



City of Gainesville

Department of Sustainable
Development

DEVELOPMENT REVIEW BOARD STAFF REPORT

PETITION INFORMATION

Public Hearing Date: May 28, 2024

Project Name and Number: SUB23-000027 Blues Creek Unit 5 Design Plat

Application Type: Design Plat

Recommendation: Approve with Conditions

City Project Contact: Phimetto D. Lewis, Planner III

APPLICATION INFORMATION

Applicant: eda, consultants, inc.

Property Owner(s): New Generation Home Builders, Inc.

Related Petition(s): LD23-000002 LUC and LD23-000003

Legislative History: Annexed in 2001, current Zoning adopted 3/2/2017, and Amending Ordinance 150694 approved August 17, 2023.

Neighborhood Workshop: September 13, 2023

SITE INFORMATION

Address: 7000 – 8000 Block of NW 57th Drive

Parcel Number(s): 06006-052-000

Acreage: 4.19 +/- acres

Existing Use(s): Vacant

Future Land Use Designation(s): Planned Use District (PUD)

Zoning Designation(s): Planned Development (PD) **Overlay**

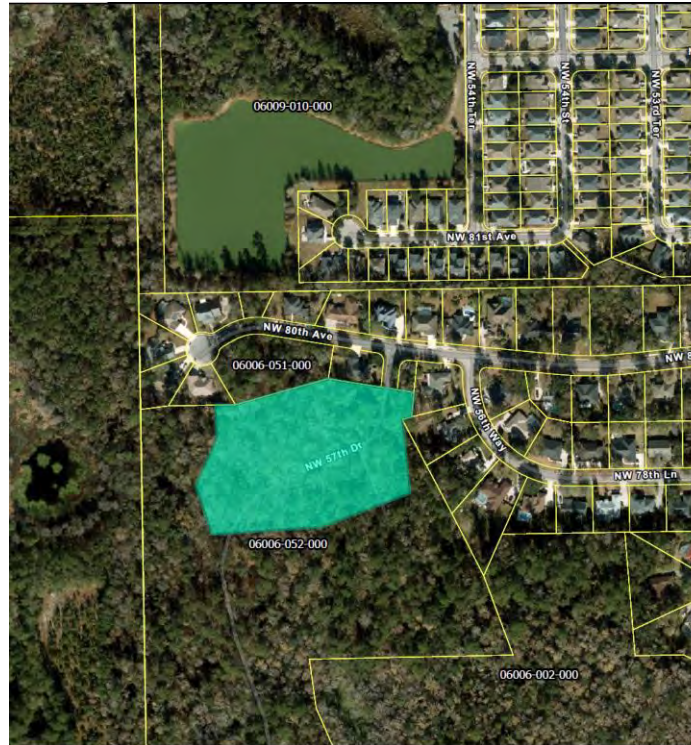
District(s): N/A

Transportation Mobility Program Area (TMPA): Zone B



City of Gainesville

Department of Sustainable Development



Site Map

ADJACENT PROPERTY CHARACTERISTICS			
	Existing Use	Land Use Designation(s)	Zoning Designation(s)
North	Single-Family Dwellings	Single Family	Planned Development (PD)
South	Single-Family Dwellings	Single Family	Planned Development (PD)
East	Single-Family Dwellings, drainage easement, recreation and conservation area	Single Family	Planned Development (PD)
West	IFAS facility	UF Master Plan	Alachua County Agricultural



City of Gainesville

Department of Sustainable
Development

BACKGROUND AND EXPLANATION

The project proposes development of a residential subdivision with stormwater and utility improvements. The design plat includes 36 residential lots and 30 garage lots, totaling 66 platted lots. The property is approximately 4.19 acres in size and is located in the 7000 – 8000 Block of NW 57th Drive on tax parcel 06006-052-000. The subject property is zoned Planned Development (PD) and has a Land Use Designation of Planned Use District (PUD). The applicant is requesting that the Development Review Board consider approval of the proposal, consistent with requirements of the Land Development Code.

The area to be developed is regulated by PUD (Planned Use District) Ordinance 2023-273 and PD (Planned Development) Ordinance 2023-275. These regulating land use and zoning designations were approved by the City Commission in June and August of 2023 and specify the manner in which the property is to be developed. Regulated elements include lot layout, approved uses, setbacks, building height, buffer requirements, stormwater improvements, vehicular access, tree protection, use and location of common areas and lighting.

CURRENT SITE CONDITIONS

Per the environmental assessment by the City's Environmental Coordinator, the proposed 4.20-acre future development site is located in a Highly Significant Climax Mesic Hammock Habitat, with two small wetland/surface water jurisdictional features. Impacts to these wetlands and surface water features have been minimized, and the applicant has proposed a Conservation Zoning and Conservation Easement on the southern 32.5+/- acres of the overall property to offset and mitigate for surface water and wetland impacts.

STAFF ANALYSIS AND RECOMMENDATION

This petition has been reviewed based on the review criteria stated in Section 30-3.37. Subdivisions C. Design plat and Section 30 – 6.6. Design Standards of the Land Development Code. The following criteria and analysis are stated below:



City of Gainesville

Department of Sustainable
Development

ANALYSIS

Sec. 30-3.37. Subdivisions.

Design plat.

1. **Generally.** Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.

Staff Response: The design plat represents the initial stage in the approval process and does not authorize any construction activity. Consequently, no site-related activities mentioned above shall commence until the approved final plat is recorded or conditional approval of a final plat is obtained.

Future Land Use Element GOAL 1

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.

Objective 1.5

Discourage the proliferation of urban sprawl.

2. **Application.** After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a



City of Gainesville

Department of Sustainable
Development

certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.

Staff Response: The City staff reviewed and confirmed that the entire application package was submitted in full and meets all requirements.

3. **Fees.** The fee required with an application for design plat approval shall be as set forth in appendix A. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.

Staff Response: The City accepted the required application fees upon submission.

4. **Developments of regional impact.** For any subdivision that is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.

This criteria does not apply.

5. **Specifications.**

a. The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:

i. Proposed name of the subdivision.

ii. Name and registration number of surveyor.

iii. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates.

iv. Vicinity map showing location with respect to major roads and acreage of the subdivision.

v. Boundary line of the tract by bearings and distances.



City of Gainesville

Department of Sustainable
Development

- vi. Legal description of the tract to be subdivided.
- vii. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings.
- viii. Total number of lots.
- ix. The front building setback line for each lot.
- x. An inscription stating "NOT FOR FINAL RECORDING."
- xi. Sidewalks, on all streets, on both sides, and at least five feet wide.

Staff Response: The design plat comprises all the specified materials and has been verified as completed by city staff reviewers.

b. The design plat shall also contain or be accompanied by:

- i. The name, address, and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.
- ii. The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.
- iii. The location and a general description of any utilities facility on the subdivision tract.
- iv. The invert elevation of existing and proposed sewers.
- v. The location and size of existing improvements on the subdivision tract.
- vi. The zoning and land use plan designations of lands within the subdivision tract and of abutting property.
- vii. Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal, and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA.
- viii. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility



City of Gainesville

Department of Sustainable
Development

improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins, and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.

ix. Stormwater management plan in accordance with this chapter and the Design Manual.

x. A soil survey map.

xi. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock, and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets.

xii. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.

xiii. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.

xiv. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.

Staff Response: The proposed design plat encompasses all the materials specified above.

c. If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.



City of Gainesville

Department of Sustainable
Development

Staff Response: The project area does not fall within the FEMA flood zone.

d. If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:

i. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.

Staff Response: The proposed design plat delineates the positions of relevant wetlands/natural resources and the corresponding buffer areas and dimensions.

ii. Square footage and percent of total subdivision tract to consist of impervious surface.

Staff Response: The design plat incorporates the dimensional details mentioned above.

iii. A description of strategies to protect or restore environmental features on the subdivision tract.

Staff Response: The proposed design plat application incorporates an environmental assessment report, conducted by a qualified expert, which identifies the environmental features in the area. This report has undergone review by both the City environmental reviewer and Alachua County EPD staff. Per the environmental assessment by the City's environmental planner, the property has been reviewed for compliance with the City's Land Development Code (LDC) regarding environmental resources. (See Attached Environmental Report)

iv. Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision. Consistency:

Not applicable

v. Any required set-aside, conservation management area, or mitigation area.

Staff Response: The proposed design plat illustrates the positions of the planned on-site conservation and buffer areas.



City of Gainesville

Department of Sustainable
Development

6.

Officials' examination.

- a. The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.
- b. The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
- c. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
- d. The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials and county, state, and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.

Staff Response: The proposed design plat application underwent review by city staff, and it was determined that all aspects of the application adhere to the relevant Land Development Code standards.

Sec. 30-6.6. Design standards.

A. Lots and blocks.

1. *Generally. Lots and blocks must be designed according to acceptable practice for the type of development and use contemplated so as to: be in keeping with the topography and other site conditions; provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage, and protection of property.*

Staff Response: The lots and blocks specified on the design plat align with the particulars outlined in the approved PD conditions and PD Layout Plan for the project. The PD distinctly delineated the locations of lots and blocks.

2. *Lot frontage. Each lot in a subdivision must front for the entire required minimum lot width on a public street or an approved private street. Where there is no minimum lot width requirement, each lot must abut a public street or approved private street for a width equivalent to the maximum driveway width*



City of Gainesville

Department of Sustainable
Development

required in the Design Manual, plus any required turning radii area. Notwithstanding the above, the length of street frontage may be modified during subdivision review by the public works and planning departments, based on the need to achieve the most efficient lot layout, access to and from the subdivision, operational needs of service vehicles, vehicular circulation and the health, welfare and safety of the public.

Staff Response: The lot frontages specified on the design plat correspond to the specifics outlined in the approved PD conditions and PD Layout Plan for the project. The PD explicitly established the locations and frontages of the lots.

3. *Connectivity. The subdivision must create vehicular and pedestrian access to serve the subdivision and improve gridded connectivity by connecting to surrounding existing streets and by including new streets within the subdivision. Street intersections must occur at least every 1,000 feet. Additionally, subdivisions containing 20 lots or more must provide a minimum of two access points to the extent feasible. Modifications to this requirement may be granted by the applicable reviewing authority where the construction of a street is limited by existing conditions, including:*
 - a. *Access management standards;*
 - b. *Regulated environmental features; or*
 - c. *Public facilities, including stormwater facilities, parks, or schools.*

Alternatively, where the applicable reviewing authority determines that it is not possible to construct the streets that would be required to meet the block perimeter standard, the block perimeter must be completed with the provision of pedestrian and bicycle paths or multi-use paths. The required streets or paths must be constructed at the expense of the owner/subdivider according to the appropriate city standards as determined through the subdivision review process, but may be sited and configured in a manner so that the streets provide the most appropriate access to the subdivision and connectivity to the surrounding street network. Where a street or path is planned to provide a future connection to a street or path beyond the extent of the subdivision, the owner/subdivider shall provide for the connection of the street by stubbing out the road improvements as close as practicable to the boundary of the subdivision.

Staff Response: The connectivity points delineated on the design plat align with the particulars outlined in the approved PD conditions and PD Layout Plan for the project. The PD explicitly defined the type and positioning of the project's connectivity.



City of Gainesville

Department of Sustainable
Development

4. *Dimensions. The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.*
 - a. *For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply:*
 - i. *The lot size and dimensions shall be generally consistent with abutting/adjacent lots.*
 - ii. *The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Each lot shall meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line.*
 - iii. *The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and shall be approved by the city commission during design plat review.*

Staff Response: No lots are proposed to abut other exterior lots; therefore, the dimensional requirements mentioned above do not apply. Furthermore, the lot dimensions specified on the proposed design plat align with the specifications outlined in the approved PD conditions and PD Layout Plan for the project.

- b. *The city commission may waive any of the standards listed in subsection a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.*

Staff Response: Not applicable.

5. *Side lot lines. Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.*



City of Gainesville

Department of Sustainable
Development

Staff Response: The design plat incorporates lots that feature side lot lines perpendicular to adjacent lots.

6. *Double-frontage lots. Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of article III, division 7, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.*

Staff Response: No double-frontage lots are proposed in the applicant's request.

B. Streets layout and type.

1. *The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.*
2. *When an appropriate street network is not shown in the Comprehensive Plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.*
3. *Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street: (The applicant has furnished staff with the following information.)*



City of Gainesville

Department of Sustainable
Development

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
<i>Minor local street</i>	<i>Local streets are designed to serve the local community.</i>	<i>Less than 800</i>
	<i>Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.</i>	
<i>Major local street</i>	<i>See above.</i>	<i>801 to 1,200</i>
<i>Minor local collector</i>	<i>Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see Design Manual).</i>	<i>1,201 to 3,200</i>
<i>Major local collector</i>	<i>See above.</i>	<i>3,201 to 7,000</i>
<i>Minor arterial</i>	<i>Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.</i>	<i>7,001 to 12,000</i>
<i>Principal arterial</i>	<i>See above.</i>	<i>Over 12,000</i>

Staff Response: The proposed design plat does not include any public right of way, rendering the above statement inapplicable.

D. Traffic count data.

- 1. The number of annual average trips per day may be obtained from the city traffic engineer.*
- 2. Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.*

Staff Response: The traffic count information referenced above was included on the cover sheet of the proposed design plat.

E. Subdivisions on arterial streets. Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.



City of Gainesville

Department of Sustainable
Development

Staff Response: Not applicable. The design plat does not contain an arterial street.

F. Design specifications. Intersection design, intersection sight distance, minimum street design, and cul-de-sac minimum lengths and turnaround diameters shall be designed in accordance with this article and the Design Manual.

Staff Response: The design plat is crafted to adhere to all relevant design specifications outlined above (where applicable) for the project. Comprehensive engineering design will be incorporated into the construction plan application, which will be submitted following the review of the design plat.

G. Street access to abutting property. When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround that would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary turnarounds are contained in the Design Manual. The developer of the abutting area shall pay the cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

Staff Response: Not applicable.

H. Dedication of right-of-way.

1. Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.

Staff Response: Not applicable.

2. Where a proposed subdivision or lot split abuts a public right-of-way that does not conform to the provisions of this chapter, as further specified in the Design Manual, the owner(s) may be required to dedicate to the city, at no cost to the city, one-half of the right-of-way width necessary to meet minimum design requirements for street rights-of-way, as specified in this article. If the proposed subdivision abuts both sides of a substandard street, one-half of the right-of-way width necessary to meet those minimum design requirements may be required from each side. The dedication of this right-of-way or any easements necessary shall be accomplished by a separate document. The subdivider shall provide the city with legal



City of Gainesville

Department of Sustainable
Development

descriptions of all easements or rights-of-way to be dedicated, and the city shall prepare and record the necessary documents as part of the approval process.

Staff Response: Not applicable. The proposed design plat does not border any right of-way that deviates from the Land Development Code (LDC).

- I. Alleys. When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.*

Staff Response: Not applicable; no alleys are included.

- J. Bridges. Bridges shall be constructed in accordance with the Design Manual.*

Staff Response: Not applicable. The proposed design plat has no bridges.

- K. Sidewalks and bikeways.*

- 1. Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.*
- 2. The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60% of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in article III, division 7. In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space shall be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.*
- 3. The city manager or designee may waive the requirement of installing a streetside sidewalk or modify the sidewalk width requirement to save a heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.*



City of Gainesville

Department of Sustainable
Development

4. *Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider shall dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.*
5. *Sidewalk construction in accordance with this chapter shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.*

Staff Response: The subdivision proposes sidewalks to connect all planned lots within the subdivision to the neighboring public street, aligning with the specifications outlined in the approved PD conditions and PD Layout Plan for the project.

L. Costs of street improvements.

1. *It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.*
2. *When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway, sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.*



City of Gainesville

Department of Sustainable
Development

Staff Response: Not applicable. The subdivision does not intend to build a public street as part of this project.

M. Flood hazards. A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.

Staff Response: Not applicable. The design plat is not located within a floodplain.

N. Erosion and sediment control measures. The city may require the subdivider to use grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of the Design Manual concerning erosion and sediment control measures.

Staff Response: The project will be designed to adhere to all relevant regulations regarding erosion and sediment control measures necessary for the project. A comprehensive stormwater engineering design, including an erosion and sediment control plan, will be submitted along with the construction plan application after the design plat review.

O. Stormwater management required. A complete stormwater management system, in conformance with this chapter and the Design Manual, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.

Staff Response: The proposed design plat has been crafted to fulfill the necessary stormwater management requirements for the project, including integration with an approved off-site master stormwater system. This design utilizes an existing master stormwater system previously permitted and constructed during earlier phases of the Blues Creek development, with allocated capacity for this final phase of the project.

P. Stormwater management facilities.

- 1. Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.*
- 2. The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.*
- 3. Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed*



City of Gainesville

Department of Sustainable
Development

with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.

4. *Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-8.6.*
- Q. *Stormwater management easements. Easements, rights-of-way, and stormwater management facilities meeting all requirements of article III, division 7, shall be required upon recommendation of the director of public works.*

Staff Response: The project has been structured to adhere to all pertinent criteria for stormwater management systems necessary for the project. The design plat clearly delineates the placement of proposed drainage easements intended to accommodate the subdivision. Utilizing an established master stormwater system from previous phases of the Blues Creek development, the proposed design plat efficiently allocates capacity for this final phase. A comprehensive stormwater engineering design will be incorporated into the construction plan application following the review of the design plat.

R. *Utilities required.*

1. *Sanitary sewer. The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.*
2. *Water supply. The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.*
3. *Water and sewer systems.*
 - a. *New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be designed in accordance with the fire protection requirements provided in chapter 10 of the Code of Ordinances.*



City of Gainesville

Department of Sustainable
Development

- b. *Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.*
- c. *Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.*

Staff Response: The project is slated for design in alignment with all relevant criteria for water and sewer systems, subject to approval by GRU. A complete utility engineering design will be incorporated into the construction plan application, to be submitted following the review of the design plat.

- S. *Underground utilities. Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.*

Staff Response: The design plat outlines the preliminary placement of all utilities, affirming their underground positioning as mandated by GRU design standards. A comprehensive utility engineering design will be integrated into the construction plan application, to be submitted following the completion of the design plat review.

- T. *Utilities easements. When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.*

Staff Response: The proposed design plat delineates the positions of anticipated utility easements essential for serving the subdivision.

- U. *Greenway dedication. Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development*



City of Gainesville

Department of Sustainable
Development

encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the designated greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in section 30-8.42, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:

1. *Assessed value of the property to be dedicated and proportion to value of entire property;*
2. *Square footage of property to be dedicated and proportion to area of entire property;*
3. *Other legal and reasonable uses of property to be dedicated;*
4. *Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;*
5. *Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place; and*
6. *Estimated increase in recreation demands caused by the development.*

Staff Response: Not applicable.

- V. *Screening walls and landscaping. Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to the neighborhood association established for the maintenance of common property within the subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.*

Staff Response: Not applicable.

- W. *Subdivision entrance islands or medians. Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List. In addition, the*



City of Gainesville

Department of Sustainable
Development

landscaped area shall be provided with an irrigation system or a readily available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with article III, division 7.

Staff Response: The applicant has no subdivision entrance islands or medians are proposed as part of the design plat.

- X. *Permanent development identification signs and structures. Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX and with the following restrictions:*
1. *Maintenance agreement. A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.*
 2. *Permitted signs and structures with indemnification agreement. If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32 square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.*
 3. *Permitted signs with no indemnification agreement. If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions in article IX and the following additional conditions:*
 - a. *One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.*
 - b. *Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.*
 - c. *The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.*



City of Gainesville

Department of Sustainable
Development

d. Location and materials of the signs shall meet the requirements of article IX.

Staff Response: The design plat does not include any proposed subdivision identification signs or structures.

Y. Fire hydrants. Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

Staff Response: The subdivision will be appropriately designed to incorporate fire hydrants as mandated by GRU and the City Fire department. These provisions will be detailed in the comprehensive engineering design submitted with the construction plan.

CONCLUSION AND RECOMMENDATION:

Staff has reviewed the request for consistency with the Land Development Code, Comprehensive Plan, and applicable land use and zoning designations and recommends **approval** with conditions.

Proposed Condition:

1. A signed Transportation Mobility Program Area (TMPA) agreement and associated fee is required prior to final plat approval.

Draft Motion for Consideration:

I move to approve Petition SUB23-000027 with conditions.

Post approval requirements:

The Development Review Board acts in an advisory capacity for subdivision (design plat) petitions. If approved by the Development Review Board, the petition will be considered by the City Commission at a future public meeting.

