida, in and for Alachua County, hereby certifies this to be a true and correct copy of the document now of record in this office. Witness my hand and seal this 4th day of October 2005.
J.K. "Buddy" Irby, Clerk of the Circuit & County Court
By: Steve Donahay
Deputy Clerk

EXHIBIT "C" 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, SWKS, AND SEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHADED ARE TO REMAIN UNDEVELOPED. 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 DEDICATED 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 15,400 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 14,521 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.

EXISTING SIDEWALK

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.

MILLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS

JUNE 3, 1986

- (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 ITSELF. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN CONVEYANCES RELATING TO THE LAND.
- (B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SHIMOLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE 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 1 SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND 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 CRASHABLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE 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 STIPULATION 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, WALKWAY STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MAINTAINS THE AREA IN ITS NATURAL, SCENIC AND WOODED CONDITION; OR OTHER MINOR WORKS NECESSARY TO CONTROL SHOSUN OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PRONE PERMIT.

SITE DATA

ZONING	PUD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
DENSITY	2.05 PERMITTED - 1.86 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	133.7 ACRES 45.2 %
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADWAYS	28.2 ACRES 9.4 %
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

ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-95-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.U.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.L.W.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 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	I.G.D.	REWSK	SCALE	1" = 200'	SHEET
APPROVED	REWSK		JOB NO.	E - 8601	4 OF 7
DATE	NOVEMBER 1999	REWSK	ADU NO.	MASTER	

BLUES CREEK
REVISED MASTER PLAN

Attachment 6

Proposed PD Layout Plan

Attachment 7

Environmental Resource Assessment
Ecosystem Research Corporation
(Report Submitted as Electronic
Copy)

Attachment 8

Neighborhood Workshop Materials

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed single family residential subdivision phase at Blues Creek (Unit 5, Phase 2 & 3), including a PD zoning amendment and Design Plat on parcel numbers 06006-052-000 & 06006-002-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Wednesday, April 29, 2015 at 6:30 p.m. at the Millhopper Branch of the Alachua County Public Library located at 3145 NW 43rd Street, Gainesville, FL 32606.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541

Neighborhood Workshop Notice

06007-110-004 Blues Creek Design Plat
ACOSTA-YOUNG & YOUNG W/H
7054 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06025-001-000 Blues Creek Design Plat
ALACHUA CONSERVATION TRUST INC
7204 SE COUNTY RD 234
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

06006-070-000 Blues Creek Design Plat
ALACHUA LAND INVESTORS LLC
324 NW 154TH ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06024-004-000 Blues Creek Design Plat
GILBERT ALBA
5631 NW 53RD CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-002 Blues Creek Design Plat
ALLEN & SIMONS H/W
7325 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-062 Blues Creek Design Plat
LOUIS J JR ALTER
4720 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-031-024 Blues Creek Design Plat
JONATHAN W ANDERSON
5111 NW 76TH LANE
Gainesville, FL 32653

Neighborhood Workshop Notice

06006-040-040 Blues Creek Design Plat
GERALDINE ANDERSON LIFE ESTATE
7813 NW 56TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-022 Blues Creek Design Plat
OLGA L ARIAS
7710 NW 53RD WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-018 Blues Creek Design Plat
KELLY B ARMSTRONG
5014 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-011 Blues Creek Design Plat
ASPILLAGA & ASPILLAGA TRUSTEES
5606 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-010 Blues Creek Design Plat
VONCILLE L BAKER
7092 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-003 Blues Creek Design Plat
SALLY BAKER
4808 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-038 Blues Creek Design Plat
BAKER & BAKER TRUSTEES
4824 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-048 Blues Creek Design Plat
WILFREDO D BALANGUE
2340 SWEETWATER DR
FT PIERCE, FL 34981

Neighborhood Workshop Notice

06007-011-026 Blues Creek Design Plat
KABULI BALKHEIMER
7076 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-011 Blues Creek Design Plat
BALKHEIMER & BALKHEIMER
7044 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-004 Blues Creek Design Plat
JANET A BAMMAN
7030 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-059 Blues Creek Design Plat
KEVIN BANNISTER
7643 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-060-000 Blues Creek Design Plat
BARRENECHEA & SARNOSKI W/H
5816 NW 62ND CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-019 Blues Creek Design Plat
RICHARD W BASS
5619 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-046 Blues Creek Design Plat
CYNTHIA N BATTS
7824 NW 53RD WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-057-000 Blues Creek Design Plat
CHRISTIAN W BAUERLE
5725 NW 63RD CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-030 Blues Creek Design Plat
MARSHA G BELGRADE
7585 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-123-002 Blues Creek Design Plat
LINDA M BELL
7004 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-031 Blues Creek Design Plat
JESSICA BENEFIELD
1877 STREAM TRL
GRAND RIDGE, FL 32442

