



## Legislation Text

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**File #:** 001660, **Version:** 3

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Petition 69SUB-01DB. (Quasi-Judicial) Eng, Denman & Associates, agent for Larry Ross. Final plat approval of Blues Creek, Unit 5, Phase I, for ten (10) lots on 6.26 acres more-or-less, having a density of 1.597 dwelling units per acre. Located in the vicinity of Northwest 80th Avenue and west of Northwest 56th Way. Zoned: PUD (Alachua County). (B)

The petitioner is requesting approval to subdivide the subject property into ten (10) lots for the construction of detached, single-family residential dwelling units. This development is considered Phase I of Unit 5 of the Blues Creek Planned Unit Development (PUD). The PUD was approved by Alachua County in 1981. In 2001, the City of Gainesville annexed the subject property and other areas of the PUD. These annexed areas are subject to the requirements of the county-adopted PUD ordinance until the City land use and zoning designations are applied.

The Development Review Board considered a request to approve a design plat of Blues Creek Unit 5 - Phase I, for ten (10) lots on 6.26 acres more-or-less, at a public hearing held July 12, 2001. By a vote of 5-0, the Development Review Board approved Petition 69SUB-01DB, subject to the staff conditions and a recommendation that sidewalks be provided within the development.

On November 26, 2001, the City Commission voted 4-1 to approve the design plat subject to the staff conditions; the recommendation that sidewalks be provided within the development, and that City staff meet with Mr. Ross, his designee and County staff on the redesign of both Blues Creek, Unit 5 - Phase I and future phases of the development.

None

Planning Staff to City Commission -The City Commission adopt the following resolution: A Resolution approving the final plat of "Blues Creek Unit 5, Phase I", located in the vicinity of Northwest 80th Avenue and west of Northwest 56th Way; authorizing the Mayor and Clerk of the Commission to execute a Tri-Party Agreement to secure the construction of improvements; and providing an immediate effective date.