APPENDICES

Appendix A – Application Documents

Appendix B – Code of Ordinances Chapter 30 - Goals, Objectives, and Policies

Appendix C – PUD and PD Ordinances



City of Gainesville

Department of Sustainable
Development

Appendix A – Application Documents



Planning Division
 PO BOX 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Subdivision Application

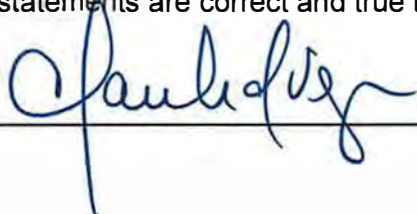
Check One: (See Sec. 30-2.1 for a definition of the below)			
<input checked="" type="checkbox"/> Design	<input type="checkbox"/> Final	<input type="checkbox"/> Minor	<input type="checkbox"/> Single lot replat
Subdivision Name: Blues Creek Unit 5 Phase II Townhomes			
Tax Parcel Number(s): 06006-052-000			

Owner(s) of Record	
Name(s): New Generation Home Builders	
Mailing Address: 14245 SW 4th Pl Ste 20, Jonesville, FL 32669	
Phone: 352-872-5387	Email: scot@nghomes.com

Applicant/Project Coordinator	
Name: Claudia Vega, P.E.	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: cvega@edafl.com

Subdivision Information	
Parcel location: NW 57th Drive and NW 78th Place	
Future Land Use Designation: SFR	Zoning: PD
Gross area of subdivision (acres): 4.19	Total number of lots: 66
Gross density (lots per gross acre): 15.7	

I certify that the above statements are correct and true to the best of my knowledge.

Applicant Signature: 

Date: 10/4/23

Doc Stamp-Deed: \$1,750.00



Prepared by and return to:

Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: 14-1018

Sales price - \$250,000.00

Recording Fee - \$35.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **25th** day of **February, 2014** between

William Rosselle, a married person conveying non-homestead residential vacant land,
whose post office address(es) is(are): 3414 N.W. 21st Ave, Gainesville, FL 32605, Grantor, and

New Generation Home Builders, Inc., a Florida corporation,
whose post office address(es) is(are): 14184 S.W. 4th Place, Jonesville, FL 32669, Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County Florida** to-wit:

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

Warranty Deed

Page 2

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Sandra J. Bowen
Witness Name: **Sandra J. Bowen**

William Rosselle
William Rosselle

[Signature]
Witness Name: **PHILIP A. DELANEY**

State of Florida
County of Alachua

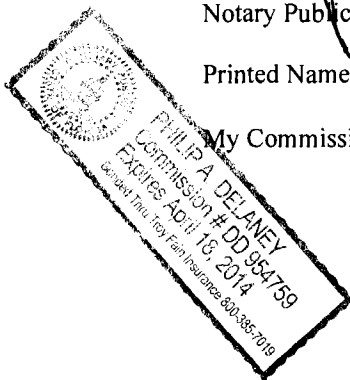
The foregoing instrument was acknowledged before me this 25th day of February, 2014 by William Rosselle, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



**LEGAL DESCRIPTION
EXHIBIT A**

LEGAL DESCRIPTION:

(Proposed Blues Creek, Unit 5, Phase 2)

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, 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°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 3759) 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 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:

LEGAL DESCRIPTION
EXHIBIT A
Page 2

- 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.

TOGETHER WITH all rights, created by the drainage easement recorded in O.R. Book 1371, at Page 160, of the Public Records of Alachua County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
NEW GENERATION HOME BUILDERS, INC.

Filing Information

Document Number P95000087793
FEI/EIN Number 59-3354542
Date Filed 11/15/1995
State FL
Status ACTIVE

Principal Address

14245 SW 4th PI Ste 20
JONSVILLE, FL 32669

Changed: 03/12/2019

Mailing Address

14245 SW 4th PI Ste 20
JONSVILLE, FL 32669

Changed: 03/12/2019

Registered Agent Name & Address

ROSS, BONNIE
324 NW 154TH ST
NEWBERRY, FL 32669

Address Changed: 03/24/2008

Officer/Director Detail

Name & Address

Title Secretary

Christensen, TRINA R
1690 NW 121st Way
GAINESVILLE, FL 32606

Title P

ROSS, TONY S.

15641 NW 5th Rd
NEWBERRY, FL 32669

Title T, VP

ROSS, BONNIE L
324 NW 154TH STREET
NEWBERRY, FL 32669

Annual Reports

Report Year	Filed Date
2020	03/20/2020
2021	01/14/2021
2022	03/24/2022

Document Images

03/24/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
02/01/2018 -- ANNUAL REPORT	View image in PDF format
01/25/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
03/10/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
04/05/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
03/28/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
03/06/1997 -- ANNUAL REPORT	View image in PDF format
04/10/1996 -- ANNUAL REPORT	View image in PDF format



Sign Up for Property Watch

Parcel Summary

Parcel ID 06006-052-000
Prop ID 30847
Location Address
Neighborhood/Area (114300.40)
Subdivision
Brief Legal Description* THAT PARCEL LYING S OF BLUES CREEK UNIT 5 PH 1 ABUTTING W LINE OF SEC K/A BLUES CREEK UNIT 5 PH 2 PROPOSED OR 4260/0548
Property Use Code TMBR SI 80-89 (05500)
Sec/Twp/Rng 10-09-19
Tax District GAINESVILLE (District 3700)
Millage Rate 22.1563
Acreage 36.700
Homestead N

View Map

Owner Information

NEW GENERATION HOME BUILDERS
14245 SW 4TH PL UNIT 20
NEWBERRY, FL 32669

Valuation

Table with 6 columns: 2022 Proposed Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values, 2018 Certified Values. Rows include Improvement Value, Land Value, Land Agricultural Value, Agricultural (Market) Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, and Maximum Save Our Homes Portability.

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Table with 7 columns: Land Use, Land Use Desc, Acres, Square Feet, Eff. Frontage, Depth, Zoning. Row 1: 5501, TIMBER 2-N, 36.70, 1598652, 0, 0, PD

Sales

Table with 10 columns: Sale Date, Sale Price, Instrument, Book, Page, Qualified, Vacant/Improved, Grantor, Grantee, Link to Official Records. Rows show sales from 2/25/2014, 12/14/2011, and 12/18/2006.

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/2/2022, 8:30:11 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.228



Search all services we offer...



[Vehicle Registration](#)

Property Tax

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #06006 052 000

Owner:
NEW GENERATION HOME BUILDERS

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2022** for **\$286.40**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00 Paid \$286.40	11/29/2022 Receipt #22-0041426	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$293.52	11/29/2021 Receipt #21-0043569	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$292.83	11/30/2020 Receipt #20-0044388	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$301.80	11/27/2019 Receipt #19-0039687	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$290.38	11/29/2018 Receipt #18-0037454	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$179.32	11/30/2017 Receipt #17-0048459	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$184.82	11/29/2016 Receipt #16-0037148	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$188.60	11/30/2015 Receipt #15-0041101	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$201.40	11/26/2014 Receipt #14-0034099	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$204.04	12/31/2013 Receipt #13-0064769	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$200.89	11/14/2012 Receipt #12-0022910	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$203.47	11/30/2011 Receipt #2011-1015605	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$201.92	11/30/2010 Receipt #2010-1015430	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$227.36	12/01/2009 Receipt #2009-9013517	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$281.51	11/30/2008 Receipt #2008-8015242	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$220.92	11/30/2007 Receipt #2007-7007129	Print (PDF)
Total Amount Due	\$0.00		

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



2024-227A

Planning Division
PO BOX 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023

Email: planning@gainesvillefl.gov

Property Owner Affidavit

Owner(s) of Record	
Name(s): New Generation Home Builders, Inc.	
Mailing Address: 14245 SW 4th Place, Unit 20, Newberry, FL 32669	
Phone:	Email: scot@nghomes.com

Applicant/Project Coordinator	
Name: Claudia Vega, P.E.	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: cvega@edafl.com

Tax Parcel Number(s): 06006-052-000
Property Address:
Acreage: 37.43 +/-
Requested Action: Design Plat, Construction Plans, and Final Plat

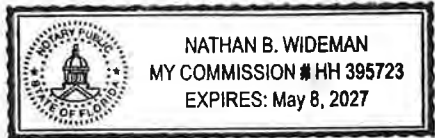
I hereby certify that I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property Owner Signature: Tony S. Ross

Date: 9/20/2023

Printed Name: TONY S. ROSS

The foregoing affidavit is acknowledged before me this 20th day of September, 2023, by Tony Scot ROSS who is/are personally known to me, or who has/have produced as identification.



State of Florida

Signature of Notary Public [Signature]



October 10, 2023

City of Gainesville
302 NE 6th Avenue
Gainesville, FL 32601

**Re: Blues Creek Unit 5 Phase II
Design Plat Application**

The proposed project is a single-family residential platted subdivision with associated stormwater and utility improvements. The proposed subdivision contains 36 residential lots and 30 garage lots, for a total of 66 platted lots. The project is located on approximately 4.19 +/- acres at 5728 NW 80th Avenue on Tax Parcel No. 06006-052-000.

Included with this letter is all supporting information required for a design plat and conceptual civil plans showing the proposed subdivision.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

A handwritten signature in black ink that reads 'Claudia Vega'.

Claudia Vega, P.E.
Director of Engineering

Consistency with Land Development Regulations

The proposed design plat is consistent with the following applicable sections of the City of Gainesville Land Development Code. Below are the applicable LDC sections with a subsequent statement of consistency.

Sec. 30-3.37. Subdivisions.

C. Design plat.

1. *Generally. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.*

Consistency: The design plat is the next step in the approval process, but does not approve construction activity. The project shall not commence with any of the above-referenced site activity until the recording of the approved final plat or the conditional approval of a final plat.

2. *Application. After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.*

Consistency: The complete application package was submitted and deemed complete by City staff.

3. *Fees. The fee required with an application for design plat approval shall be as set forth in appendix A. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.*

Consistency: The required application fees were submitted and accepted by the City at the time of submittal.

4. *Developments of regional impact. For any subdivision that is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.*

Consistency: Not applicable.

5. Specifications.

- a. *The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:*
 - i. *Proposed name of the subdivision.*
 - ii. *Name and registration number of surveyor.*

- iii. *Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates.*
- iv. *Vicinity map showing location with respect to major roads and acreage of the subdivision.*
- v. *Boundary line of the tract by bearings and distances.*
- vi. *Legal description of the tract to be subdivided.*
- vii. *Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings.*
- viii. *Total number of lots.*
- ix. *The front building setback line for each lot.*
- x. *An inscription stating "NOT FOR FINAL RECORDING."*
- xi. *Sidewalks, on all streets, on both sides, and at least five feet wide.*

Consistency: The design plat includes all of the required materials indicated above, and has been deemed complete by city staff.

- b. *The design plat shall also contain or be accompanied by:*
 - i. *The name, address, and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.*
 - ii. *The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.*
 - iii. *The location and a general description of any utilities facility on the subdivision tract.*
 - iv. *The invert elevation of existing and proposed sewers.*
 - v. *The location and size of existing improvements on the subdivision tract.*
 - vi. *The zoning and land use plan designations of lands within the subdivision tract and of abutting property.*
 - vii. *Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal, and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA.*
 - viii. *The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins, and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.*
 - ix. *Stormwater management plan in accordance with this chapter and the Design Manual.*
 - x. *A soil survey map.*
 - xi. *A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock, and groundwater conditions, the location*

and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets.

- xii. *A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.*
- xiii. *A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.*
- xiv. *A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.*

Consistency: The proposed design plat includes all of the required materials indicated above.

- c. *If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.*

Consistency: The project area is not located within the FEMA flood zone area.

- d. *If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:*
 - i. *A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.*

Consistency: The proposed design plat identifies the location of applicable wetlands/natural resources and the applicable buffer locations and sizes.

- ii. *Square footage and percent of total subdivision tract to consist of impervious surface.*

Consistency: The design plat includes the above-referenced dimensional information.

- iii. *A description of strategies to protect or restore environmental features on the subdivision tract.*

Consistency: The proposed design plat application includes an environmental assessment report prepared by a qualified expert that identifies the environmental features in the area, which has been reviewed by the City environmental reviewer and Alachua County EPD staff.

- iv. *Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision.*

Consistency: Not applicable.

- v. *Any required set-aside, conservation management area, or mitigation area.*

Consistency: The proposed design plat shows the location of proposed on-site conservation and buffer areas.

6. *Officials' examination.*
- a. *The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.*
 - b. *The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.*
 - c. *The general manager for utilities or designee shall examine and check the design plat for needed utility easements.*
 - d. *The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials and county, state, and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.*

Consistency: The proposed design plat application has been reviewed by city staff and all the application has been found to comply with the applicable code standards.

7. *Development review board review.*
- a. *At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.*
 - b. *The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, maintenance of the tree canopy levels identified in the Comprehensive Plan, control of invasive non-native plant species, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.*
 - c. *The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the Development Review Board shall indicate the reasons therefor.*

Consistency: The proposed design plat is scheduled for review by the Development Review Board.

8. *City commission review.*
- a. *Within 60 calendar days after development review board approval, the subdivider shall file with the city at least three copies of the design plat, including any modifications imposed by the development review board. If the subdivider does not file the design plat within the prescribed time period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential*

subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.

- b. The city commission shall review the recommended design plat and consider findings made by the development review board and staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle, and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function, and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.*
- c. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat shall be redesigned before resubmission for approval.*
- d. Effect of approval. Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order and the associated design plat shall expire and be of no further effect 12 months from the date of approval unless either a timely final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration; otherwise, the subdivider shall reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency. This provision regarding the effect of approval and expiration of a design plat shall not be subject to a variance or otherwise superseded by any ordinance or regulation of the city.*

Consistency: Upon recommendation of approval by the Development Review Board, the proposed design plat will be scheduled for review by the City Commission.

Sec. 30-6.6. Design standards.

A. Lots and blocks.

1. *Generally. Lots and blocks must be designed according to acceptable practice for the type of development and use contemplated so as to: be in keeping with the topography and other site conditions; provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage, and protection of property.*

Consistency: The lots and blocks identified on the design plat are consistent with the details included in the approved PD conditions and PD Layout Plan for the project. The PD specifically determined the lot and block locations.

2. *Lot frontage. Each lot in a subdivision must front for the entire required minimum lot width on a public street or an approved private street. Where there is no minimum lot width requirement, each lot must abut a public street or approved private street for a width equivalent to the maximum driveway width required in the Design Manual, plus any required turning radii area. Notwithstanding the above, the length of street frontage may be modified during subdivision review by the public works and planning departments, based on the need to achieve the most efficient lot layout, access to and from the subdivision, operational needs of service vehicles, vehicular circulation and the health, welfare and safety of the public.*

Consistency: The lot frontages identified on the design plat are consistent with the details included in the approved PD conditions and PD Layout Plan for the project. The PD specifically determined the lot locations and frontages.

3. *Connectivity. The subdivision must create vehicular and pedestrian access to serve the subdivision and improve gridded connectivity by connecting to surrounding existing streets and by including new streets within the subdivision. Street intersections must occur at least every 1,000 feet. Additionally, subdivisions containing 20 lots or more must provide a minimum of two access points to the extent feasible. Modifications to this requirement may be granted by the applicable reviewing authority where the construction of a street is limited by existing conditions, including:*
 - a. *Access management standards;*
 - b. *Regulated environmental features; or*
 - c. *Public facilities, including stormwater facilities, parks, or schools.*

Alternatively, where the applicable reviewing authority determines that it is not possible to construct the streets that would be required to meet the block perimeter standard, the block perimeter must be completed with the provision of pedestrian and bicycle paths or multi-use paths. The required streets or paths must be constructed at the expense of the owner/subdivider according to the appropriate city standards as determined through the subdivision review process, but may be sited and configured in a manner so that the streets provide the most appropriate access to the subdivision and connectivity to the surrounding street network. Where a street or path is planned to provide a future connection to a street or path beyond the extent of the subdivision, the owner/subdivider shall provide for the connection of the street by stubbing out the road improvements as close as practicable to the boundary of the subdivision.

Consistency: The connectivity points identified on the design plat are consistent with the details included in the approved PD conditions and PD Layout Plan for the project. The PD specifically determined the type and location of the project connectivity.

4. *Dimensions. The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in*

areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.

- a. For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply:
 - i. The lot size and dimensions shall be generally consistent with abutting/adjacent lots.
 - ii. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Each lot shall meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line.
 - iii. The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and shall be approved by the city commission during design plat review.

Consistency: There are no proposed lots abutting other exterior lots and as such, the above-referenced dimensional requirements are not applicable. In addition, the lot dimensions identified on the proposed design plat are consistent with the details included in the approved PD conditions and PD Layout Plan for the project.

- b. The city commission may waive any of the standards listed in subsection a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.

Consistency: Not applicable.

5. Side lot lines. Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.

Consistency: The design plat includes lots that provide side lot lines with lots at right angles.

6. Double-frontage lots. Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of article III, division 7, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.

Consistency: There are no proposed double-frontage lots.

B. Streets layout and type.

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
2. When an appropriate street network is not shown in the Comprehensive Plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.
3. Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street:

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
<i>Minor local street</i>	<i>Local streets are designed to serve the local community.</i>	<i>Less than 800</i>
	<i>Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.</i>	
<i>Major local street</i>	<i>See above.</i>	<i>801 to 1,200</i>
<i>Minor local collector</i>	<i>Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see Design Manual).</i>	<i>1,201 to 3,200</i>
<i>Major local collector</i>	<i>See above.</i>	<i>3,201 to 7,000</i>
<i>Minor arterial</i>	<i>Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.</i>	<i>7,001 to 12,000</i>
<i>Principal arterial</i>	<i>See above.</i>	<i>Over 12,000</i>

Consistency: The proposed design plat does not propose any public right of way and as such, the above is not applicable.

D. Traffic count data.

1. The number of annual average trips per day may be obtained from the city traffic engineer.
2. Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.

Consistency: The proposed design plat cover sheet included the traffic count information referenced above.

E. Subdivisions on arterial streets. Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.

Consistency: Not applicable. The design plat does not abut or contain an arterial street.

F. Design specifications. Intersection design, intersection sight distance, minimum street design, and cul-de-sac minimum lengths and turnaround diameters shall be designed in accordance with this article and the Design Manual.

Consistency: The design plat is designed to comply with all applicable design specifications above (as applicable) for the project. Full engineering design shall be included with the construction plan application that will be submitted subsequent to the design plat review.

G. Street access to abutting property. When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround that would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary turnarounds are contained in the Design Manual. The developer of the abutting area shall pay the cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

Consistency: Not applicable. The property has no feasible opportunities for street stub access to abutting properties, as identified and approved on the PD Layout Plan for the project.

H. Dedication of right-of-way.

1. *Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.*

Consistency: Not applicable. The design plat does not abut or include a future transportation corridor.

2. *Where a proposed subdivision or lot split abuts a public right-of-way that does not conform to the provisions of this chapter, as further specified in the Design Manual, the owner(s) may be required to dedicate to the city, at no cost to the city, one-half of the right-of-way width necessary to meet minimum design requirements for street rights-of-way, as specified in this article. If the proposed subdivision abuts both sides of a substandard street, one-half of the right-of-way width necessary to meet those minimum design requirements may be required from each side. The dedication of this right-of-way or any easements necessary shall be accomplished by a separate document. The subdivider shall provide the city with legal descriptions of all easements or rights-of-way to be dedicated, and the city shall prepare and record the necessary documents as part of the approval process.*

Consistency: Not applicable. The proposed design plat does not abut right-of-way that does not conform with the LDC.

- I. Alleys. When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.*

Consistency: Not applicable. The proposed design plat does not include alleys.

- J. Bridges. Bridges shall be constructed in accordance with the Design Manual.*

Consistency: Not applicable. The proposed design plat does not include bridges.

K. Sidewalks and bikeways.

1. *Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.*
2. *The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60% of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in article III, division 7. In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space shall be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.*
3. *The city manager or designee may waive the requirement of installing a streetside sidewalk or modify the sidewalk width requirement to save a heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.*
4. *Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider shall dedicate proper*

sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.

5. *Sidewalk construction in accordance with this chapter shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.*

Consistency: Sidewalks are proposed in the subdivision to connect all proposed lots within the subdivision to the adjacent public street, as consistent with the details included in the approved PD conditions and PD Layout Plan for the project.