Neighborhood Workshop Notice

06024-075-000 Blues Creek Design Plat
MILLARD F BENOIT JR
5628 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-124-010 Blues Creek Design Plat
LAURA BIALECK
7126 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-079-000 Blues Creek Design Plat
KATHLEEN J BICE
5706 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-013 Blues Creek Design Plat
GEORGE Q BIEGLER
5616 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-005-000 Blues Creek Design Plat
FORTUNATO CARDONA
5306 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-008 Blues Creek Design Plat
CATLEDGE JR & FOWLER
5414 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-033 Blues Creek Design Plat
TERRY W CATLETT
4726 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-017 Blues Creek Design Plat
LEE A CENTER
4739 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-012-000 Blues Creek Design Plat
JASON P CHAMBERLAIN
5525 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-062-001 Blues Creek Design Plat
JENNIFER ANN CHANCE
4963 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-048-000 Blues Creek Design Plat
DAVID L CHARLESWORTH
1702 HODGE LAKE LN
SUGAR LAND, TX 77478

Neighborhood Workshop Notice

06006-063-058 Blues Creek Design Plat
JAMILA CHEVALIER
7633 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-071-000 Blues Creek Design Plat
ANGELA L CHOATE
5802 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-058-000 Blues Creek Design Plat
LAWRENCE D CHRISTIAN
5716 NW 62ND CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-077-000 Blues Creek Design Plat
PHILIP B CIANO
5600 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-012 Blues Creek Design Plat
ALFONC CLARK
5606 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-035-000 Blues Creek Design Plat
GEORGE MICHAEL CLAYTON
6715 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-032 Blues Creek Design Plat
RONALD J COHEN
432 FAIRMONT LN
WESTON, FL 33326

Neighborhood Workshop Notice

06007-011-005 Blues Creek Design Plat
GEORGE B CONOL
7032 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-015 Blues Creek Design Plat
KIRK P CONRAD
7802 NW 56TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-002 Blues Creek Design Plat
SHAILA CONTRACTOR
4288 SW 22ND LN #102
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06006-020-004 Blues Creek Design Plat
GARY M COOPER
7005 NW 52ND DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-022-000 Blues Creek Design Plat
C C JR COPELAND
6005 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-020 Blues Creek Design Plat
DOUGLAS A CORAN
5609 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-036 Blues Creek Design Plat
WELLESLEY T CORBETT JR
5419 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-032-047 Blues Creek Design Plat
KENT A CORI
5117 NW 78TH PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-125-012 Blues Creek Design Plat
GERONA J COWART
1 WINDSONG CV
FLAGLER BEACH, FL 32136

Neighborhood Workshop Notice

06024-011-000 Blues Creek Design Plat
ANNETTE C COWART TRUSTEE
5605 NW 55TH LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06007-011-012 Blues Creek Design Plat
STEPHEN M CRAWFORD
7909 SW 87TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06006-040-026 Blues Creek Design Plat
CRAWFORD & STOUFER
7613 NW 53RD WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-019 Blues Creek Design Plat
HUIBRECHT BERENDINA CREEDY
5015 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-013 Blues Creek Design Plat
CREVASSE JR TRUSTEE & ELLISON
5133 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-045 Blues Creek Design Plat
FRANCOIS R CREVIER
5326 NW 78TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-051-005 Blues Creek Design Plat
MICHAEL E CRICCHIO
5728 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-031-027 Blues Creek Design Plat
ASSOC FEDERAL NATIONAL MORTGAGE
14523 SW MILIKAN WAY STE 200
BEAVERTON, OR 97005