L. Costs of street improvements.

1. *It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.*
2. *When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway, sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.*

Consistency: Not applicable. The subdivision does not propose to construct a public street as part of this project.

- M. *Flood hazards. A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.*

Consistency: Not applicable. The design plat is not located within a flood channel or floodplain.

- N. *Erosion and sediment control measures. The city may require the subdivider to use grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of the Design Manual concerning erosion and sediment control measures.*

Consistency: The project will designed to comply with all applicable requirements for appropriate erosion and sediment control measures to serve the project. Full stormwater engineering design (including and erosion and sediment control plan) shall be included with the construction plan application that will be submitted subsequent to the design plat review.

- O. *Stormwater management required. A complete stormwater management system, in conformance with this chapter and the Design Manual, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.*

Consistency: The proposed design plat has been designed to provide required stormwater management for the project, which includes connection to a permitted off-site master stormwater system. The proposed design plat uses an existing master stormwater system that was permitted and constructed with earlier phases of the Blues Creek development, with capacity allocated for this final phase of the development.

P. Stormwater management facilities.

1. *Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.*
2. *The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.*
3. *Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.*
4. *Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-8.6.*

Q. Stormwater management easements. Easements, rights-of-way, and stormwater management facilities meeting all requirements of article III, division 7, shall be required upon recommendation of the director of public works.

Consistency: The project is designed to comply with all applicable requirements for stormwater management systems to serve the project. The design plat indicates the location of proposed drainage easements to serve the subdivision. The proposed design plat uses an existing master stormwater system that was permitted and constructed with earlier phases of the Blues Creek development, with capacity allocated for this final phase of the development. Full stormwater engineering design shall be included with the construction plan application that will be submitted subsequent to the design plat review.

R. Utilities required.

1. *Sanitary sewer. The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.*
2. *Water supply. The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.*
3. *Water and sewer systems.*
 - a. *New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be designed in accordance with the fire protection requirements provided in chapter 10 of the Code of Ordinances.*
 - b. *Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.*
 - c. *Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.*

Consistency: The project will be designed to comply with all applicable requirements for water and sewer systems, to be approved by GRU. Full utility engineering design shall be included with the construction plan application that will be submitted subsequent to the design plat review.

- S. *Underground utilities. Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.*

Consistency: The proposed design plat includes the conceptual location of all proposed utilities, which shall be located underground as necessary to comply with all GRU design requirements. Full utility engineering design shall be included with the construction plan application that will be submitted subsequent to the design plat review.

- T. *Utilities easements. When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.*

Consistency: The proposed design plat indicates the location of proposed utility easements to serve the subdivision.

- U. *Greenway dedication. Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the designated greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in section 30-8.42, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:*

1. *Assessed value of the property to be dedicated and proportion to value of entire property;*
2. *Square footage of property to be dedicated and proportion to area of entire property;*
3. *Other legal and reasonable uses of property to be dedicated;*
4. *Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;*
5. *Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place; and*
6. *Estimated increase in recreation demands caused by the development.*

Consistency: Not applicable. No greenway is proposed nor is required as part of this project.

- V. *Screening walls and landscaping. Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the*

subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to the neighborhood association established for the maintenance of common property within the subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.

Consistency: Not applicable. The project does not abut an arterial street.

W. Subdivision entrance islands or medians. Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List. In addition, the landscaped area shall be provided with an irrigation system or a readily available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with article III, division 7.

Consistency: No subdivision entrance islands or medians are proposed as part of the design plat.

X. Permanent development identification signs and structures. Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX and with the following restrictions:

- 1. Maintenance agreement. A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.*
- 2. Permitted signs and structures with indemnification agreement. If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32 square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.*
- 3. Permitted signs with no indemnification agreement. If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions in article IX and the following additional conditions:*
 - a. One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.*
 - b. Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.*
 - c. The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.*
 - d. Location and materials of the signs shall meet the requirements of article IX.*

Consistency: No subdivision identification signs or structures are proposed as part of the design plat.

Y. Fire hydrants. Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

Consistency: The subdivision shall be properly designed to provide fire hydrants where required by GRU and the city fire department and shall be included in the full engineer design included as part of the construction plan submittal.



Jared Rogers, PSM
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601

September 19, 2023

William "Bill" Dees
City Surveyor
City of Gainesville Public Works Department
405 NW 39th Avenue
Gainesville, Florida 32609

RE: Blues Creek Unit 5 – Phase 2

Mr. Dees,

I am contacting you in regards to the following project:

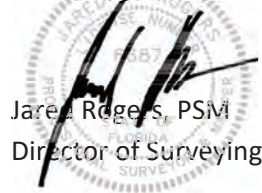
Blues Creek Unit 5 – Phase 2
eda Project No. 2021-0184.S01
Comprised of 36 residential lots & 30 garage lots
Being a total of 4.19 acres, more or less
Situated in Section 10, Township 9 South, Range 19 East

I hereby certify that as of September 18, 2023 PRMs (Permanent Reference Monuments) have been set at the above project site as called for under Section 177.091(7), Florida Statutes.

PCPs (Permanent Control Points) and Lot Corners will set in accordance with Sections 177.091(8) & 177.091(9), Florida Statutes.

Please contact me at your convenience should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Rogers', is written over a circular official seal. The seal contains the text 'JARED ROGERS', 'PROFESSIONAL SURVEYOR', 'FLORIDA', and '1987'.

Jared Rogers, PSM
Director of Surveying



2024-227A
 Planning Division
 PO BOX 490, Station 11
 Gainesville, FL 32627
 Ph: 352-334-5023
 Email: planning@gainesvillefl.gov

Environmental Review or Exemption Application

Project Name: Blues Creek Unit 5 Phase II Tow Tax Parcel Number: 06006-052-000
Property Address: 7000-8000 Block of NW 57th Drive

Owner(s) of Record	
Name(s): New Generation Home Builders	
Mailing Address: 14245 SW 4th Pl Ste 20, Jonesville, FL 32669	
Phone: 352-318-1253	Email: scot@nghomes.com

Applicant/Project Coordinator	
Name: Claudia Vega, P.E.	Company: eda consultants, inc.
Mailing Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	
Phone: 352-373-3541	E-mail: cvega@edafl.com
Additional users to be granted access for e-plan review:	
Name: Stephanie Sutton	E-mail: permitting@edafl.com
Name: Sergio Reyes	E-mail: sreyes@edafl.com

Environmental Review Type: Please check one			
Basic <input type="checkbox"/>	Level 1 <input checked="" type="checkbox"/>	Level 2 <input type="checkbox"/>	Exemption <input type="checkbox"/>
No environmental feature of concern on-site or adjacent.	Environmental feature of concern on-site or adjacent.	Impacts to environmental feature of concern on-site or adjacent, mitigation required.	Must provide attached exemption checklist.

Environmental Features of Concern: Check all that apply. (Level 1 or 2 Review Only)	
<input type="checkbox"/> Surface waters on-site or adjacent	
<input checked="" type="checkbox"/> Wetlands on-site or adjacent	
<input type="checkbox"/> High aquifer recharge areas on-site	
<input type="checkbox"/> Significant ecological communities on-site	
<input type="checkbox"/> Listed species known from or probably occur on-site	
<input type="checkbox"/> Karst features (caves, springs, sinkholes) known on-site	
<input type="checkbox"/> Other significant geological features on-site	
<input type="checkbox"/> Significant uplands on-site	

I certify that the above statements are correct and true to the best of my knowledge.

Applicant Signature:

Date: 10/3/23

ERC was contracted to perform a Natural Areas Resource Assessment of two Alachua County tax parcels, totaling 126.99 acres. Access is via NW 73rd Avenue to NW 80th Avenue for the north area and NW 73rd Avenue to NW 69th Lane for the south area. Parcel 06006-052-000 has a Single-Family (SF) Future Land Use and a Planned Development (PD) zoning, while Parcel 06006-002-000 is currently managed as a natural mosaic of upland and wetland plant communities.

Historical Permit Considerations

Parcel 06006-002-000 is a large stormwater management and treatment system that was permitted for stormwater treatment and flood control from 1979 to 1985. The permit history for this system is complicated and not easily accessible due to the lack of online records and the loss of hand-drawn figures. The system was intended to treat stormwater from the Blues Creek Properties and control floodwaters within a 1,300-acre drainage basin. The initial stormwater permitting methodologies for this site were new at the time and there were some discrepancies in the historical permit record.

Current Proposed Project Description

The Project Site is 36.70 acres and will be divided into a 4.20-acre Development Site and a 32.50-acre Conservation Area. A Conceptual Development Plan is provided for the 4.20-acre Development Site, which will be constructed for multiple SF-Attached Townhouses with associated parking and stormwater management facilities.

Results of Current Site Reviews for the Proposed Development Site

ERC conducted a survey of a 4.20-acre development parcel in Gainesville, Florida, to assess ecological conditions, determine plant community composition, and survey for listed plant and animal species.

Results

The proposed 4.20-acre future development site is located in a Highly Significant Climax Mesic Hammock Habitat, with two small wetland/surface water jurisdictional features. Impacts to these wetlands and surface water features have been minimized, and the applicant has proposed a Conservation Zoning and Conservation Easement to offset and mitigate for surface water and wetland impacts. The remaining 32.50-acre Conservation Area will be donated to a municipal, state, or third-party entity for perpetual Conservation Management. Data from field surveys conducted in 2015 are provided to show the areas and extent of the survey.

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA)

The proposed development will not impact any federal wetlands on site, as they are intermittent and ephemeral surface water depressions that do not support life cycles of species dependent on wetlands. The review process for potential impacts on federally listed wildlife species would have been historically required by the Army Corps of Engineers (ACOE) and the U.S. Fish and Wildlife Service (USFWS) under the Clean Water Act and the Endangered Species Act. However, the process for initiating the

Section 7 consultation with the USFWS is unclear since the State 404 Assumption Program was passed. A comprehensive site review was conducted to determine the presence of species, and the report format addresses the requirements for endangered species review for federal development applications, FEMA floodplain alterations, and HUD applications. The Project Site and surrounding areas historically consisted of Xeric Longleaf Pine-Turkey Oak-Wiregrass and Mesic-Calcareous Hammock plant communities, but these habitats have been removed by past construction activities and clearing. Imperiled reptile species associated with native Sandhill and fire-maintained Flatwood habitats are no longer found in the immediate area of the Project Site. The report provides documentation of onsite pedestrian review, review of GIS databases, and consultation with the USFWS to support the conclusion that the Project will not impact listed species or critical habitat.

Summary Information Regarding Threatened & Endangered Species in Florida

Several agencies in Florida have been given the authority to protect threatened and endangered species. The US Fish and Wildlife Service (USFWS) maintains a list of species protected under the Endangered Species Act, while the Florida Fish and Wildlife Conservation Commission (FWC) maintains a list of protected animals under state law. The Florida Department of Agriculture and Consumer Services regulates threatened and endangered plant species. Alachua County and the City of Gainesville have their own regulations for protecting listed species and their habitats. Other lists, such as those maintained by the Florida Natural Areas Inventory, provide information on the status and distribution of species but do not offer legal protection.

Summary

The applicant proposes to develop a 4.20-acre area of Parcel 06006-052-000, which will impact significant ecological community habitat. To mitigate habitat impacts, he proposes to establish a Conservation Easement on surrounding areas of Parcel 06006-052-000 and Parcel 06006-002-000.



Jared Rogers, PSM
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601

September 19, 2023

William "Bill" Dees
City Surveyor
City of Gainesville Public Works Department
405 NW 39th Avenue
Gainesville, Florida 32609

RE: Blues Creek Unit 5 – Phase 2

Mr. Dees,

I am contacting you in regards to the following project:

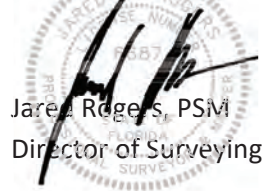
Blues Creek Unit 5 – Phase 2
eda Project No. 2021-0184.S01
Comprised of 36 residential lots & 30 garage lots
Being a total of 4.19 acres, more or less
Situated in Section 10, Township 9 South, Range 19 East

I hereby certify that as of September 18, 2023 PRMs (Permanent Reference Monuments) have been set at the above project site as called for under Section 177.091(7), Florida Statutes.

PCPs (Permanent Control Points) and Lot Corners will set in accordance with Sections 177.091(8) & 177.091(9), Florida Statutes.

Please contact me at your convenience should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Rogers', is written over a circular official seal. The seal contains the text 'JARED ROGERS, PSM', '1987', 'FLORIDA', and 'SURVEYOR'.

Jared Rogers, PSM
Director of Surveying



Worksheet for Residential Water Meter Sizing

Project Name : Blues Creek Unit 5 - Phase II Townhomes
 Customer / Builder Name : New Generation Home Builders Inc.
 Property Address : NW 57th Drive, Gainesville, FL 32653

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Per Unit	Total (GPD)
Residential with 2 bedrooms	200.00	1.00	Per Unit	200
Additional 750 SF of building area or fraction thereof	60.00	1.00	Per Unit	60
TOTAL DEMAND				260
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				1 gpm
TOTAL DEMAND				1 gpm
NEEDED WATER METER SIZE*			5/8" Water Meter	

Digitally signed by Claudia Vega, P.E.
 DN: cn=Claudia Vega, P.E., o, ou, email=cvega@edafi.com, c=US
 Date: 2023.10.05 13:57:22 -04'00'



FIRE HYDRANT FLOW TEST

NAME: Blues Creek Unit 5 Phase II

ADDRESS: 06006-052-000

MAP NO: 2942

REC NO

4755

HYDRANT ADDRESSES:

HYC

HYC NO MAP NO

STATIC/RESIDUAL HYD 5716 NW 80th Ave, Gainesville

30995 2942

PITOT HYD:

#1 (4.5" NOZZLE)

#2 (2.5" NOZZLE) 7918 NW 56th Way, Gainesville

30864 2942

#3 (2.5" NOZZLE)

TEST DATE: 07/11/2023

TEST TIME: 1:48 PM

NOZZLE DIA (IN.)	"C" FACTOR	NO OF NOZZLES FLOWING	STATIC PSIG	RESIDUAL PSIG	PITOT PSIG	ACTUAL FLOW GPM	AVAIL. FLOW @ 20 PSIG GPM
#1 4.5"	0.9						
#2 2.5"	0.9	2	54.9	34.2	19.5	1484	1967
#3 2.5"	0.8						
TOTAL FLOW:						1484 GPM	1967 GPM

TESTED BY: K.

VERIFIED BY: J. Worley

PETITION NO:

COMMENTS:

REQUESTED BY: Heather Hartman, EDA, 352-373-3541, hhartman@edaf.com

(352)334-3400 P.O.Box 147117, I/O Box A122, Gainesville, FL. 32614-7117

GISNOTEST

The data displayed on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Division by calling (352) 393-1653.

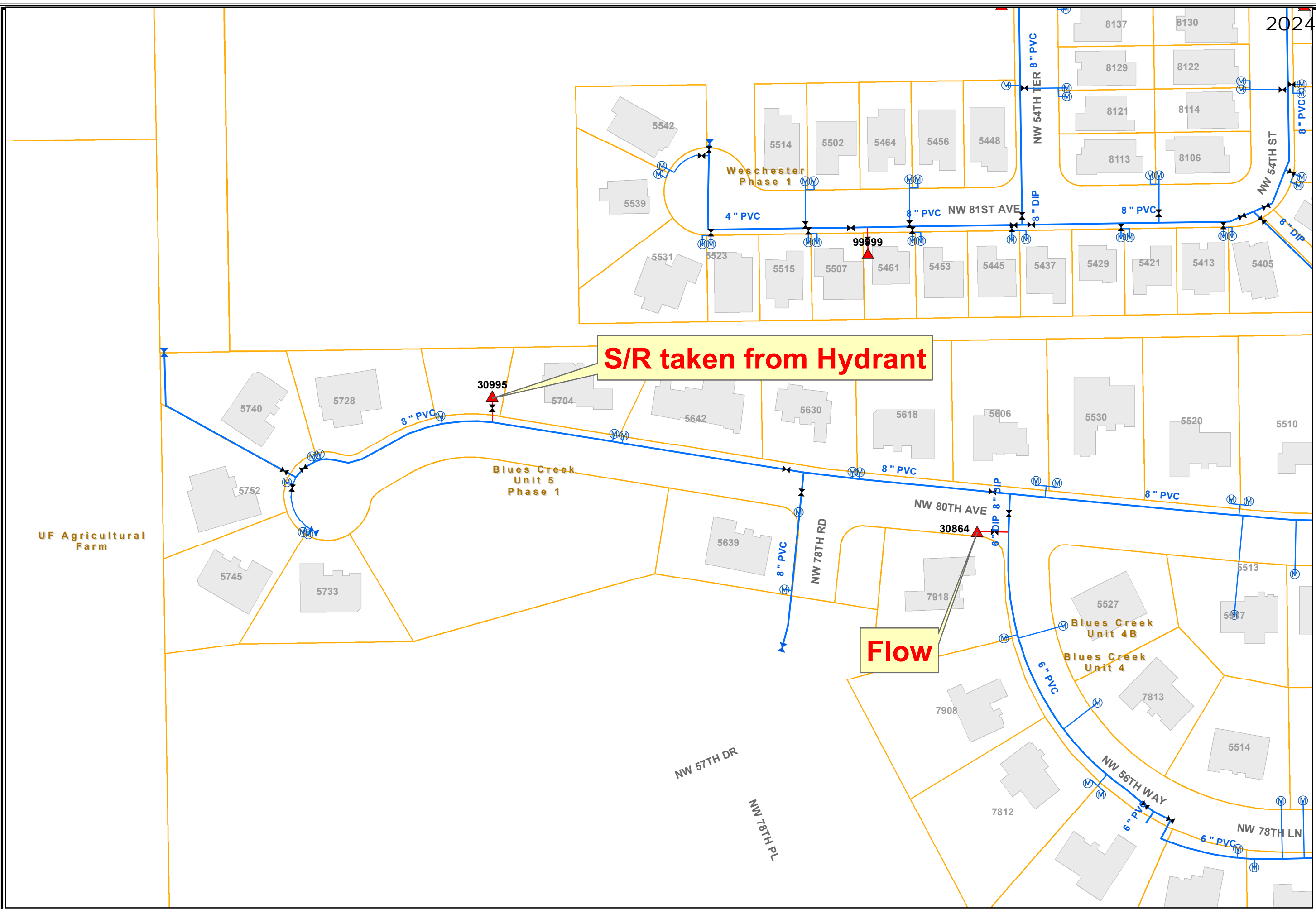
Legend

Hydrant

- Owner
- ▲ GRU
- ▲ Private

Water Main

- Owner - STATUS
- GRU - Active/Unknown
- GRU - Abandoned/POS
- - - Private System
- Owner - Description
- GRU - Hydrant - Active



ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/5/2023
Project:	Blues Creek Phase II Townhouses	Engineer:	NMD
	Block 1	Checked By:	CSV
Location:	NW 57th Drive		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): **construction coefficient (F) (p. 2):**

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): sq. ft.

Effective Area (A_i) (p. 9) : sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)):

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: **Occupancy Factor (O_i) (p. 11):**

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:**

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17):

Back: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:**

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17):

Left: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:**

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17):

Right: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:**

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17):

Communications (p. 18)

Passageway Opening Protection:	▼
Construction class of communication (Table 330.B) :	▼
Is communication open or enclosed?	▼
Length of communication (in feet):	▼
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

NFF=(C_i)(O_i)[1.0+(X+P)_i] (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 1250 \times 0.85 \times [1 + (0.15 + 0)]$$

$$\text{NFF} = 1221.875 \text{ gpm}$$

$$\text{NFF} = 1250 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/5/2023
Project:	Blues Creek Phase II Townhouses	Engineer:	NMD
	Block 2		CSV
Location:	NW 57th Drive		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5880 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 3540 sq. ft.

Effective Area (A_i) (p. 9) : 7,650 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1259.485609

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 31 - 60	Length of exposure wall: 120
Number of stories of exposure wall: 2	Length x number of stories: 240
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.13	

Back: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 31 - 60	Length of exposure wall: 120
Number of stories of exposure wall: 2	Length x number of stories: 240
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.13	

Left: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Right: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Communications (p. 18)

Passageway Opening Protection:	▼
Construction class of communication (Table 330.B) :	▼
Is communication open or enclosed?	▼
Length of communication (in feet):	▼
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 1250 \times 0.85 \times [1 + (0.15 + 0)]$$

$$NFF = 1221.875 \text{ gpm}$$

$$NFF = 1250 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/5/2023
Project:	Blues Creek Phase II Townhouses	Engineer:	NMD
	Block 3	Checked By:	CSV
Location:	NW 57th Drive		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 6860 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4130 sq. ft.

Effective Area (A_i) (p. 9) : 8,925 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1360.399941

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 31 - 60	Length of exposure wall: 140
Number of stories of exposure wall: 2	Length x number of stories: 280
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.13	

Back: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 140
Number of stories of exposure wall: 2	Length x number of stories: 280
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.18	

Left: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 0 - 10	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.21	

Right: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Communications (p. 18)

Passageway Opening Protection:	▼
Construction class of communication (Table 330.B) :	▼
Is communication open or enclosed?	▼
Length of communication (in feet):	▼
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

NFF=(C_i)(O_i)[1.0+(X+P)_i] (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 1250 \times 0.85 \times [1 + (0.21 + 0)]$$

$$\text{NFF} = 1285.625 \text{ gpm}$$

$$\text{NFF} = 1250 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/5/2023
Project:	Blues Creek Phase II Townhouses	Engineer:	NMD
	Block 4	Checked By:	CSV
Location:	NW 57th Drive		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 6860 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 4130 sq. ft.

Effective Area (A_i) (p. 9) : 8,925 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1360.399941

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 31 - 60	Length of exposure wall: 140
Number of stories of exposure wall: 2	Length x number of stories: 280
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.13	

Back: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 140
Number of stories of exposure wall: 2	Length x number of stories: 280
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.18	

Left: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Right: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Communications (p. 18)

Passageway Opening Protection:	▼
Construction class of communication (Table 330.B) :	▼
Is communication open or enclosed?	▼
Length of communication (in feet):	▼
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

NFF=(C_i)(O_i)[1.0+(X+P)_i] (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$\text{NFF} = 1250 \times 0.85 \times [1 + (0.18 + 0)]$$

$$\text{NFF} = 1253.75 \text{ gpm}$$

$$\text{NFF} = 1250 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/5/2023
Project:	Blues Creek Phase II Townhouses	Engineer:	NMD
	Block 5	Checked By:	CSV
Location:	NW 57th Drive		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 8820 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5310 sq. ft.

Effective Area (A_i) (p. 9) : 11,475 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1542.548541

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 61 - 100	Length of exposure wall: 180
Number of stories of exposure wall: 2	Length x number of stories: 360
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.09	

Back: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 180
Number of stories of exposure wall: 2	Length x number of stories: 360
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.19	

Left: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Right: construction of facing wall of exposure building (p. 4): Masonry Noncombustible Constructio

Distance (ft.) to the exposure building: 11 - 30	Length of exposure wall: 50
Number of stories of exposure wall: 2	Length x number of stories: 100
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17): 0.15	

Communications (p. 18)

Passageway Opening Protection:	▼
Construction class of communication (Table 330.B) :	▼
Is communication open or enclosed?	▼
Length of communication (in feet):	▼
Factor for Communications (P_i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 1500 \times 0.85 \times [1 + (0.19 + 0)]$$

$$NFF = 1517.25 \text{ gpm}$$

$$NFF = 1500 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.



Worksheet for Needed Fire Flow

Project Name: Blues Creek Unit 5 Phase II - Block 1
 Owner/Developer: New Generation Home Builders Inc.
 Property Address: NW 57th Drive, Gainesville, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	11,151
Occupancy Class	=	R
Construction Type	=	V(000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	2,750 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1	=	0 gpm
Needed Fire Flow	=	2,750 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow

2,750

gpm



Digitally signed
by Claudia Vega,
P.E.

DN: cn=Claudia
Vega, P.E., o, ou,
email=cvega@e
dafl.com, c=US
Date: 2023.10.05
13:55:50 -04'00'



Worksheet for Needed Fire Flow

Project Name: Blues Creek Unit 5 Phase II - Block 2
 Owner/Developer: New Generation Home Builders Inc.
 Property Address: NW 57th Drive, Gainesville, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	9,558
Occupancy Class	=	R
Construction Type	=	V(000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	2,750 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	2,750 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow

2,750

gpm



Worksheet for Needed Fire Flow

Project Name: Blues Creek Unit 5 Phase II - Block 3
 Owner/Developer: New Generation Home Builders Inc.
 Property Address: NW 57th Drive, Gainesville, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	11,151
Occupancy Class	=	R
Construction Type	=	V(000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	2,750 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	2,750 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	2,750	gpm
----------------------------------	--------------	------------



Worksheet for Needed Fire Flow

Project Name: Blues Creek Unit 5 Phase II - Block 4
 Owner/Developer: New Generation Home Builders Inc.
 Property Address: NW 57th Drive, Gainesville, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	11,151
Occupancy Class	=	R
Construction Type	=	V(000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	2,750 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	2,750 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	2,750	gpm
----------------------------------	--------------	------------



Worksheet for Needed Fire Flow

Project Name: Blues Creek Unit 5 Phase II - Block 5
 Owner/Developer: New Generation Home Builders Inc.
 Property Address: NW 57th Drive, Gainesville, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	14,337
Occupancy Class	=	R
Construction Type	=	V(000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	3,250 gpm
Flow Duration (hours)	=	3
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1	=	0 gpm
Needed Fire Flow	=	3,250 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	3,250	gpm
----------------------------------	--------------	------------

Development Review Sufficiency Checklist

Please fill out and upload with submittal. Each column should be addressed and filled out with a “Y” for met or “N/A” if it does not apply to the project. Sheet numbers must be included for all items. If information is incorrect or missing, the checklist will be returned at prescreen for corrections.

Sustainable Development	Met (Y or N/A)	Sheet #
Property owner affidavit		
Boundary survey with legal description		
Neighborhood workshop information (Intermediate/Major only)		
Site Plan		
Building elevations with basic floorplans		
Glazing calculations		
Landscape plan		
Construction staging plan		
Utility plan		
Fire flow calculations		
Environmental inventory of regulated resources – including wetlands, surface waters, and natural and archaeological resources		
Protection plan for regulated environmental resources identified – this can include demonstration of adherence to required buffers, conservation set asides and management plans, monitoring plans, and plans to limit access		
For regulated resources potentially impacted, an environmental mitigation plan is required. Criteria for avoidance and minimization of impacts shall be addressed		
Photometric/lighting plan		
Transportation and Mobility		
Trip generation		
Traffic study (if required)		
TMPA fee (if required)		
UF Context Area fee (if required)		
Public Works		
Applicant shall comply with the Stormwater Management chapter in the Engineering Design and Construction Manual (EDCM)		
Applicant shall comply with the Roadway Design chapter in the EDCM		
Applicant shall comply with the Site Design chapter in the EDCM		
Applicant shall comply with the Submittal Requirements chapter in the EDCM		
Applicant shall comply with the Construction chapter in the EDCM		

GRU General		
Plan Review fees		
Utility Agreement Form with applicable attachments as shown on Page 2 of the Utility Agreement Form		
Electric Conduit Agreement		
Rental Lighting Application (if applicable)		
Grease Interceptor Application (if applicable)		
Potable and wastewater demand calculations (if shown on plans, indicate plan sheet)		
Signed and sealed NFPA 1 and ISO fire flow calculations (see appendix E of water/wastewater standards for a copy of ISO 2008)		
AutoCAD drawing file of water and wastewater utilities with pipe sizes, fittings, and valves clearly labeled as well as the dxf layer for electric. If other utilities are proposed, those utilities must also be included.		
Clear and legible plans on 24" x 36" sheets, signed and sealed		
Coordination with an electric engineer or tech and provide a layout on plan? If yes, provide name		
Contact information, owners name, project name, address, and phase(s)		
GRU energy delivery electric system design reflecting proposed W/WW utility design. Note on cover page/plans as Electric Design Provided by GRU Energy Delivery		
All GRU standard utility notes shown on utility plans (see section 1. III.C.21 of the GRU Water/Wastewater design standards)		
Project location map with north arrow		
Show and label all existing/proposed easements with setbacks for utilities on the utility master site plan (note 'end of GRU maintenance'). Provide OR Book and Page for existing easements. Maximum size allowed is 1"=40' scale.		
Right-of-way lines and Street Names		
Parcels and/or lot numbers of site location and adjacent property		
Proposed structures (i.e. buildings, walls, fences, signs)		
Signed and sealed boundary survey, including legal description and parcel number(s)		
Show and label connections to existing utilities. Label existing facilities including elevations of manhole tops and inverts, pipe diameter and materials for all utilities that cross and/or are adjacent to the property.		
Proposed off-site utility extensions to the point of availability, showing the affected off-site parcels/properties/proposed easements		
Landscape plan reflecting all proposed utility connections		
Building minimum finished floor elevations		
Building footprints, labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas		

Utility space allocation cross sections for each different road section, alley, and PUE including street and locations if roads or alleys are included in project		
For subdivisions, provide plat		
Identify lot numbers and street names in some fashion (names may change prior to permit issuance)		
GRU Water/Wastewater		
Application by engineer that W/WW/RCW system design is in accordance with GRU Design and Material standards		
Copy of development master plan including phasing schedule, unless plans include all potential future development		
Show temporary construction water source with reduced pressure back flow preventer (RPBFP)		
Indicate and label source of irrigation water if there is landscaping		
If water/wastewater infrastructure is illegible on master plan, provide on multiple sheets		
Plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion)		
All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances"		
Existing and proposed site contours must be shown on utility plan		
Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)		
Grease Interceptor or Oil/Water Separator must be shown (for applicable projects)		
Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)		
GRU Electric		
All proposed electric infrastructure shown to scale per EDSG		
Proposed meter/service delivery point shown		
If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan.		
All electric equipment, cable/conduits must be contained within a PUE and coordinated with GRU Real Estate		
Provide proper clearances around all electric structures and equipment as per EDSG		
Provide required voltage (single phase or three phase) and any load information that you have		

GRU Gas		
Gas shown on plans		
Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site		
Gas meter location		
Acceptable service delivery point		
Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter set		
GRUCom		
Are you considering GRUCom services		

City of Gainesville Public Participation Report

Project Name:

Project Location (address and/or tax parcel number(s)):

Project Description summary as provided at the Workshop: (In lieu of a summary, the PowerPoint presented at the workshop can be used as the project description summary and attached to the report.)

Project Representatives:

Date & Time of Neighborhood Workshop:

Location of Neighborhood Workshop:

Number of participants at the Neighborhood Workshop:

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting):

Date notification letters mailed (attach an affidavit attesting to the mailing of letters):

Number of mailed notices:

Notification contents: See attached notification letter.

List of notified property owners within 400 feet: See attached list of mailing labels for property owners within 400 of the subject property.

List of neighborhood associations within ½ mile of the subject property: See attached list of mailing labels for neighborhood associations.

List of any other persons, organizations, or agencies notified: See attached list of mailing labels for additional notifications, if applicable.

General Location of Notified Parties: Within 400 feet of tax parcel numbers

If a second (or more) workshop(s) is/are required, the applicant will mail notices to the original mailing list and post a sign at the site 15 calendar days ahead of the new meeting date.

Concerns/issues raised at the Neighborhood Workshop

- Summary of concerns and issues expressed at the workshop:

- Summary of how applicant will or will not address concerns and issues expressed at the workshop:

- Summary of any changes to the proposal after the workshop prior to application submittal:

Attachments:

- PowerPoint presentation PDF & link to recorded Zoom workshop (if applicable)
- Photo of Neighborhood Workshop sign posted at the site
- Affidavit attesting to sign posting
- Affidavit attesting to mailed notification
- Notification letter
- Mailing labels (property owners within 400 feet; neighborhood associations; others notified)
- Map showing 400-foot notification radius (provided by City of Gainesville)

NEIGHBORHOOD WORKSHOP NOTICE

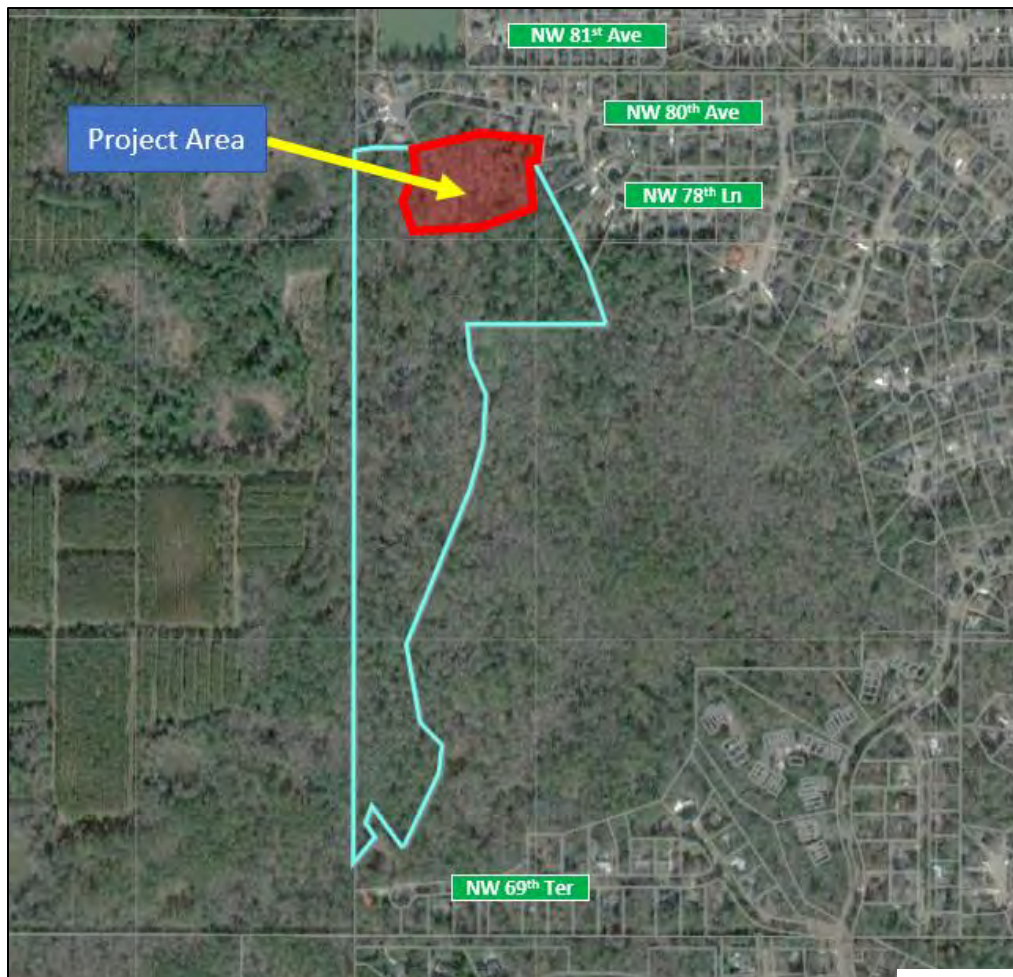
A neighborhood workshop will be held to discuss a proposed design plat for a 36-lot platted residential subdivision on approximately 4.19 +/- acres with associated site infrastructure improvements. The proposed development is on a portion of Alachua County tax parcel number 06006-052-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, September 13, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the neighborhood workshop can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the proposed changes may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

eda consultants, inc. permitting@edafl.com
(352) 373-3541





Neighborhood Workshop Mailed Notification Affidavit

Applicant Agent eda consultants, inc.

Project Name Blues Creek Phase II - Design Plat

Tax Parcel(s) 06006-052-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as mailing of the "Notice of Neighborhood Workshop" letters which describes the nature of the development request, the name of the project, the telephone number(s) where additional information can be obtained, and detailed instructions for how to participate in the workshop.
4. That the applicant has mailed the letters at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

6. 
 Applicant (signature)

Heather Hartman
 Applicant Print Name

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of August, 2023 (year), by Heather Hartman
 (name of person acknowledging).

[NOTARY SEAL]



Ashley Scannella
 Comm.: HH 384895
 Expires: April 10, 2027
 Notary Public - State of Florida


 Signature of Notary Public - State of Florida

Ashley Scannella
 Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

Neighborhood Workshop Notice

06006-040-016 Blues Creek Design Plat
 ABRAMOWITZ JOSHUA GLEN
 5517 NW 78TH LN
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06025-001-000 Blues Creek Design Plat
 ALACHUA CONSERVATION TRUST INC
 7204 SE COUNTY RD 234
 GAINESVILLE FL 32641-1608

Neighborhood Workshop Notice

06006-051-003 Blues Creek Design Plat
 ALFORD NICHOLAS WILLIAM & KATRINA
 5642 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

06006-040-010 Blues Creek Design Plat
 BANKS WALTER T & HEIDI E
 5530 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-159 Blues Creek Design Plat
 BARI & MUZAFFAR W/H
 19229 PEPPER GRASS DR
 TAMPA FL 33647-3682

Neighborhood Workshop Notice

06009-010-154 Blues Creek Design Plat
 BHRAMDAT CHANDRALAKHA D
 6321 NW 27TH ST
 MARGATE FL 33063

Neighborhood Workshop Notice

06006-002-000 Blues Creek Design Plat
 BLUES CREEK DEV
 324 NW 154TH ST
 NEWBERRY FL 32669

Neighborhood Workshop Notice

06006-021-000 Blues Creek Design Plat
 BLUES CREEK MASTER OWNERS
 7301 NW 50TH ST
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-051-000 Blues Creek Design Plat
 BLUES CREEK MASTERS OWNERS AS
 5538 NW 43RD ST #A
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-158 Blues Creek Design Plat
 BUGOS JAMES CHRISTOPHER
 5507 NW 81ST AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-051-005 Blues Creek Design Plat
 CRICCHIO MICHAEL E & STACEY
 5728 NW 80TH AVE
 GAINESVILLE FL 32653-1257

Neighborhood Workshop Notice

06006-020-015 Blues Creek Design Plat
 EMERSON VIRGINIA RUTH
 5809 NW 69TH LN
 GAINESVILLE FL 32653-7024

Neighborhood Workshop Notice

06006-040-042 Blues Creek Design Plat
 EVANS CASSANDRA L
 5504 NW 78TH LN
 GAINESVILLE FL 32653-1168

Neighborhood Workshop Notice

06006-051-009 Blues Creek Design Plat
 FALK DARIN J & LINDSAY K
 5733 NW 80TH AVE
 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

06006-051-007 Blues Creek Design Plat
 HANSON STEPHANIE L
 5752 NW 80TH AVE
 GAINESVILLE FL 32653-1257

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

06006-040-018 Blues Creek Design Plat
 HART & WEST M/C
 5425 NW 78TH LN
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-156 Blues Creek Design Plat
 HARTMAN RICKY & SUSAN
 5523 NW 81ST AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-051-008 Blues Creek Design Plat
 HOWELL ROY LAYNE & TERESA F
 5745 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-040-039 Blues Creek Design Plat
 HSU DEREK HSEN DAI
 5208 SW 19TH DR
 PORTLAND OR 97239-2123

Neighborhood Workshop Notice

06006-051-006 Blues Creek Design Plat
 HUANG & SHIAU W/H
 5740 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-040-038 Blues Creek Design Plat
 HUSTON ANDREW T & ERIN
 5517 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-040-013 Blues Creek Design Plat
 JAMES KENNETH W JR & KENYA D
 7908 NW 56TH WAY
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

06006-040-012 Blues Creek Design Plat
 LAI & LIU H/W
 7918 NW 56TH WAY
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

06006-040-011 Blues Creek Design Plat
 LENTY BEATRIZ
 5606 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-162 Blues Creek Design Plat
 LONG SCOTT & HALEY
 5437 NW 81ST AVE
 GAINESVILLE FL 32653-6133

Neighborhood Workshop Notice

06006-051-004 Blues Creek Design Plat
 LOSSIUS MICHELE N
 5704 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-051-001 Blues Creek Design Plat
 MCDOWELL LAWRENCE S & MONICA
 5618 NW 80TH AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-040-017 Blues Creek Design Plat
 MILLER CAROL J
 5507 NW 78TH LN
 GAINESVILLE FL 32653-1169

Neighborhood Workshop Notice

06006-040-041 Blues Creek Design Plat
 MOHANDAS & RAMAMOORTHY H/W
 5514 NW 78TH LN
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-160 Blues Creek Design Plat
 MUELLER MICHAEL & MANUELA C
 5453 NW 81ST AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-052-000 Blues Creek Design Plat
 NEW GENERATION HOME BUILDERS
 14245 SW 4TH PL #20
 JONESVILLE FL 32669