Neighborhood Workshop Notice

06006-032-053 Blues Creek Design Plat
DAVID B FELLER
7620 NW 51ST DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-004 Blues Creek Design Plat
SIN CHA FISHER
4732 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-008 Blues Creek Design Plat
FOGARTY & LAUZARDO
% LAUZARDO
8486 NW 64TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-021 Blues Creek Design Plat
FORRESTER & ROMAN
5321 NW 78TH LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-062-009 Blues Creek Design Plat
ELINOR FRITZ
4918 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-052 Blues Creek Design Plat
RICHARD A GARTEE
4727 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-009-000 Blues Creek Design Plat
GELATT & GELATT CO-TRUSTEES
5703 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-069 Blues Creek Design Plat
LEAH L GIBBS
4832 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-054 Blues Creek Design Plat
LUCIUS A GIDDENS
4707 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-020-026 Blues Creek Design Plat
GILLETTE & LI H/W
4806 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-007 Blues Creek Design Plat
STEPHEN ARTHUR GIRARD
7330 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-036-000 Blues Creek Design Plat
RAFAEL E GIRO
6815 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-043-000 Blues Creek Design Plat
MATTHEW D GOFF
6800 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-013 Blues Creek Design Plat
BARRY D GOLDMAN LIFE ESTATE
7908 NW 56TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-003 Blues Creek Design Plat
ROXALINA M GORDON
7028 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-033-000 Blues Creek Design Plat
WILLIAM MICHAEL GOULDING
6605 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-088-000 Blues Creek Design Plat
GREGORY & GREGORY CO-TRUSTEES
5816 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-040 Blues Creek Design Plat
GREGORY LEIS GRISSON
4844 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-051-002 Blues Creek Design Plat
GRUNER & TURCO W/H
5630 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-012 Blues Creek Design Plat
RUSSELL J HALL
5123 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-031-028 Blues Creek Design Plat
VICTOR F HALL
5128 NW 76TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-010-018 Blues Creek Design Plat
GARRETT R HALL
7107 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-124-009 Blues Creek Design Plat
HAMMOND & HAMMOND
2337 NW 91ST DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06006-051-007 Blues Creek Design Plat
STEPHANIE L HANSON
5752 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-014 Blues Creek Design Plat
HARLAND-JACOBS & JACOBS W/H
7812 NW 56TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-006 Blues Creek Design Plat
CLAUDE E HARPE III
4712 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-018 Blues Creek Design Plat
EDWARD A HARPER
5425 NW 78TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-026 Blues Creek Design Plat
HARRINGTON & WILLIAMS
7545 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-003 Blues Creek Design Plat
BRIAN D HARRIS
7052 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-125-020 Blues Creek Design Plat
RENEE KATTELL
3318 NW 133RD ST
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06024-080-000 Blues Creek Design Plat
K W KEPNER
5620 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-020-000 Blues Creek Design Plat
A I KHURI
5827 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-100-000 Blues Creek Design Plat
WILLIAM B KING
5600 NW 61ST LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-035 Blues Creek Design Plat
GREGORY C KLEMP
5409 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-123-006 Blues Creek Design Plat
TERRY A KLENK
7014 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-070 Blues Creek Design Plat
DIANE E KLEY
4842 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-010 Blues Creek Design Plat
DANIEL L KLINE
5027 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-095-000 Blues Creek Design Plat
MICHAEL J KRAMER
6115 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-014 Blues Creek Design Plat
WALTER J KRAUSS
105 KIMBERLY RD
EAST GRANBY, CT 6025

Neighborhood Workshop Notice

06006-051-010 Blues Creek Design Plat
ASHOK V KUMAR
5639 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06009-010-157 Blues Creek Design Plat
KUMAR & SINGH H/W
5515 NW 81ST AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-001 Blues Creek Design Plat
BRIAN A LANEY
4828 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-032-055 Blues Creek Design Plat
REDA R LANINFA
7708 NW 51ST DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-124-011 Blues Creek Design Plat
CHRISTOPHER D LAVERY
7128 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-125-017 Blues Creek Design Plat
LESLEY LEBARON
7220 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-125-015 Blues Creek Design Plat
LINDA C LEE
7210 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-018 Blues Creek Design Plat
JENNIFER Y LEONARD
7058 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-049-000 Blues Creek Design Plat
DONNA CATHERINE LEONARD
6714 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-014 Blues Creek Design Plat
LEONIDAS LEONTIADES
5126 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-002 Blues Creek Design Plat
KYRIAKOS L LEONTIADES
7038 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-104-000 Blues Creek Design Plat
CHRISTIAN RICHARD LEOPOLD
6320 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-056-000 Blues Creek Design Plat
TED A LEWIS
5811 NW 63RD CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-074-000 Blues Creek Design Plat
DANIEL A LIBERT
5700 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-010 Blues Creek Design Plat
RUTH L LINK
5510 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-024 Blues Creek Design Plat
LIU & XU W/H
4910 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-094-000 Blues Creek Design Plat
LIVAY & RAC H/W
6014 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-028 Blues Creek Design Plat
DOROTHY LAURA LIVENGOD
7565 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-053-000 Blues Creek Design Plat
S L LIVENGOD
6420 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-020-027 Blues Creek Design Plat
PABLO MS LOMANGCOLOB JR
4724 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-021 Blues Creek Design Plat
JEFFREY D MOHR
5004 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-051-000 Blues Creek Design Plat
H L MONK JR
6524 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-037-000 Blues Creek Design Plat
ANGELA B MONROE
6630 NW 54TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-051-001 Blues Creek Design Plat
PAMELA MORGAN LIFE ESTATE
5618 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-123-004 Blues Creek Design Plat
DONALD C MORROW
7008 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06009-010-160 Blues Creek Design Plat
MICHAEL MUELLER
5433 NW 81ST AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-019 Blues Creek Design Plat
MUJTABA & MUJTABA TRUSTEES
5415 NW 78TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-082-000 Blues Creek Design Plat
MUSIAL & MUSIAL TRUSTEES
5512 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-009 Blues Creek Design Plat
RITA NAIL-GLICCO TRUSTEE
7090 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-044 Blues Creek Design Plat
SUSAN L NELSON
4855 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-024 Blues Creek Design Plat
NELSON & NELSON
7072 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-065-000 Blues Creek Design Plat
NELSON & ROCA
6112 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-050 Blues Creek Design Plat
PLETA NEUKAM
4747 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06009-010-159 Blues Creek Design Plat
NEW ATLANTIC BUILDERS INC
6215 WILSON BLVD
JACKSONVILLE, FL 32210

Neighborhood Workshop Notice

06006-052-000 **** Blues Creek Design Plat
INC NEW GENERATION HOME BUILDERS
14184 SW 4TH PL
JONESVILLE, FL 32669

Neighborhood Workshop Notice

06024-034-000 Blues Creek Design Plat
RU NGUYEN
6625 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-018 Blues Creek Design Plat
TED NICHOLS
PO BOX 357055
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-014 Blues Creek Design Plat
SHERIE L NOBLES TRUSTEE
4811 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-003-000 Blues Creek Design Plat
CHAD A NODA
5609 NW 53RD CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-020 Blues Creek Design Plat
NORDSTEDT & WINN H/W
5331 NW 78TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-061-004 Blues Creek Design Plat
CHARLES C NUTE
7605 NW 50TH ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-050-000 Blues Creek Design Plat
BARBARA L OGDEN LIFE ESTATE
6624 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-032-049 Blues Creek Design Plat
ANDREW OGRAM
7713 NW 51ST DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-086-000 Blues Creek Design Plat
N D OPDYKE
5726 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-034 Blues Creek Design Plat
ROBERT W SR OVERTON
4736 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-030-000 Blues Creek Design Plat
PADGETT & SCHEU
6511 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-066 Blues Creek Design Plat
PARKER & PARKER
4802 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-009 Blues Creek Design Plat
WILLIAM C PARMELE
5017 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-062-008 Blues Creek Design Plat
KAY M PECK
4908 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-035 Blues Creek Design Plat
REBEKA E PERKINS
4746 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-003 Blues Creek Design Plat
CAROL J SALMONS LIFE ESTATE
7313 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-011 Blues Creek Design Plat
LOURDES SANTIAGO-POVENTUD
4841 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-001-000 Blues Creek Design Plat
SARAS LLC
5715 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-027 Blues Creek Design Plat
BETTY J SAULS
7555 NW 47TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-016 Blues Creek Design Plat
SCHAFFER & SCHAFFER TRUSTEES
7104 NW 42ND LN
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06024-047-000 Blues Creek Design Plat
JOHN D SCHERT LIFE ESTATE
5803 NW 67TH CT
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-093-000 Blues Creek Design Plat
ERWIN SCHROEDER
6021 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-076-000 Blues Creek Design Plat
J M SEIPP
5618 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-037 Blues Creek Design Plat
GIDEON SHAPIRO
5507 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-011 Blues Creek Design Plat
SHAW JR & SHAW TRUSTEES
5520 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-014 Blues Creek Design Plat
PAUL A SHEAR
5819 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-022 Blues Creek Design Plat
GARY JASON SHINE
5515 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-002 Blues Creek Design Plat
MICHAEL E SHOCKLEY
4818 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-008-000 Blues Creek Design Plat
C D SIMPSON
5505 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-090-000 Blues Creek Design Plat
ANDREW J SINGER
5906 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-027 Blues Creek Design Plat
GAIL ANNE SINGLETON
7078 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-057 Blues Creek Design Plat
SKOFRONICK LLC
441 MCDANIEL ST
TALLAHASSEE, FL 32303