Neighborhood Workshop Notice

06006-040-015 Blues Creek Design Plat
 NIECE BLAKE S & LYNNE W
 7802 NW 56TH WAY
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-155 Blues Creek Design Plat
 RASZKA & SOLSKI W/H
 5531 NW 81ST AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-000 Blues Creek Design Plat
 REGIONAL LAND HOLDING LLC
 1550-3 VILLAGE SQUARE BLVD
 TALLAHASSEE FL 32309-2773

Neighborhood Workshop Notice

06024-045-000 Blues Creek Design Plat
 RITNER & RITNER TRUSTEES
 5804 NW 67TH CT
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-040-024 Blues Creek Design Plat
 SELF ADAM CLAY & MICHELLE FEGYAK
 7606 NW 53RD WAY
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-020-014 Blues Creek Design Plat
 SHEAR PAUL A
 5819 NW 69TH LN
 GAINESVILLE FL 32653-7024

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

06005-000-000 Blues Creek Design Plat
 STATE OF FLORIDA IIF
 TIIF/UNIVERSITY OF FLORIDA
 TALLAHASSEE FL 32399

Neighborhood Workshop Notice

06006-003-001 Blues Creek Design Plat
 STOCKDALE & STOCKDALE
 8500 NW 59TH ST
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06009-010-161 Blues Creek Design Plat
 TONDREAU BRIAN ROGER & JAMIE
 5445 NW 81ST AVE
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

06006-020-017 Blues Creek Design Plat
 TOWNSEND JANE S
 5717 NW 69TH LN
 GAINESVILLE FL 32653-7022

Neighborhood Workshop Notice

06006-020-016 Blues Creek Design Plat
 WALKER FARIS T & DONNA ELAINE
 5727 NW 69TH LN
 GAINESVILLE FL 32653-7022

Neighborhood Workshop Notice

06006-040-023 Blues Creek Design Plat
 WOODWARD BRUCE O & SUZANNE P
 7616 NW 53RD WAY
 GAINESVILLE FL 32653-1164

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

School Board
SUZANNE WYNN
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 359004
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Woodland Terrace
 PETER PRUGH
 207 NW 35 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Northwood
 SUSAN W WILLIAMS
 P.O. BOX 357492
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Oakview
 DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
 3118 NE 11 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
 RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
 ATTN: URBAN DIRECTOR
 4055 NW 86 BLVD
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

MAC McEACHERN
 1020 SW 11 TER
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Village Neighborhood Assoc.
 % BRUCE DELANEY
 2706 NW 23 TERR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LYNNAE DAVIS
 5416 DRIFTWAY DRIVE
 FORTWORTH, TX 76135

Neighborhood Workshop Notice

Duckpond
 STEVE NADEAU
 2821 NW 23 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Front Porch Florida, Duval
 JUANITA MILES HAMILTON
 2419 NE 8 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
 ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Suburban Heights
 BETH GRAETZ
 4321 NW 19 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarhill
 CYNTHIA COOPER
 1441 SE 2 TER
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
 INA HINES
 320 SW 5 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
 JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
 KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

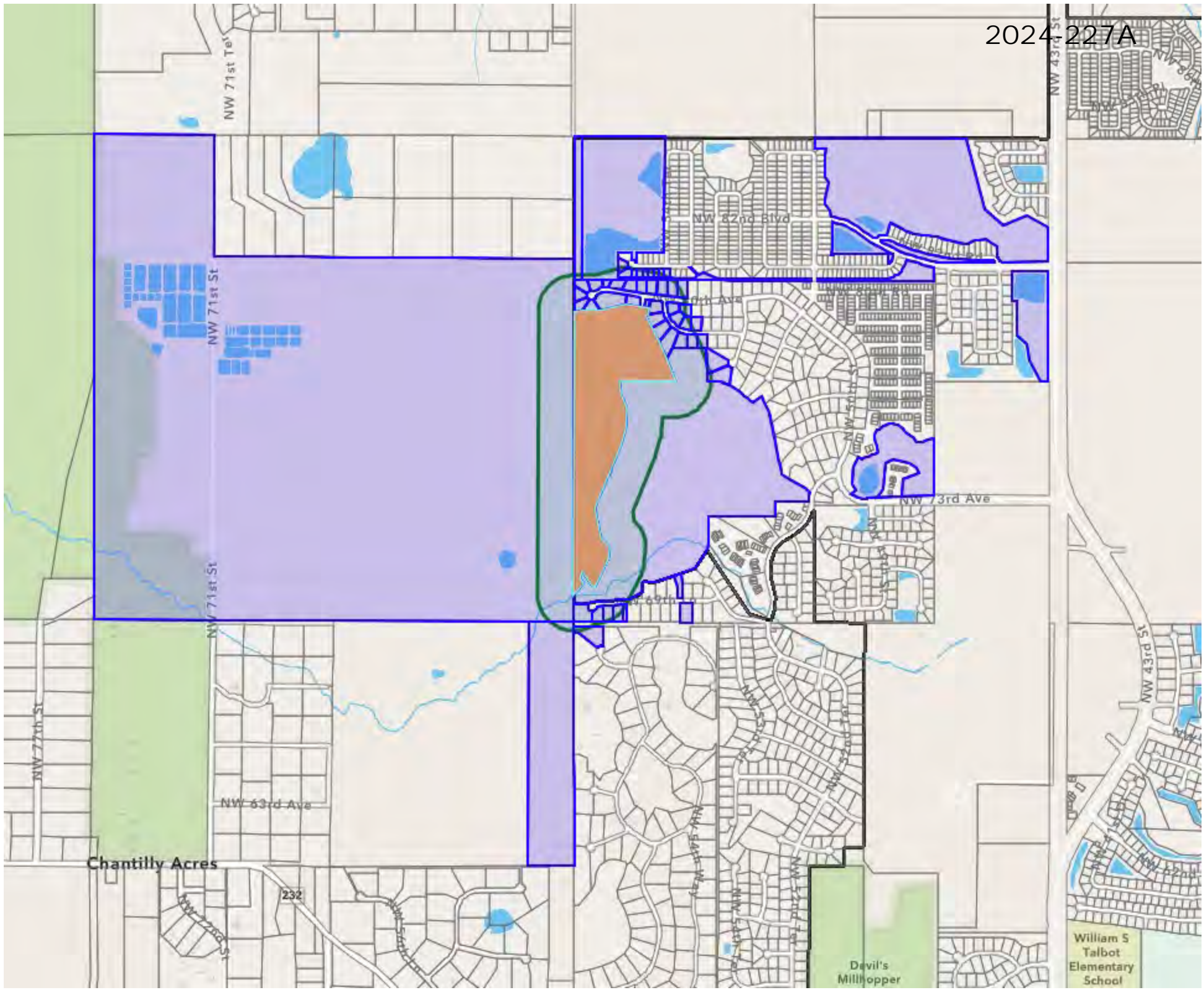
South Black Acres
 DEANNA MONAHAN
 14 SW 32 ST
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Springtree
 KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
 KELLY AISSSEN
 4306 SW 5 AVE
 GAINESVILLE, FL 32607





720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
29 AUG 2023PM 1 L

FIRST-CLASS



ZIP 32601
02 7H
0001330450
AUG 29 2023
\$ 000.630

Neighborhood Workshop Notice
06006-003-001 Blues Creek Design Plat
STOCKDALE & STOCKDALE
8500 NW 59TH ST
GAINESVILLE FL 32653

FWD
32653-7800003-1212

FORWARD TIME EXP 1 RTN TO SEND 722C0009/04/23
STOCKDALE
2431 NW 41ST ST APT 2412
GAINESVILLE FL 32606-7406
RETURN TO SENDER



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

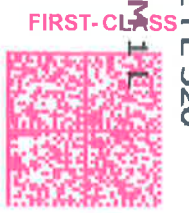
2024-227A

AMR
RUC 35
B131123
M



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
29 AUG 2023 PM 11 L



US POSTAGETM PITNEY BOWES
ZIP 32601
02 7H
0001330450
AUG 29 2023
\$ 000.630

Neighborhood Workshop Notice
06006-021-000 Blues Creek Design Plat
BLUES CREEK MASTER OWNERS
7301 NW 50TH ST
GAINESVILLE FL 32653

ANK
32601-1212
32653-1112

MIXIE 322 FEB 1 0009/04/23
RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32601121275 *1438-06543-29-42

JACKSONVILLE FL 320
29 AUG 2023 PM 11 L



US POSTAGETM PITNEY BOWES
ZIP 32601
02 7H
0001330450
AUG 29 2023
\$ 000.630

Neighborhood Workshop Notice
06009-010-160 Blues Creek Design Plat
MUELLER MICHAEL & MANUELA C
5453 NW 81ST AVE
GAINESVILLE FL 32653

322 NFE 1 RTN 622F0009/04/23
FORWARD TIME EXP 101ST TER
MUELLER 11951 NE
ARCHER FL 32618-6548

RETURN TO SENDER

UTF
32601-1212
32653-1112

Notice of Online Neighborhood Workshop

Date: Wednesday, Sept. 13, 2023 **Time: 6:00 pm**

Project Location: A portion of Alachua County tax parcel number 06006-052-000.

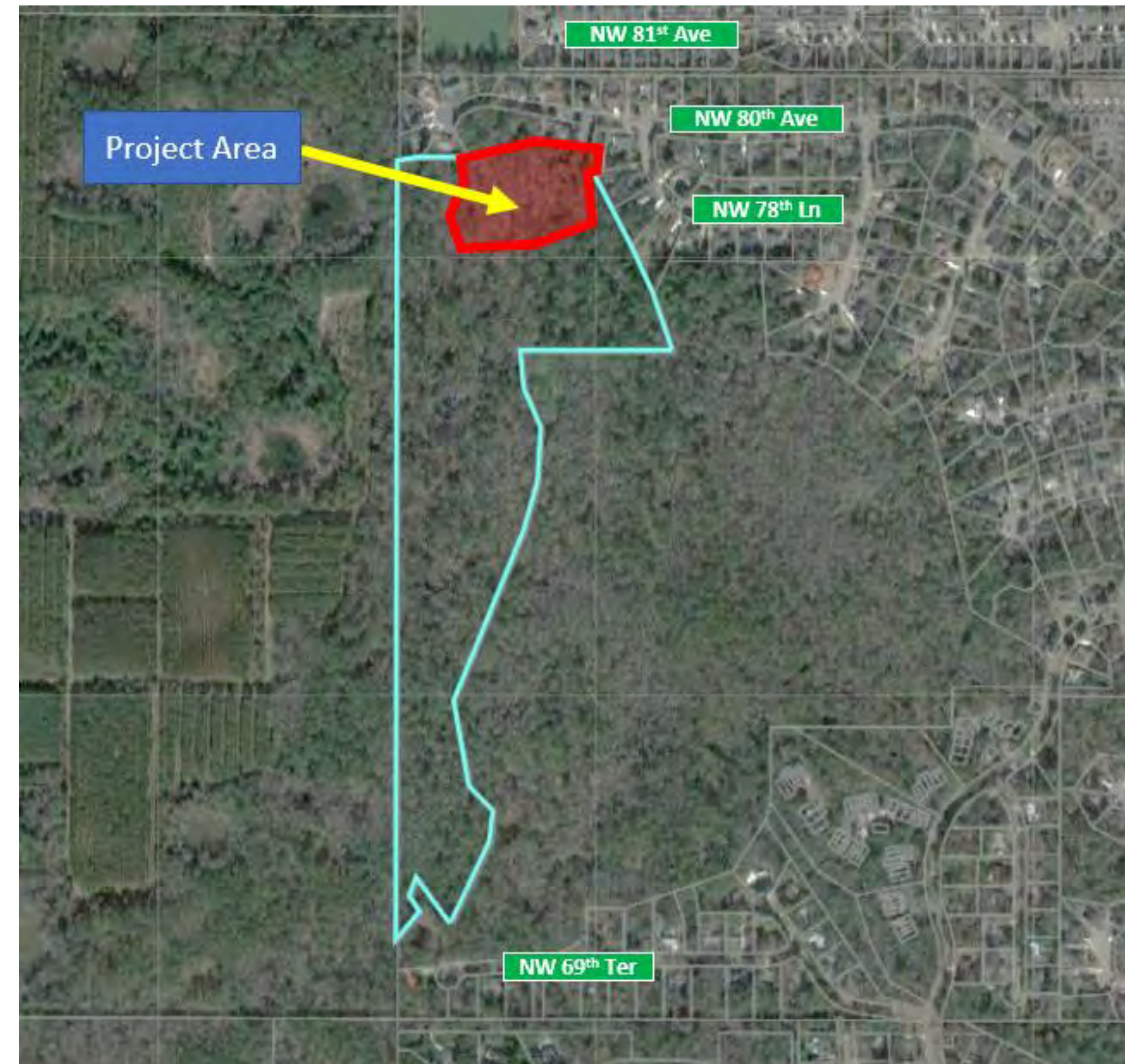
Proposed Development: Design Plat for a 36-lot platted residential subdivision on approximately 4.19 +/- acres with associated site infrastructure improvements.

The Meeting will be held digitally on Zoom.

URL: <https://us02web.zoom.us/j/5733319527>

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656



Please call **eda** at (352) 373-3541 with any questions or email permitting@edafl.com for more information.

NO SOLICITING

Blues Creek

Another Project by
 Notice of Online Neighborhood Meeting
 Date: **Wednesday, Sept. 18, 2023** Time: **6:00 pm**
 Location: **Blues Creek**
 Meeting Room: **Blues Creek**
 Agenda: **Open House, Presentation, Public Comment, and Meeting with the Planning Commission**
 Meeting Room: **Blues Creek**
 Meeting Date: **Wednesday, Sept. 18, 2023**
 Meeting Time: **6:00 pm**
 Meeting Location: **Blues Creek**
 For more information, please contact:
352-373-3541
www.edafl.com



2024/09/14

**NO
TRESPASSING**

Notice of Online Neighborhood Workshop
Date: Wednesday, Sept. 13, 2023 **Time: 6:00 pm**

Project Location: A portion of Alachua County tax parcel number 06006-052-000.

Proposed Development: Design Plat for a 36-lot platted residential subdivision on approximately 4.19 +/- acres with associated site infrastructure improvements.

The Meeting will be held digitally on Zoom.
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656



Please call eda at (352) 373-3541 with any questions or email permitting@edaf1.com for more information.

eda
Environmental Design Associates

352-373-3541
www.edaf1.com



Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.

Project Name Blues Creek Phase II Design Plat

Tax Parcel(s) 06006-052-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as posting of the "Notice of Neighborhood Workshop" sign(s) which describes the nature of the development request, the name of the project, and the telephone number(s) where additional information can be obtained.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That the applicant shall maintain the sign(s) as provided above until the conclusion of the Neighborhood Workshop and that the sign(s) shall be removed within ten (10) days after the Neighborhood Workshop
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Melissa Watson
 Applicant (signature)

Melissa Watson
 Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of August, 2023 (year), by Melissa Watson (name of person acknowledging).

[NOTARY SEAL]



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public - State of Florida

Heather A. Hartman
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)
 Number of Units Number of Units

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Middle High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="36"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="36"/>	units X 0.06 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="36"/>	units X 0.09 High School Multiplier	<input type="text" value="3"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.06 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA	<input type="text" value="Gainesville East Alachua"/>	Capacity Required	<input type="text" value="4"/>
<input checked="" type="checkbox"/> Capacity Available		Available Capacity	<input type="text" value="2,358"/>
<input type="checkbox"/> Capacity Available in 5 yrs*		Available Capacity	<input type="text"/>
<input type="checkbox"/> Capacity Available in Adjacent SCSA		Available Capacity	<input type="text"/>

Middle SCSA	<input type="text" value="Ft. Clarke"/>	Capacity Required	<input type="text" value="2"/>
<input type="checkbox"/> Capacity Available		Available Capacity	<input type="text"/>
<input type="checkbox"/> Capacity Available in 5 yrs*		Available Capacity	<input type="text"/>
<input checked="" type="checkbox"/> Capacity Available in Adjacent SCSA		Available Capacity	<input type="text" value="926"/>

High SCSA	<input type="text" value="Gainesville"/>	Capacity Required	<input type="text" value="3"/>
<input checked="" type="checkbox"/> Capacity Available		Available Capacity	<input type="text" value="49"/>
<input type="checkbox"/> Capacity Available in 5 yrs*		Available Capacity	<input type="text"/>
<input type="checkbox"/> Capacity Available in Adjacent SCSA		Available Capacity	<input type="text"/>

Denial for reasons stated

Approved by

School Board Staff Certification



Suzanne Wynn
Director, Facilities Planning and Construction
School Board of Alachua County
352.955.7400 x 1445

Date:

City of Gainesville Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

BLUES CREEK UNIT 5 PHASE 2

SUBDIVISION

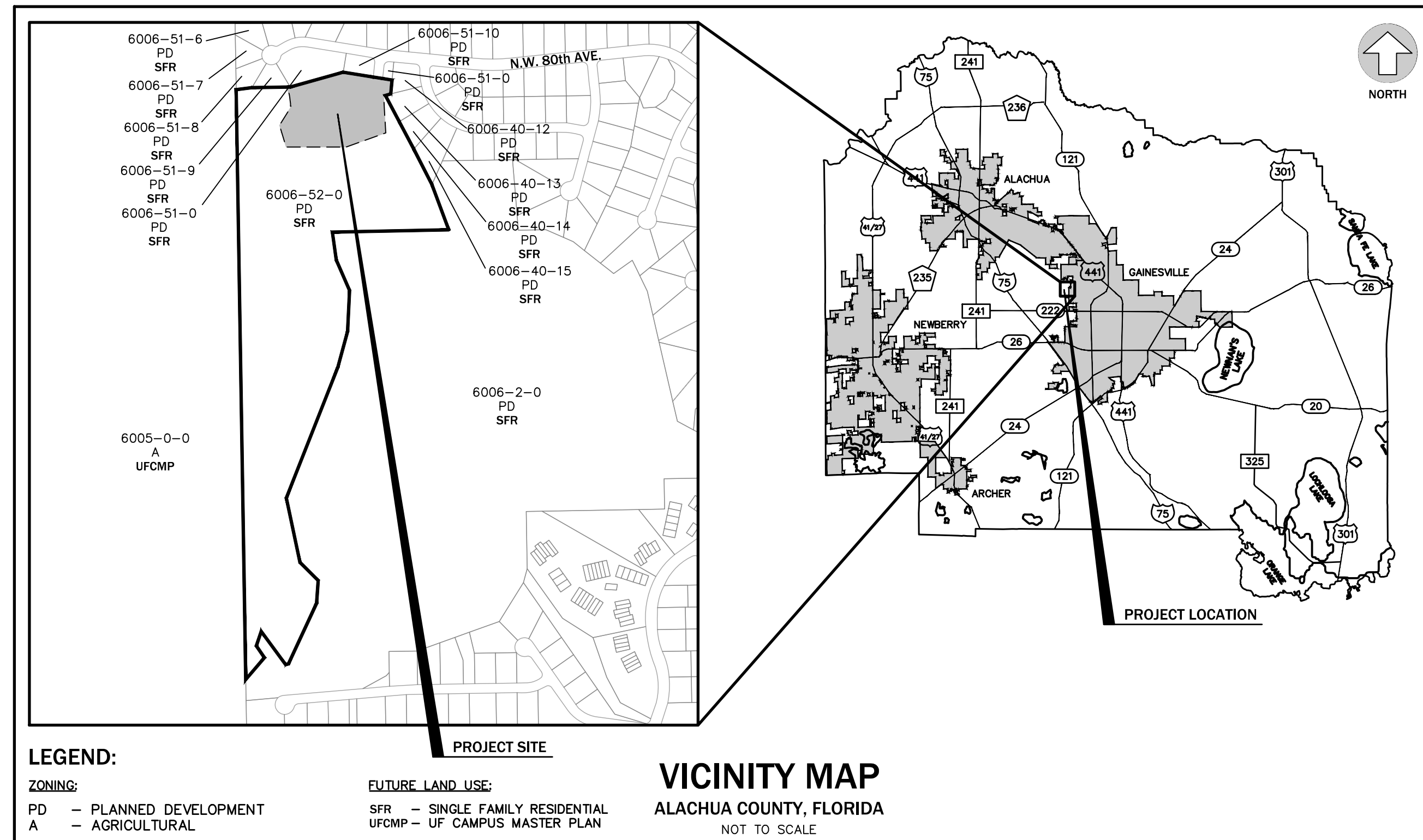
DESIGN PLAT

CITY OF GAINESVILLE, FLORIDA



DEVELOPMENT INFORMATION	
1. PROJECT OWNERS:	NEW GENERATION HOME BUILDERS INC 14184 SW 4TH PL JONESVILLE, FL 32669
2. NAME OF PROJECT:	BLUES CREEK - UNIT 5, PHASE 2
3. PROJECT DESCRIPTION:	THE PROPOSED PROJECT CONSISTS OF 36 SINGLE FAMILY LOTS, 30 GARAGE LOTS AND ± 1,880 LF OF CITY DEDICATED ROAD AND UTILITY IMPROVEMENTS.
4. PROJECT ADDRESS:	5600 BLOCK OF NW 80TH AVENUE
5. TAX PARCEL NUMBER:	6006-052-000
6. SECTION/TOWNSHIP/RANGE:	SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
7. ZONING:	PD - PLANNED DEVELOPMENT
8. FUTURE LAND DESIGNATION:	SINGLE FAMILY RESIDENTIAL
9. THE PROPOSED PROJECT IS WITHIN THE DRAINAGE AREA OF AN APPROVED MASTER STORM WATER SYSTEM. SRWMD PERMIT NO. ERP96-0212M.	
10. THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE WELL FIELD PROTECTION ZONE.	
11. UTILITIES: WATER, WASTEWATER AND ELECTRICAL SERVICES WILL BE PROVIDED BY GAINESVILLE REGIONAL UTILITIES (GRU).	
12. THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(a)&(b)]	