Neighborhood Workshop Notice

06006-040-043 Blues Creek Design Plat
EDDIE SLATTERY
5420 NW 78TH LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-009 Blues Creek Design Plat
DONALD N SLINN
5520 NW 80TH AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-023 Blues Creek Design Plat
JEFFREY REID SLOTTEN LIFE ESTATE
5421 NW 69TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-027 Blues Creek Design Plat
JAMES L SMITH
7705 NW 53RD WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06009-010-162 Blues Creek Design Plat
CARL J SMITH
5437 NW 81ST AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-027-000 Blues Creek Design Plat
VICTOR R SMITH
6315 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-019 Blues Creek Design Plat
MARY S SOLECKI
7060 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-024-000 Blues Creek Design Plat
SONTAG & WARREN & WOOTEN JR
6121 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-020-007 Blues Creek Design Plat
REBECCA W SPONHOLTZ
7020 NW 52ND DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-006 Blues Creek Design Plat
CASSANDRA SPORTS
7084 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-017-000 Blues Creek Design Plat
EDWARD E SROKA
5705 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-125-021 Blues Creek Design Plat
KIMBERLEY J STANFIELD
7202 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-023 Blues Creek Design Plat
GARY W STASCO
PO BOX 1384
ORANGE PARK, FL 32067

Neighborhood Workshop Notice

06006-621-039 Blues Creek Design Plat
WILLIAM M WARREN
4834 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-043 Blues Creek Design Plat
SUSAN C WEBER
4865 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-124-014 Blues Creek Design Plat
WEBER & WEBER
7134 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-039-000 Blues Creek Design Plat
JUDITH A WEBER LIFE ESTATE
6718 NW 54TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-081-000 Blues Creek Design Plat
W M WELDON
5606 NW 55TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-621-012 Blues Creek Design Plat
ROBERT C WIGHT JR
4831 NW 75TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-123-007 Blues Creek Design Plat
JANE BYRD PAGE WILLCOX
17524 SW 114TH ST
BROOKER, FL 32622

Neighborhood Workshop Notice

06024-040-000 Blues Creek Design Plat
ROBERT LOGAN WILLIAMS
6806 NW 54TH DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-062-010 Blues Creek Design Plat
MARY E WILLIAMS TRUSTEE
4928 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-007-000 Blues Creek Design Plat
DEAN F WILLIAMSON
5508 NW 57TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-063-061 Blues Creek Design Plat
WILLIAM C WILLIS
4710 NW 76TH RD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-011-021 Blues Creek Design Plat
MARCELLA K WIMSATT
7064 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-040-023 Blues Creek Design Plat
BRUCE O WOODWARD
7616 NW 53RD WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06024-021-000 Blues Creek Design Plat
STEVEN A YEATS
5917 NW 54TH WAY
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06007-110-001 Blues Creek Design Plat
XAVIER H SR YRAUSQUIN
7036 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-030-006 Blues Creek Design Plat
JOSE M ZAMOT
7318 NW 52ND TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06006-062-006 Blues Creek Design Plat
RONALD H ZEBEDEE
4911 NW 75TH LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06008-010-005 Blues Creek Design Plat
ALLAN L ZIMMERMANN
4722 NW 72ND LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

eda engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606



Neighborhood Workshop Notice
06007-010-002 Blues Creek Design Plat
EUGENIA CUNNINGHAM
7133 NW 52ND TER
GAINESVILLE, FL 32653

NIXIE 300 SE 1 0004/22/15
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD
BC: 32606660204 *1538-01087-14-40
3260635507
326537002
MAILED FROM ZIP CODE 32608

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PG BOX 357417
GAINESVILLE, FL 32635

NIXIE 322 7E 1009 0004/25/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32606660204 *1438-01184-14-3A
32635740202
MAILED FROM ZIP CODE 32608

Neighborhood Workshop Notice
Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

NIXIE 322 5E 1009 0004/25/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32606660204 *1738-03019-14-42
32635740202
3260606602
0001663145 APR 14 2015
MAILED FROM ZIP CODE 32608

Neighborhood Workshop Notice
06007-011-013 Blues Creek Design Plat
BARBARA ANN MILLER
PO BOX 358508
GAINESVILLE, FL 32653

NIXIE 322 5E 1009 0004/25/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32606660204 *1738-03557-14-42
32635850808
3260606602
02 1P \$ 000.48⁰
0001663145 APR 14 2015
MAILED FROM ZIP CODE 32608

Neighborhood Workshop Notice
Las Palmas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

ANK

NIXIE 322 5E 1009 0004/24/15
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32606660204 *1438-01203-14-3B
3260606602
3260520351



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606



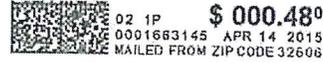
Neighborhood Workshop Notice
 KAREN DILLINGS
 2123 NW 72 PL
 GAINESVILLE, FL 32653

NIXIE 322 SC 1009 0004/22/15

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

32653 00929
 32606 06602

EC: 32606660204 *1538-00746-14-40

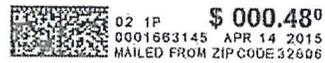


*Return to Sender
 Not At This Address*

Neighborhood Workshop Notice
 06008-030-000 Blues Creek Design Plat
 STURLING PEACE ASSOCI INC
 % NAUTILUS REALTY
 1623 NW 53RD AVE
 GAINESVILLE, FL 32606