CONTACT INFORMATION	
1. PROPERTY OWNER:	NEW GENERATION HOME BUILDERS 14245 SW 4TH PL UNIT 20 NEWBERRY, FL 32669
2. ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE., SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE., SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWAGER, AICP, LEED AP
4. SURVEYOR:	eda consultants inc. 720 S.W. 2nd AVE., SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM



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 A CONCRETE MONUMENT (PRM LB 2389) AT THE SOUTHEAST 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 BOUNDARY OF BLUES CREEK, UNIT 48 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'S', PAGE 86 OF SAID PUBLIC RECORDS AND RUN THENCE SOUTH 05°35'07" WEST, ALONG SAID WEST BOUNDARY, 72.97 FEET TO A CONCRETE MONUMENT (PLS 4788); THENCE SOUTH 74°06'22" WEST, ALONG SAID WEST BOUNDARY, 28.92 FEET TO A CONCRETE MONUMENT (PLS 4788); THENCE NORTH 74°49'08" WEST, 8.71 FEET; THENCE SOUTH 03°19'55" EAST, 198.17 FEET; THENCE SOUTH 70°22'52" WEST, 220.86 FEET; THENCE SOUTH 90°00'00" WEST, 313.99 FEET; THENCE NORTH 17°00'12" WEST, 119.04 FEET; THENCE NORTH 31°50'14" EAST, 110.36 FEET; THENCE NORTH 07°43'20" WEST, 80.55 FEET; THENCE NORTH 35°23'52" WEST, 32.43 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID BLUES CREEK UNIT 5, PHASE 1; THENCE NORTH 89°07'48" EAST, ALONG SAID SOUTH BOUNDARY, 26.18 FEET TO A CONCRETE MONUMENT (PCP PLS 2228); THENCE NORTH 74°24'58" EAST, ALONG SAID SOUTH BOUNDARY, 288.15 FEET TO A CONCRETE MONUMENT (PCP PLS 2228); THENCE SOUTH 80°49'22" EAST, ALONG SAID SOUTH BOUNDARY, 259.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.19 ACRES, MORE OR LESS.

BLUES CREEK UNIT 5, PHASE 2 PD CONDITIONS & RESPONSES

- (A) LOT LINES FOR UNIT 5, PHASE 2 AS SHOWN ON THE PD LAYOUT PLAN ARE CONCEPTUAL ONLY AND WHEN PLATTED ALL LOTS SHALL BE CONFIGURED TO MAINTAIN A MINIMUM 50-FOOT BUFFER BETWEEN THE LOT LINE AND THE LANDWARD EXTENT OF ANY REGULATED WETLAND. THE EXTERIOR BUILDING MATERIALS AND DESIGN SHALL BE CONSISTENT WITH THE CONCEPTUAL ELEVATIONS ATTACHED TO THE PD REPORT.
- RESPONSE:** THE DESIGN PLAT HAS BEEN DESIGNED IN CONFORMITY WITH THE APPROVED PD LAYOUT PLAN AND PROVIDES THE MINIMUM 50-FOOT WIDE BUFFER BETWEEN WETLANDS AND THE PROPOSED SUBDIVISION LOT LINES. EXTERIOR ELEVATIONS WILL BE CONSISTENT WITH THE CONCEPTUAL ELEVATIONS IN THE PD REPORT.
- (B) THE PRIVATE DRIVE SYSTEM IN THE PD SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, MINIMIZE CROSSING WETLAND AREAS. WHERE DRIVEWAYS ABUT OR ARE PROXIMATE TO THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS.
- RESPONSE:** THE DESIGN PLAT HAS BEEN DESIGNED TO MINIMIZE THESE CROSSINGS AND WILL PROMOTE NATURAL DRAINAGE PATTERNS TO THE EXTENT POSSIBLE.
- (C) AT THE TIME OF FINAL PLAT APPROVAL, UNIT 5 PHASE 2 SHALL MEET THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) REQUIREMENTS OR TRANSPORTATION MOBILITY REQUIREMENTS THEN IN EFFECT.
- RESPONSE:** UNDERSTOOD.
- (D) STORMWATER FROM THE PD DEVELOPMENT SHALL DRAIN THROUGH AN EXISTING STORMWATER PIPE SYSTEM WITHIN PARCEL NUMBER 06006-052-000 TO THE 90-ACRE DRAINAGE EASEMENT, DEVELOPED RECREATION AND CONSERVATION AREA CONSISTENT WITH SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER 4-87-00067 AS IT MAY BE AMENDED FROM TIME TO TIME.
- RESPONSE:** THE DESIGN PLAT HAS BEEN DESIGNED TO PROVIDE A DRAINAGE PLAN THAT IS CONSISTENT WITH THE DESCRIPTION GIVEN IN THE CONDITION ABOVE.
- (E) THE 90-ACRE DRAINAGE EASEMENT, DEVELOPED RECREATION AND CONSERVATION AREA AND PROPOSED CONSERVATION LAND USE AREA (32.5 +/- ACRES) SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF A CONSERVATION MANAGEMENT PLAN AND CONSERVATION EASEMENT, AS APPROVED BY THE CITY AT THE TIME OF FINAL PLAT APPROVAL. DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHALL BE ALLOWED IN THE CONSERVATION AREAS.
- RESPONSE:** AS PART OF THE SUBSEQUENT CONSTRUCTION PLAN PHASE, A CMP AND CE WILL BE PROVIDED TO THE CITY FOR THE CONSERVATION LAND USE AREAS.
- (F) ALLOWABLE USES WITHIN THE PD ARE:
1. ATTACHED DWELLINGS IN THE FORM OF ZERO-LOT LINE SINGLE FAMILY ATTACHED UNITS ON PLATTED LOTS
2. ACCESSORY GARAGES FOR THE RESIDENTIAL UNITS
3. COMMON AREA AS ILLUSTRATED ON THE PD LAYOUT PLAN
- RESPONSE:** THE DESIGN PLAT PROPOSES USES THAT ARE INDICATED IN THE CONDITION ABOVE.
- (G) VEHICULAR ACCESS TO LOTS 1-36 (AS CONCEPTUALLY DEPICTED ON THE PD LAYOUT PLAN) SHALL BE IN THE FORM OF A PRIVATE DRIVEWAY (WHICH INCLUDES DIAGONAL / ANGLE PARKING) THAT CONNECTS TO THE STUB-OUT AT NW 80TH AVENUE AND NW 57TH DRIVE WITH A RECORDED PERPETUAL PUBLIC INGRESS/EGRESS EASEMENT THAT INCLUDES A PUBLIC UTILITY EASEMENT. PEDESTRIAN ACCESS SHALL BE IN THE FORM OF A MINIMUM 5-FOOT WIDE SIDEWALK SYSTEM THAT CONNECTS ALL SINGLE-FAMILY ATTACHED UNITS TO THE PUBLIC SIDEWALK ON THE NORTH SIDE OF NW 80TH AVENUE.
- RESPONSE:** THE DESIGN PLAT HAS BEEN DESIGNED TO PROVIDE A PRIVATE DRIVEWAY AND ALL ASSOCIATED PARKING AND SIDEWALK IMPROVEMENTS, ALONG WITH INGRESS/EGRESS & UTILITY EASEMENTS.
- (H) ENCROACHMENT IN THE INTERMITTENT SURFACE WATER AREA IS ALLOWED AND ENCROACHMENT OF THE PRIVATE DRIVE AND PUBLIC UTILITIES INTO THE DISTURBED WETLAND AND BUFFER AREA IS ALLOWED IN LIMITED AREAS WHERE SITE CONSTRAINTS EXIST IN UNIT 5, PHASE 2. HOWEVER, A BUFFER AREA EQUIVALENT IN SIZE TO AN AVERAGE 50-FOOT WETLAND BUFFER SHALL BE MAINTAINED.

- RESPONSE:** THE DESIGN PLAT HAS BEEN DESIGNED TO COMPLY WITH THE CONDITION ABOVE, INCLUDING THE PROVISION OF REQUIRED WETLAND BUFFERS.
- (I) 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 THE PRIVATE DRIVE IN UNIT 5, PHASE 2. TREE BARRICADES MUST 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 THE PRIVATE DRIVE.
- RESPONSE:** THE CONSTRUCTION PLANS TO BE SUBMITTED SUBSEQUENT TO THE DESIGN PLAT WILL PROVIDE THE REQUIRED LANDSCAPE PLANTINGS AND REQUIRED TREE BARRICADES TO PROTECT TREES DURING CONSTRUCTION.
- (J) EACH LOT IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 1,000 SQUARE FEET AND MUST MEET THE DIMENSIONAL REQUIREMENTS PROVIDED IN THIS SECTION.
- RESPONSE:** THE DESIGN PLAN INCLUDES LOTS THAT COMPLY WITH THIS MINIMUM LOT SIZE.
- (K) DIMENSIONAL STANDARDS FOR LOTS IN UNIT 5, PHASE 2:
FRONT SETBACK: 0 FEET
REAR SETBACK: 0 FEET
SIDE SETBACK: 0 FEET
SIDE (STREET) SETBACK: 0 FEET
MINIMUM RESIDENTIAL DENSITY: NONE
MAXIMUM RESIDENTIAL DENSITY: 8.6 UNITS/ACRE
MAXIMUM NUMBER OF RESIDENTIAL LOTS: 36
MAXIMUM NUMBER OF UNITS PER BUILDING: 9
MAXIMUM NUMBER OF BEDROOMS: 2 PER UNIT
MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT DEPTH: 50 FEET
MAXIMUM BUILDING HEIGHT: 2 STORIES
COMMON OPEN SPACE AREA: 0.9 +/- ACRES
- ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.
- RESPONSE:** THE DESIGN PLAT HAS BEEN PREPARED TO COMPLY WITH ALL OF THE DIMENSIONAL STANDARDS LISTED IN THE CONDITION ABOVE.
- (L) COMMON MAILBOXES SHALL BE LOCATED IN THE COMMON AREA AS CONCEPTUALLY DEPICTED ON THE PD LAYOUT PLAN. A CENTRAL DUMPSTER FOR SOLID WASTE AND RECYCLING, PER THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT, MUST BE LOCATED IN THE COMMON AREA AS CONCEPTUALLY DEPICTED ON THE PD LAYOUT PLAN AND MUST BE FULLY SCREENED.
- RESPONSE:** THE DESIGN PLAN HAS BEEN PREPARED TO INCLUDE THE LOCATION OF COMMON MAILBOXES AND DUMPSTER AREA IN THE LOCATION AS REQUIRED IN THIS CONDITION.
- (M) LIGHTING IN THE PD MUST COMPLY WITH ALL APPLICABLE STANDARDS FOR OUTDOOR LIGHTING IN THE LAND DEVELOPMENT CODE; HOWEVER, AT ALL TIMES THE MOUNTING HEIGHT OF LIGHTING MAY NOT EXCEED 15 FEET.
- RESPONSE:** THE CONSTRUCTION PLANS TO BE SUBMITTED SUBSEQUENT TO THE DESIGN PLAT WILL PROVIDE A LIGHTING PLAN THAT COMPLIES WITH ALL APPLICABLE LIGHTING REQUIREMENTS.
- (N) A HOMEOWNER'S ASSOCIATION AND ASSOCIATED REGULATIONS SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT APPROVAL.
- RESPONSE:** THESE REQUIRED DOCUMENTS WILL PROVIDED TO THE CITY AS PART OF THE FINAL PLAT APPROVAL PROCESS.

TRIP GENERATION

ITE LAND USE: 215 SINGLE-FAMILY ATTACHED HOUSING

PROPOSED: 36 Units

PERIOD	RATE	PER UNIT	TRIP DISTRIBUTION		PROJECTED TRIPS		
			ENTER	EXIT	IN	OUT	
AM	0.55	36.00	19.80	25%	75%	4.95	14.85
PM	0.61	36.00	21.96	62%	38%	13.62	8.34
ADT	7.20	36.00	259.20	50%	50%	129.60	129.60

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 238-242

DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER SHEET
C110	DEVELOPMENT PLAN
C115	DEMOLITION AND TREE CLEARING PLAN
C120	SOILS MAP
C200	PRE AND POST DEVELOPMENT DRAINAGE AREA MAP
C300	UTILITY PLAN
P100-P200	PD LAYOUT PLAN
V-001 - V005	BOUNDARY AND TOPOGRAPHIC SURVEY
	DESIGN PLAT

No.	Date	Comment

THE ITRM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by Claudia Vega, P.E.
DN: cn=Claudia Vega, P.E., o=ou, email=cvega@edafl.com, c=US
Date: 2024.01.28 17:36:27 -05'00'