UNABLE TO FORWARD



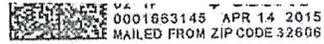
Neighborhood Workshop Notice
 Duval
 GILBERT S MEANS, SR
 PO BOX 7
 GAINESVILLE, FL 32641

NIXIE 322 SE 1009 0004/18/15

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

32606 06607
 32641 00955

EC: 32606660204 *1638-08340-14-40



Neighborhood Workshop Notice
 Fineridge
 BERNADINE TUCKER
 9 TURKEY CREEK
 ALACHUA, FL 32615

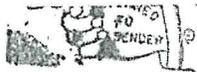
NIXIE 322 7E 1009 0004/17/15

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

32615 066130
 32606 06602

EC: 32606660204 *1538-08513-14-40

Gainesville, FL 32606



Neighborhood Workshop Notice
 06007-124-000 Blues Creek Design Plat
 BLUES CREEK COMMUNITY ASSOC
 PO BOX 147050-30
 GAINESVILLE, FL 32614

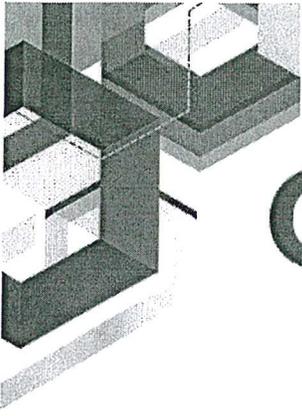
BOX CLOSED



**Blues Creek
Neighborhood Meeting Sign-In Sheet**

Wednesday, April 29, 2015; 6:30 pm

Name	Address	Phone	Email
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engineers • surveyors • planners, inc.

Blues Creek (Unit 5, Phase 2 & 3)
City of Gainesville, Florida

Neighborhood Meeting, April 29, 2015

- Meeting Started:** 6:30 PM
- Community Participants:** See attached
- Location:** Millhopper Branch of Alachua County Library
3145 NW 43rd Street
- Attendees:** See Attached Sign-In Sheet
- Project Representatives:** Sergio Reyes, eda
Clay Sweger, eda
Stephanie Sutton, eda

Meeting Minutes:

At 6:32pm, Clay Sweger introduced the project and explained that the neighborhood meeting is a part of the city's approval process. He introduced himself and Sergio Reyes as the planner and engineer working on the project, and provided background on their firm, eda, having worked with Blues Creek on this area in the past. The developer of the property is New Generation Home Builders (the Ross family), that has developed the rest of Blues Creek. The area is north of unit 2 and south of unit 4, it is just under 40 acres to the west of the common stormwater area. The development was originally approved in Alachua County, but most areas have been annexed into the City of Gainesville. eda plans to submit a plan for new single family detached houses in Unit 5, Phases 2&3. The approved Blues Creek Master Plan shows 82 lots within the project area. The new proposal is for 44 lots, avoiding wetlands impacts and other issues that led to a prior denial of a design plat for this area. The new proposal also requires houses to be sprinkled for fire protection because the fire department does not have two access points. There will be a utility crossing (sanitary sewer) at the south end, not a roadway connection.

Q: Will the sewer connection run under the creek to connect to GRU?

A: Yes- a jack-and-bore will run under the creek.

Q: Is all of the creek in the 90 acre stormwater area?

A: Yes

Q: So will work be done in the stormwater area?

A: Yes- only where connection is shown in the master plan. The location is not being changed.

Q: How do you plan to go underneath?

A: A jack-and-bore is common practice to run utilities under roads and waterways. It is drilled underneath and not visible from above. The area immediately around the creek will not be affected.

Q: The land is still impacted near the creek...what about possible sewage leaks? There have been other problems with sewage in creeks in Gainesville- would like Blues Creek to stay clean.

A: The utilities will run through a protective pipe.

Q: Do you know the square footage and price of homes proposed?

A: No, we cannot speak to that, only the lot size. Lots are between 1/3 and 3/4 acres.

Q: Will there be another clubhouse and pool?

A: No- that is not in the plans.

Q: Bathing limit is regularly exceeded at existing pool- are there plans to build the second proposed pool with this phase?

A: Not that we are aware of- it is not proposed in this phase.

Q: Are there geological surveys of the area (relating to the creek, sinkholes, etc.)?

A: The city already has a geological report for the previous proposal (2008).

Q: Have you looked at the contours and floodplain maps? Part of Blues Creek is already in flood plain and the maps may change with new development.