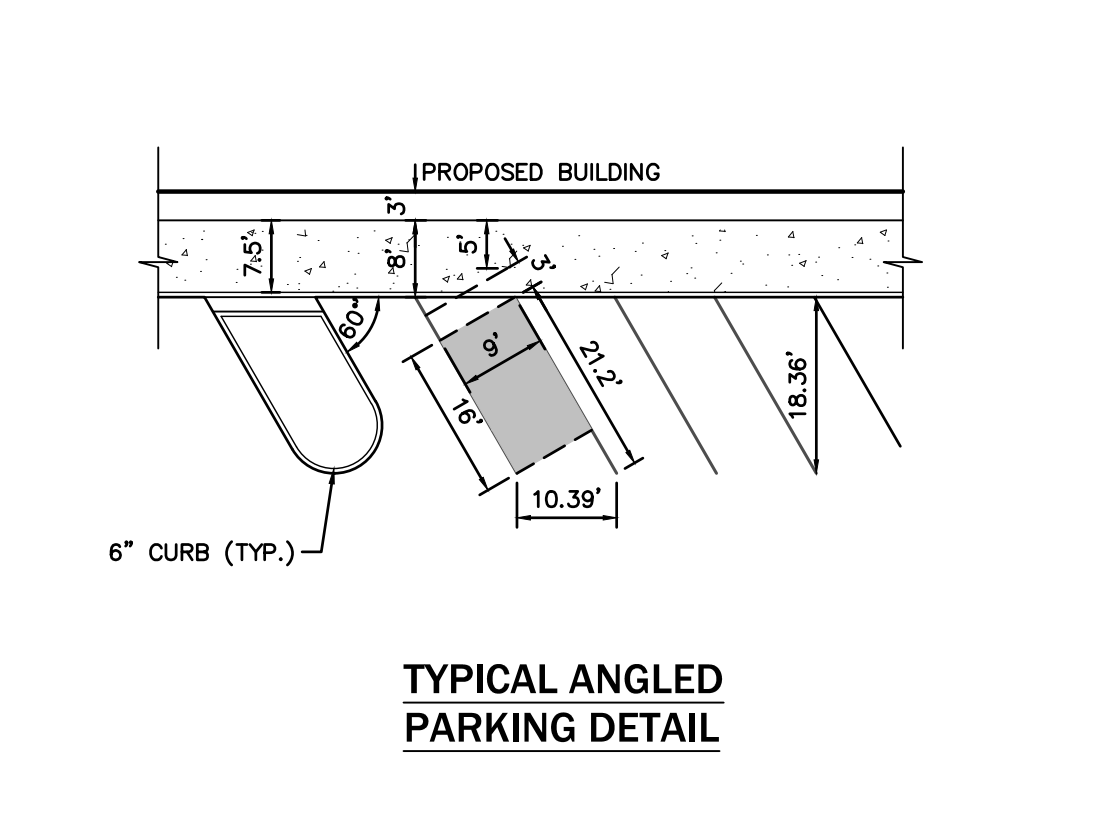
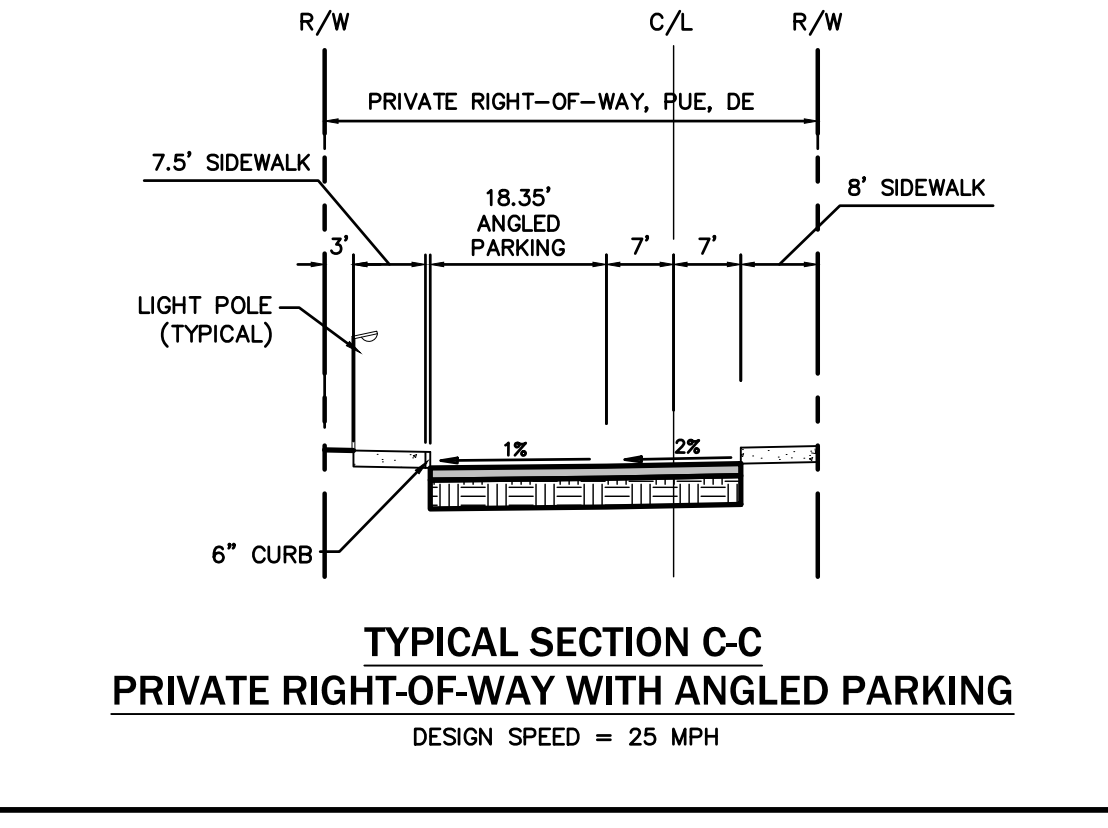
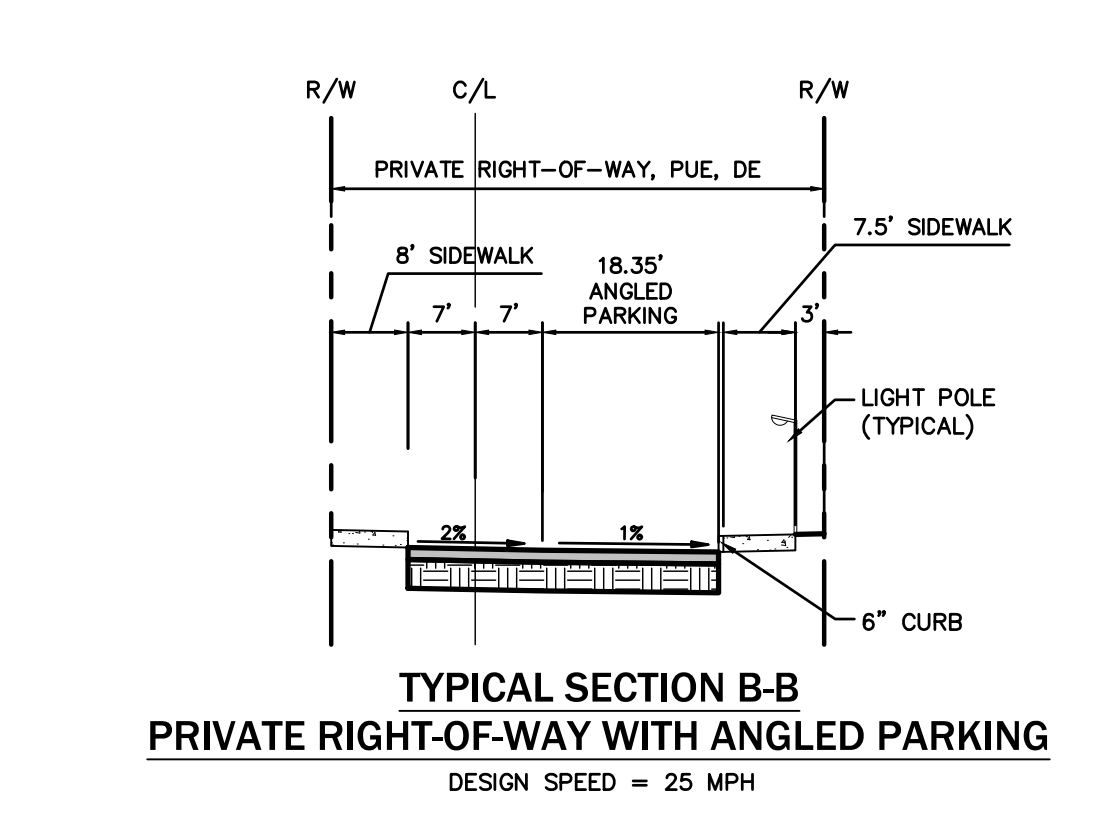
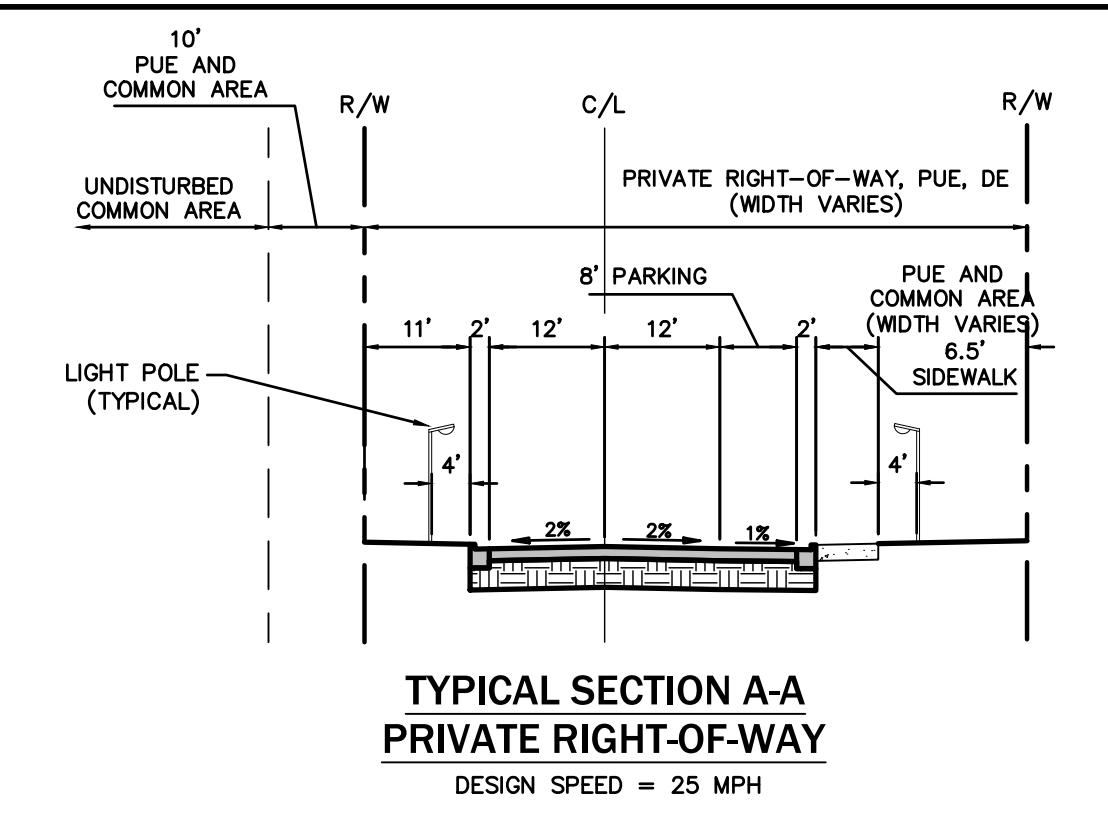
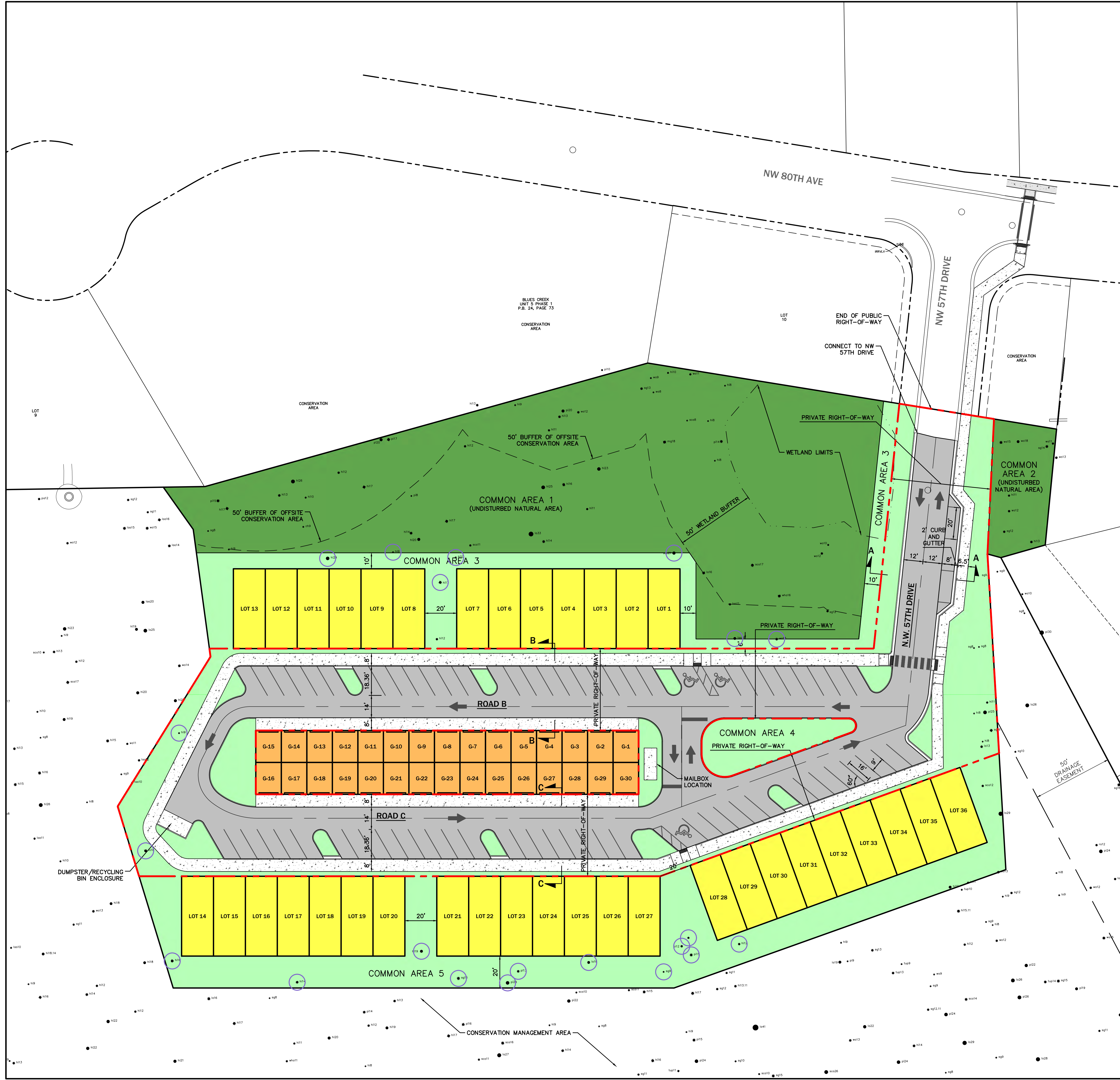
Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-184
Project phase: DESIGN PLAT
Project title: BLUES CREEK UNIT 5 PHASE 2 SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA

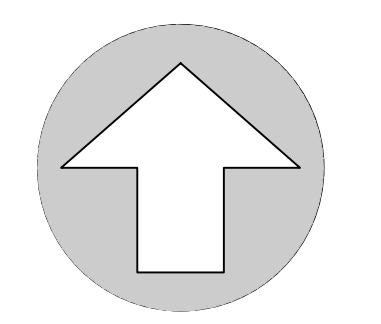
Sheet title: COVER SHEET

Designed: CSV Sheet No.:
Drawn: TAR
Checked: SJR
Date: 01/24/24

C100



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: 352.373.3541
www.edafl.com mail@edafl.com



NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN CAREFULLY REVIEWED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by:
Claudia Vega, P.E.
DN: cn=Claudia Vega,
P.E., o=eda,
email=cvega@edafl.com, c=US
Date: 2024.01.28
17:39:55 -05'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-184

Project phase: DESIGN PLAT

Project title:
BLUES CREEK UNIT 5 PHASE 2
SUBDIVISION
DESIGN PLAT
CITY OF GAINESVILLE,
FLORIDA

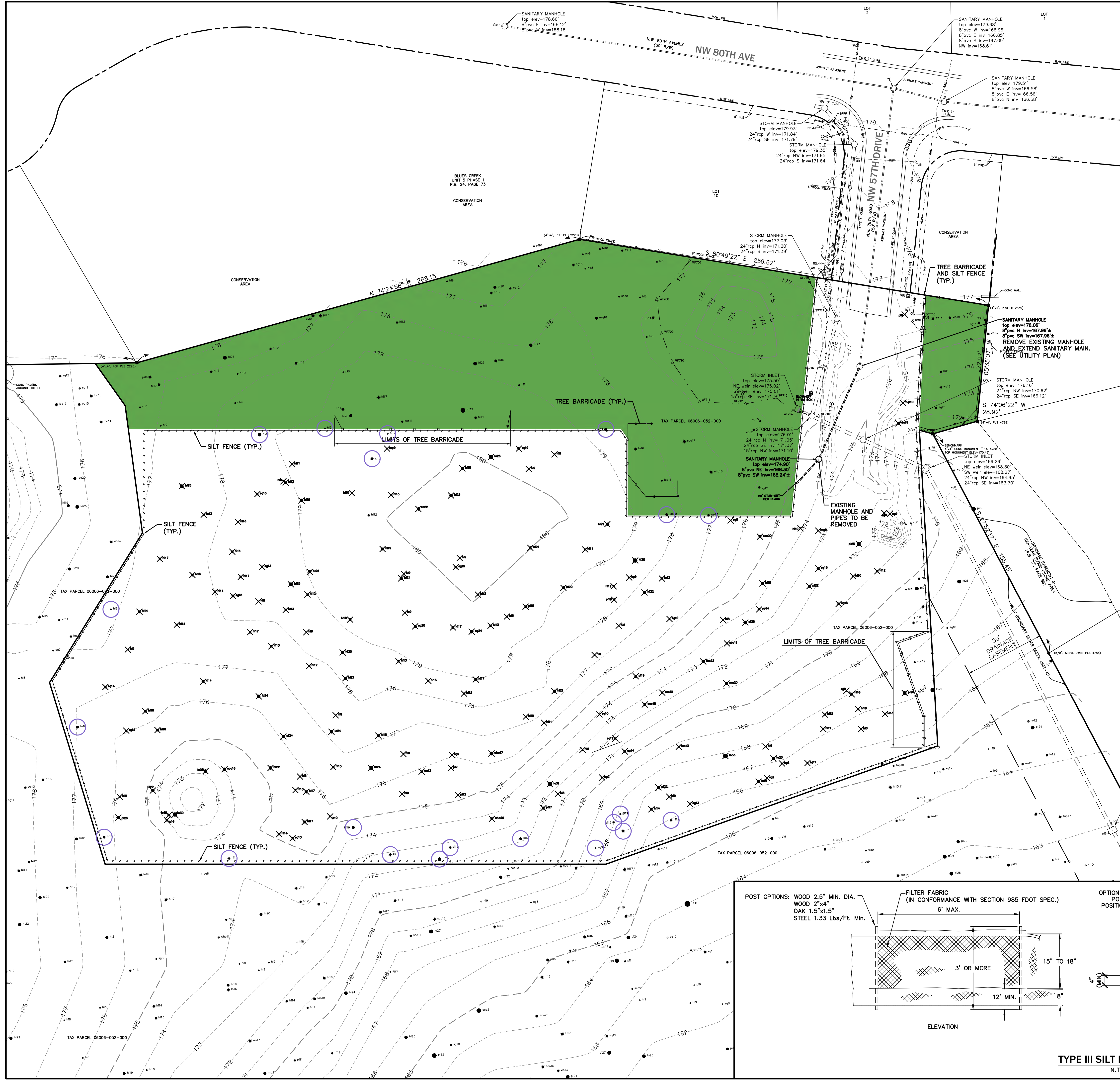
Sheet title:
DEVELOPMENT PLAN

Designed: CSV Sheet No.:
Drawn: TAR
Checked: SJR

C110

Date: 01/24/24

\\server3\ingproj\blues_creek_unit_5_phase_2\1-24-24\Drawings\Current\DWG\Design\Plan\B21184D1.dwg, C110 - DEV PLAN, 1/24/2024 11:31:15 AM, AutoCAD PDF (General Documentation).pc3, JB



LEGEND

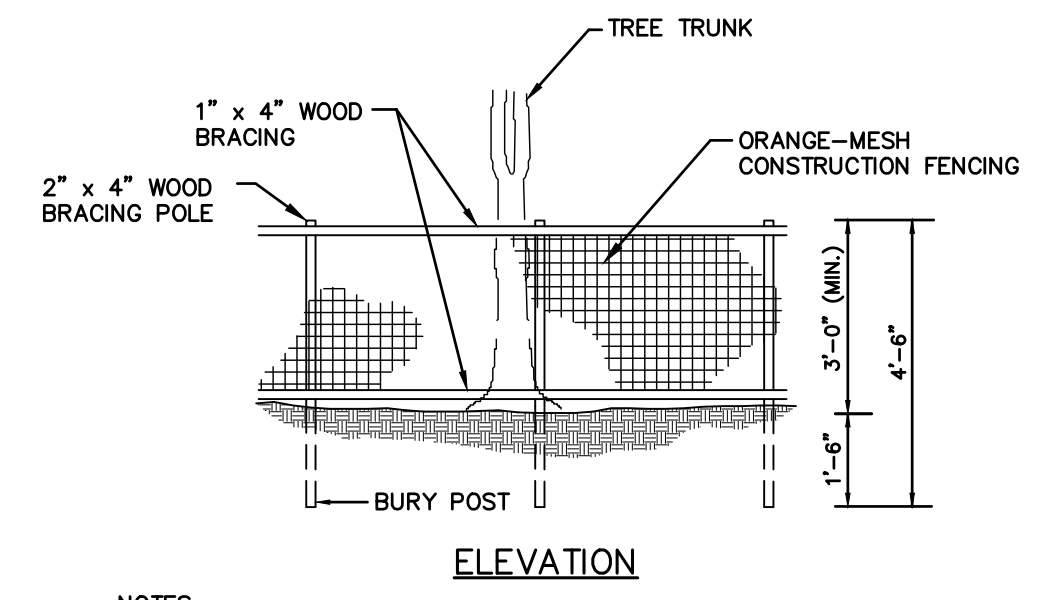
- SILT FENCE
- TREE BARRICADE
- EXISTING TREE TO BE REMOVED
- NATURAL AREAS (UNDISTURBED) 1.07 ACRES
- EXISTING TREE TO BE EVALUATED FOR POSSIBLE PRESERVATION AT CONSTRUCTION PLAN PHASE

NOTE:
MUST HAVE A PRE-DEMO INSPECTION WITH PUBLIC WORKS PRIOR TO ANY WORK BEGINNING.

GRU GAS NOTES

- CONTRACTOR SHALL LOCATE, PROTECT, AND MAINTAIN A MINIMUM COVER OF 36" OVER EXISTING GRU GAS MAIN AND GAS SERVICE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL CONTACT GRU GAS OPERATIONS SUPERVISOR WESLEY LESTER AT PHONE: (352) 538-2570, 7 DAYS PRIOR TO THE START OF DEMOLITION.

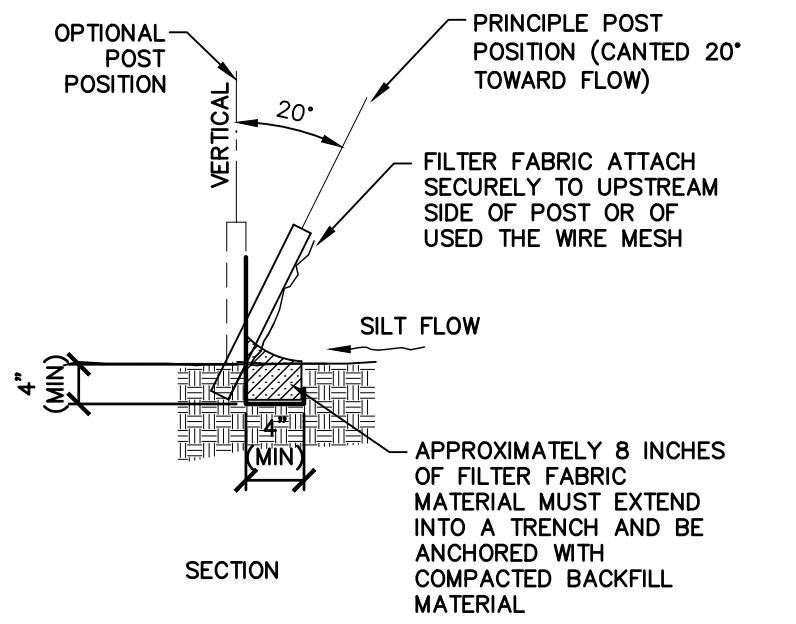
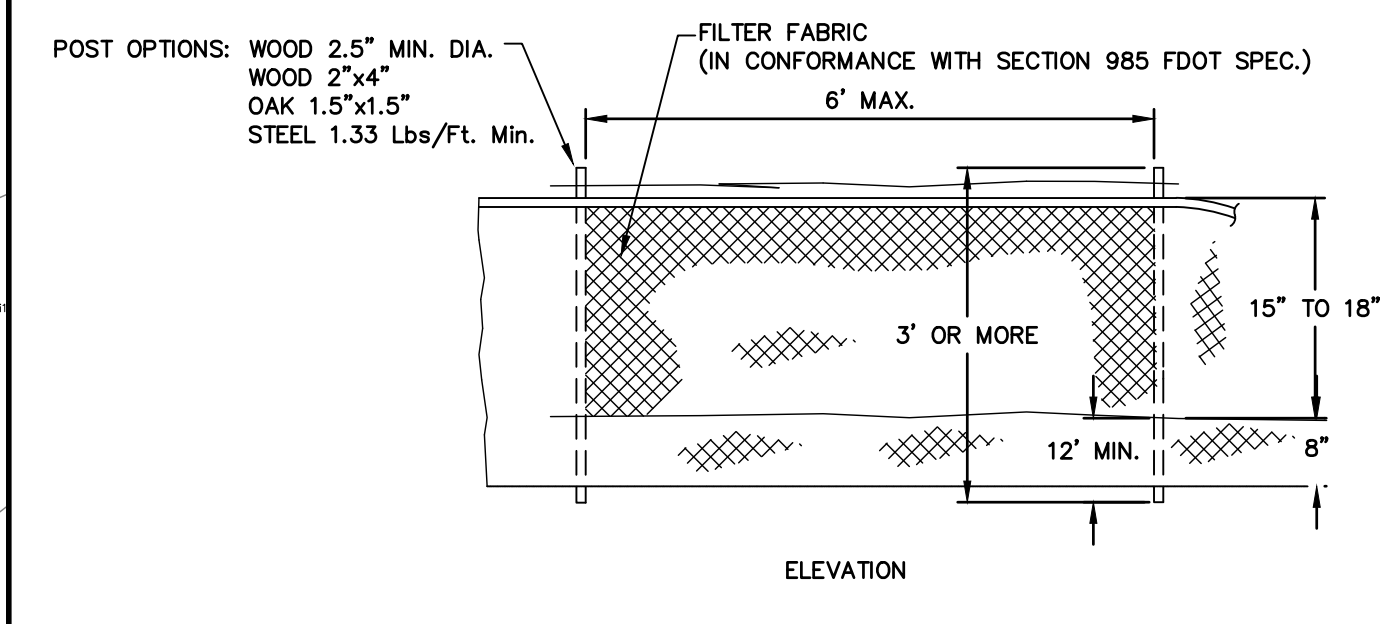
NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE



- NOTES:**
- TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
 - EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
 - NO GRADINGS WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
 - NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
 - THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIFLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIFLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.