A: Yes- we will look at contours and flood plain. Have any parts of Blues Creek had flooding?

Q: Yes- on 69th Lane. There is a sinkhole behind houses and the road floods. Have concerns about the area being proposed for development being wet and the projected contours/flood lines. Blues Creek used to be a lake and connect to other areas.

A: This is the first step of a long process. This meeting is part of the fact-finding and information gathering phase. These concerns will be addressed.

Q: Carramar Phase had to be 2,500 square feet with setbacks. Can there/will there be a stipulation on the size of homes? Don't want to have another garden phase or cheap houses that negatively affect the neighborhood.

Member of HOA board: New houses will not join HOA unless needs are met. Will encourage Ross (developer) to build second pool area.

Q: Will the new area have sidewalks?

A: Yes.

Q: Is there an area designated for another pool?

A: Not in this phase/plan. Part of master plan.

Q: Is there a possible second road/exit road?

A: No, nothing is feasible without crossing the 90 acre stormwater area.

Q: Do you know who the property to the west is owned by?

A: UF- it's an IFAS facility.

Q: Who owns the vacant lot in the north area near lot 5?

A: Not sure.

Q: When will the city make a decision?

A: Will submit to city soon. Then it will take 6-9 months- will first go to the city plan board, then to the city commission. All documents will be public record and you will receive notice of meetings like you did for this one.

Q: Are there things you've heard tonight that are not addressed in the plans already?

A: There are details you are interested in that are not on paper yet, but will be included.

Q: Will the contours, geotechnical information, and wetland info be included?

A: Yes- and surveys and studies will be updated from previous submittal as necessary.

Q: Can we contact Ralph Hilliard at city planning to access former submittal documents?

A: Yes- city planning should have all documents once submitted.

Q: Will drainage from Westchester be blocked?

A: No- it has to be maintained. There is an inlet near the road draining into the stormwater area. That will all remain as-is.

Q: According to the Master Plan, this will complete development. What about the other amenities and second pool?

A: You should speak with the developer. The city will determine if the PD requires such improvements.

Q: Do you work for the developer? Why is another representative for the developer not here?

A: We are here to represent the project and gather feedback/concerns to address for this project.

Q: Request that you communicate to developer that the neighborhood would like another meeting and/or suggest that a letter is sent to the developer about their unanswered questions and a committee is formed by the HOA to track the project.

A: Will pass that along.

HOA board member: Will use HOA blog to relay information and can reach out to developer. Next meeting is May 21 (third Thursday of the month).

The meeting was concluded at 7:50. Individuals were invited to review plans and ask one-on-one questions afterwards.

Attachment 9

Underline / Strikethrough

Millhopper Special Study Area Development Standards

June 3, 1986

Blues Creek Development Standards

- (A) ~~(Lots within)~~ the undeveloped areas bordering the 90-acre natural area in the central portion of the property, except for lots in Unit 5, Phase 2, shall be equal to or larger than one-third acre in size and one-fifth of each lot shall be designated for preservation as an undisturbed natural area. No lot shall extend into the 90-acre natural area itself. Restricted areas of each lot shall be designated on the final plat and in covenants running with the land. Lots within Unit 5, Phase 2 shall be equal to or larger than one-third acre in size, and, in order to protect environmentally sensitive areas (or wetland buffers) lot lines shall exclude all wetland buffer areas.
- (B) Local streets should, to the maximum extent practicable, avoid crossing flood plain, wetland, seepage or sinkhole areas. While local streets may provide access within these area, the surface water management system should promote natural drainage patterns which occur there 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~~ environmental reports.
- (D) The collector road extending north of Blues Creek Unit I should intersect the east-west road at a point significantly east of the intersection with NW 52nd 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 crashable barrier shall be placed on NW 52nd Terrace between Deer Run and Blues Creek at the time alternative 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 stipulation 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.~~ New development shall meet the City of Gainesville Transportation Mobility Program Area (TMPA) requirements or transportation mobility requirements in effect at that time of development.
- (G) Construction within the “drainage easement, developed recreation & conservation area” shall be restricted to facilities such as nature trails, walkover structures, gazebos or other similar elevation construction which maintains the area in its natural, scenic and wooded condition; or 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. In addition, as conceptually illustrated on the PD Layout Plan, an underground utility crossing for electric, water, and/or sewer is allowed between Units 2 and 5. This utility crossing shall be limited to jack and bore only.

- (H) As an alternative to a sewer line crossing the “drainage easement, developed recreation & conservation area”, a lift station shall be allowed to service Unit 5, Phase 2.
- (I) All housing units in Unit 5, Phase 2 shall meet the single-family dwelling unit sprinkling standard for fire safety as required at the time of construction.
- (J) Access to Lots 1-36 in Unit 5, Phase 2 shall be in the form of publicly dedicated rights-of-way with a minimum width of 50 feet.
- (K) In order to protect the wetlands and wetland buffer areas south of lots 29 and 36 in Unit 5, Phase 2, access to Lots 37-44 shall be in the form of a recorded perpetual ingress/egress easement that is also a PUE. The easement shall be minimum 40 feet in width with a maximum paved width of 14 feet and with no sidewalks or curb and gutter. The cross-section for this ingress/egress easement shall be as shown in the design plat documents.
- (L) Encroachment into the 35 foot wetland buffer area is allowed in limited areas where site constraints exist in Unit 5, Phase 2. However the overall average 50 foot wetland buffer shall be maintained.
- (M) Conservation areas in Unit 5, Phase 2 that are set aside as established Conservation Management Areas shall be managed and maintained in accordance with the provisions of the approved Conservation Management Area management plan. Drainage easements shall be allowed in these areas.
- (N) Existing trees that are shown to be preserved on the construction plans and that are approved by the Urban Forestry Inspector may be used to meet the shade tree requirements along roadways in Unit 5, Phase 2. Tree barricades shall be used during construction activities to protect existing trees that are shown to be preserved and that will be used to meet the street shade tree requirement along roadways.

*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 maintains the area in its natural, scenic and wooded condition; or 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.~~

Annexation & Zoning History

Portions of Blues Creek were annexed into the City of Gainesville by the following ordinances: 001161, 001162, 001163, 002393, and 040290. The property was rezoned to City Planned Development by Ordinance 030472, adopted October 27, 2003 and Ordinance 041187, adopted November 28, 2005.

Single Family Detached Units

All setback and dimensional requirements of the ~~R-1A~~ RSF-1 district shall apply unless otherwise specified, with the further restriction that all lots occurring above the Alachua County Milhopper Study area Boundary shall have the minimum dimension of 100' x 140' and a minimum area of 15,400 SF. Below the boundary the lots shall meet the ~~R-1A~~ RSF-1 requirements unless otherwise indicated, have the minimum dimensions of 100' x 140' and a minimum area of 14,521 SF. Lots in Unit 5, Phase 2 shall have a minimum area of 14,375 SF.

Setbacks (unless otherwise noted on plat) 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:

<u>Front</u>	<u>20 FT or the minimum front setback footage at the 85 foot lot width</u>
<u>Rear</u>	<u>20 FT</u>
<u>Side</u>	<u>7.5 FT</u>
<u>Side (street)</u>	<u>10 FT</u>

Minor /Major Changes

1. Unit 4 – Lot 21: Rear setback from 20 FT. to 13' – 5"
Alachua County DRC Approval: 11/15/01

Site Data

Zoning	PD	
Total Acreage	300	
Number of Units	615 Permitted	557 <u>538</u> Actual
Density	2.05 Permitted	1.86 <u>1.79</u> Actual
Single Family Attached Area	45.3	15.1%

Single Family Detached Area	135.7 <u>115.9</u> acres	45.2% <u>38.6%</u>
Natural/Conservation Areas & Drainage Easements	91.7 acres	30.6%
Dedicated Roadways	26.2 <u>29.1</u> acres	8.7% <u>9.7%</u>
Recreational Area	1.10 acres	0.4%
Conservation Area (Unit 5, Phase 2)	<u>15.4</u> acres	<u>5.1%</u>
Perpetual Ingress/Egress Easement	<u>1.3</u> acres	<u>0.4%</u>

NOTE: Unit averages and acreages indicated above are approximate and may be adjusted at the development review stage.

Unit Mixture

	Single Family Attached	Single Family Detached
Unit I <u>1</u>	<u>57</u>	<u>22</u>
Unit II <u>2</u>	<u>0</u>	<u>25</u>
Unit III <u>3</u>	<u>0</u>	<u>60</u>
Unit IV <u>4</u>	<u>0</u>	49 <u>46</u>
Unit V <u>5</u>	<u>0</u>	82 <u>54</u>
Unit VI <u>6</u>	248 <u>244</u>	<u>14</u>
Unit <u>7</u>	<u>16</u>	<u>0</u>
Total	305 <u>317</u>	252 <u>221</u>

Trip Generation Note for Unit 5, Phase 2

Average daily trips: 44 units x 9.52 = 418.9; 50% entering, 50% exiting

A.M. peak hour of adjacent street traffic: .75 x 44 units = 33; 25% entering, 75% exiting

P.M. peak hour of adjacent street traffic: 1.0 x 44 units = 44; 63% entering, 37% exiting