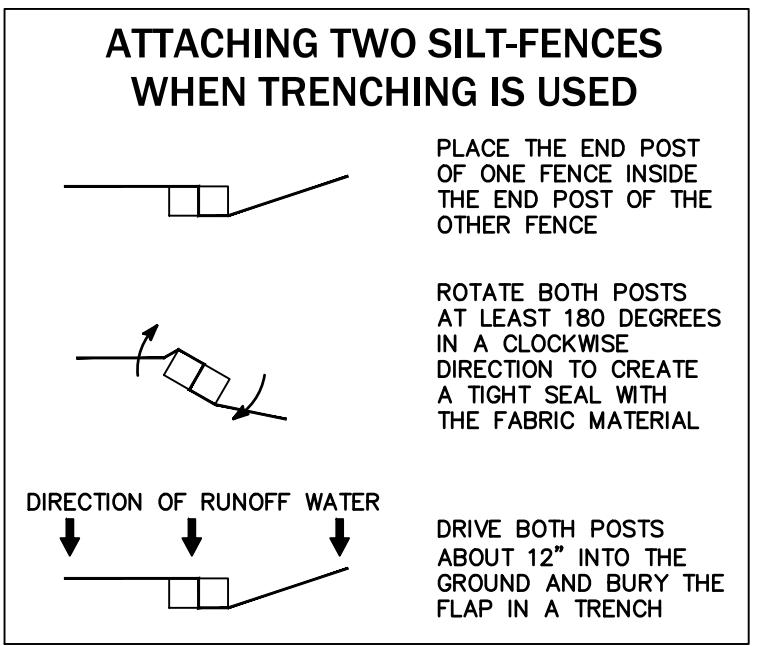
TREE BARRICADE FENCING DETAIL

N.T.S.



TYPE III SILT FENCE DETAIL

N.T.S.



No.	Date	Comment

THE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by Claudia S. Vega, P.E.
DN: cn=Claudia Vega, P.E., o=ou, email=cvega@edaf.com, c=US
Date: 2024.01.28 17:39:09 -05'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-184
Project phase: DESIGN PLAT
Project title:

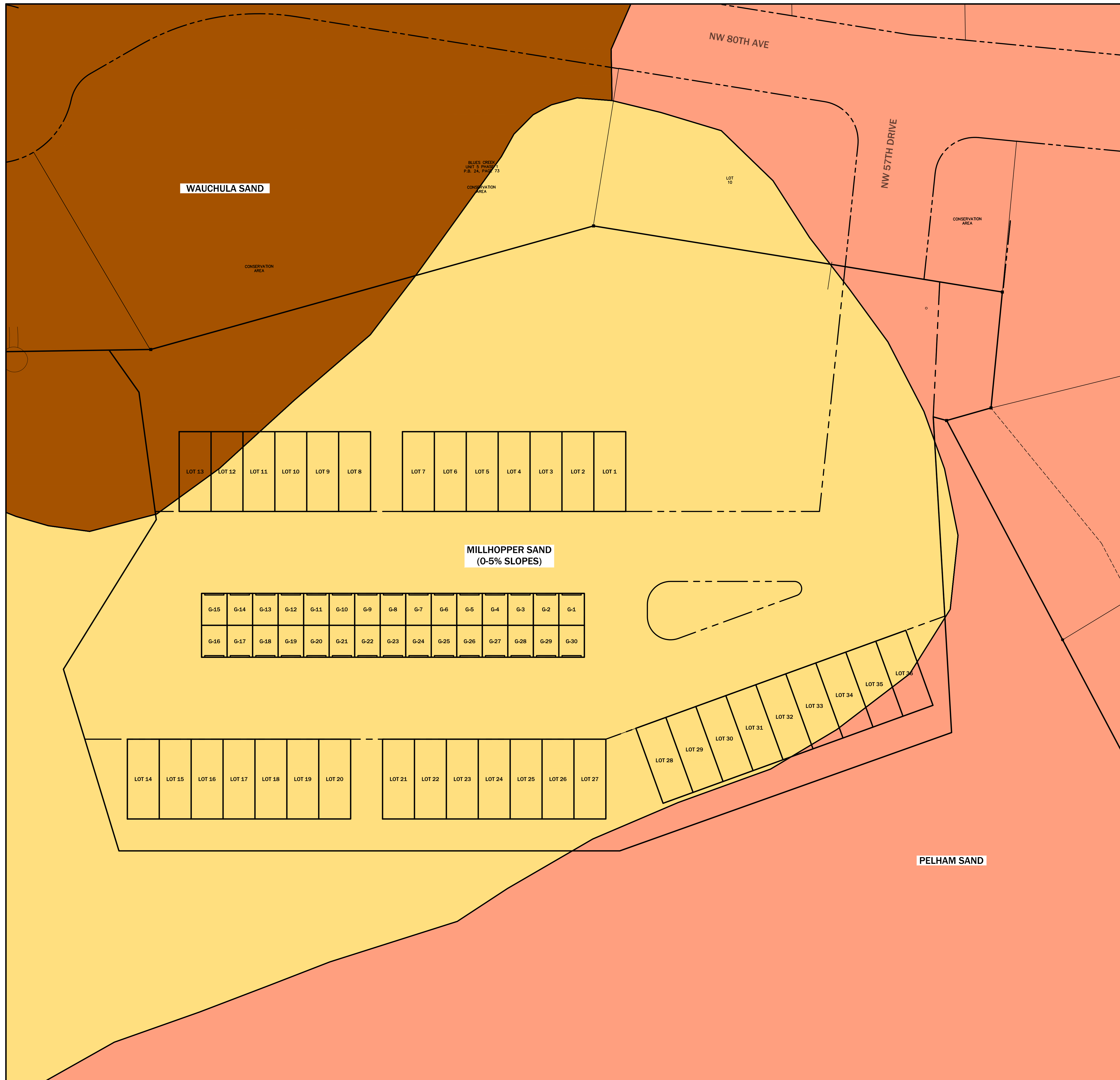
BLUES CREEK UNIT 5 PHASE 2
SUBDIVISION
DESIGN PLAT
CITY OF GAINESVILLE,
FLORIDA

Sheet title:
DEMOLITION AND TREE
CLEARING PLAN

Designed: CSV Sheet No.:
Drawn: TAR
Checked: SJR
Date: 01/24/24

C115

\\server3\projects\Blues Creek Unit 5 Phase II - 2021 Townhouses\Plans\Current\DWG\Design\Plan\B21184D1.dwg, C115-DEMOL, 1/24/2024 11:31:21 AM, AutoCAD PDF (General Documentation).pc3, JB

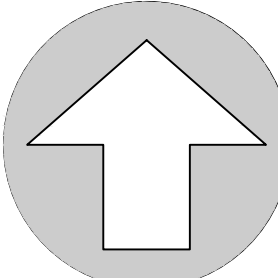


LEGEND

- 7 MILLHOPPER SAND (0-5% SLOPES)
- 13 PELHAM SAND
- 17 WAUCHULA SAND

eda
consultants inc.

EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com


NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by
Claudia Vega, P.E.
DN: cn=Claudia Vega, P.E., o, ou, email=cvega@edafl.com, c=US
Date: 2024.01.28 17:40:44 -05'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

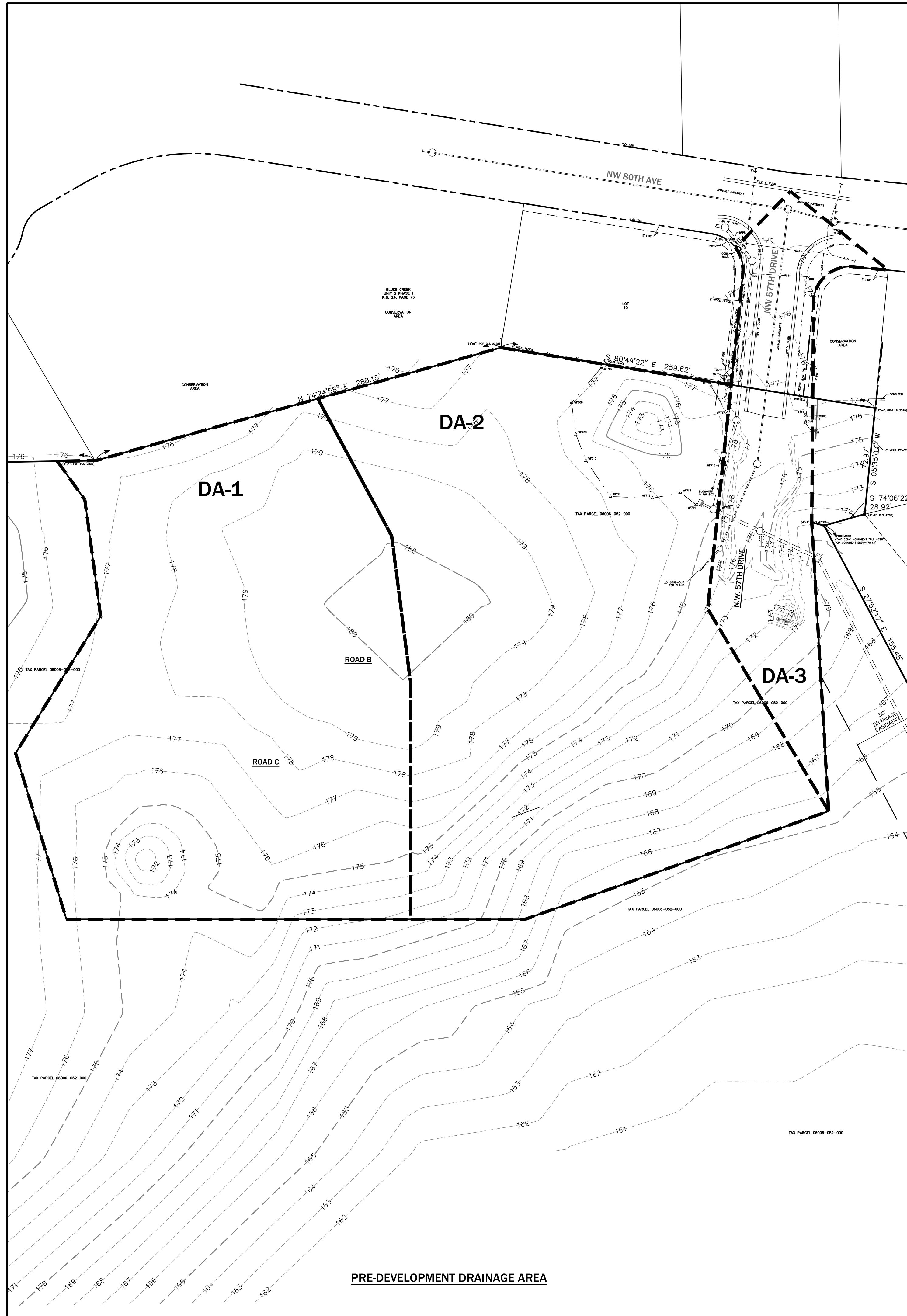
Project No: 21-184

Project phase: DESIGN PLAT

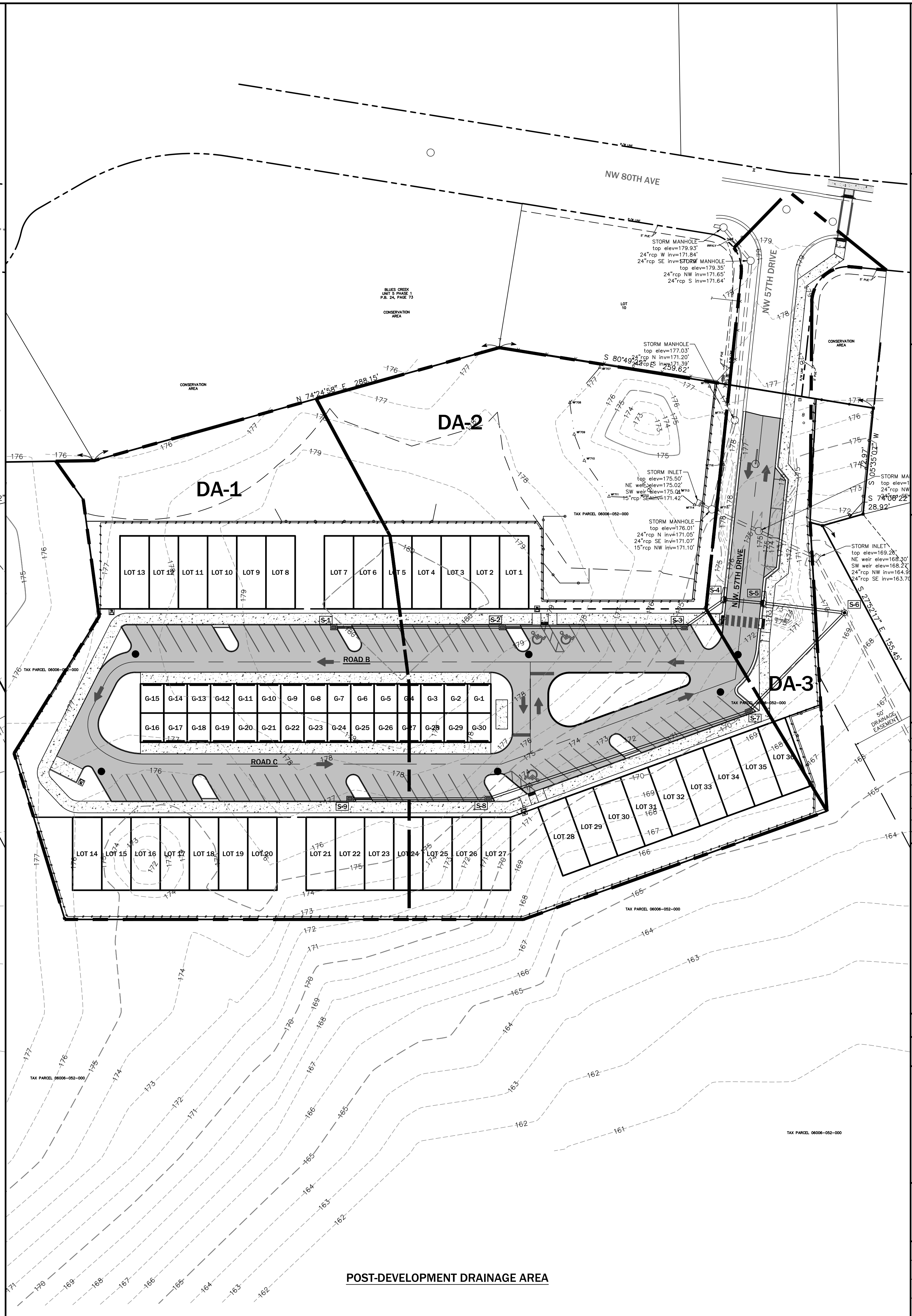
Project title:
BLUES CREEK UNIT 5 PHASE 2
SUBDIVISION
DESIGN PLAT
CITY OF GAINESVILLE,
FLORIDA

Sheet title:
SOILS MAP

Designed: CSV	Sheet No.:
Drawn: TAR	C120
Checked: SJR	
Date: 01/24/24	



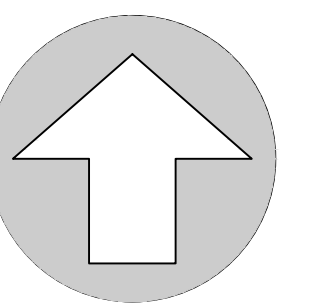
PRE-DEVELOPMENT DRAINAGE AREA



POST-DEVELOPMENT DRAINAGE AREA



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com



NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ATTACHED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by
Claudia S. Vega, P.E.
DN: cn=Claudia
Vega, P.E., o.ou,
email=cvega@edafl.c
om, c=US
Date: 2024.01.28
17:41:53 -05'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-184

Project phase: DESIGN PLAT

Project title:

BLUES CREEK UNIT 5 PHASE 2
SUBDIVISION
DESIGN PLAT
CITY OF GAINESVILLE,
FLORIDA

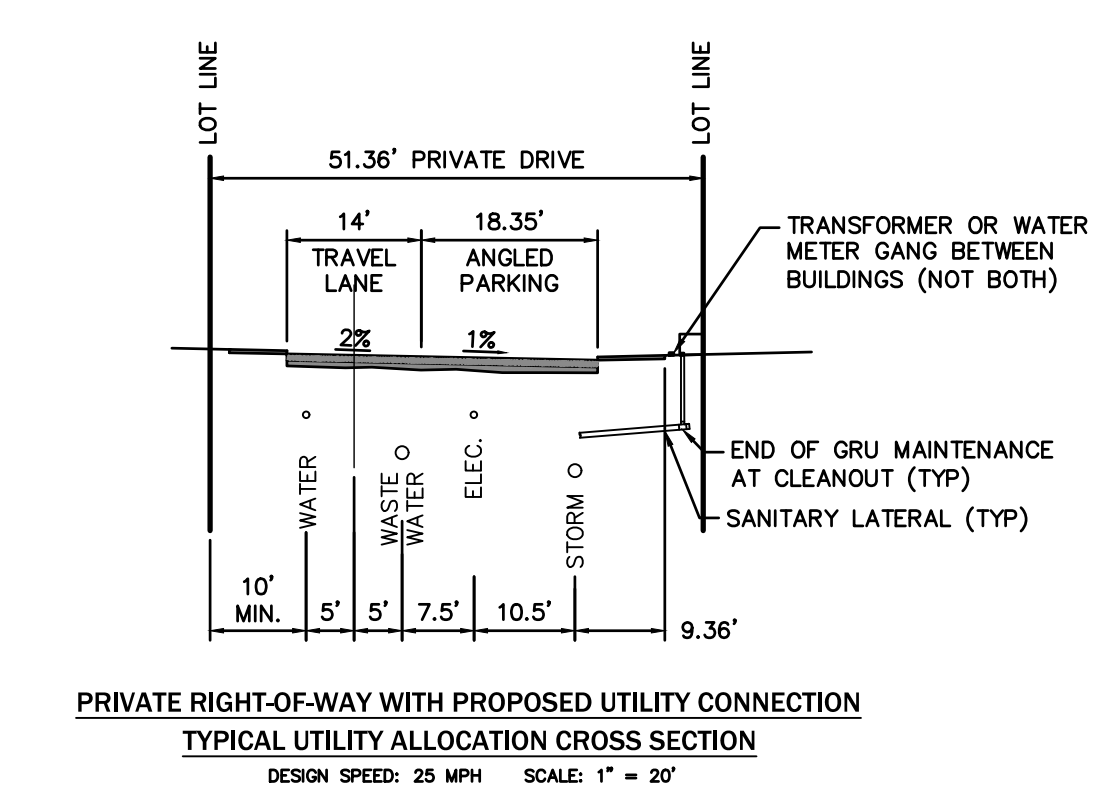
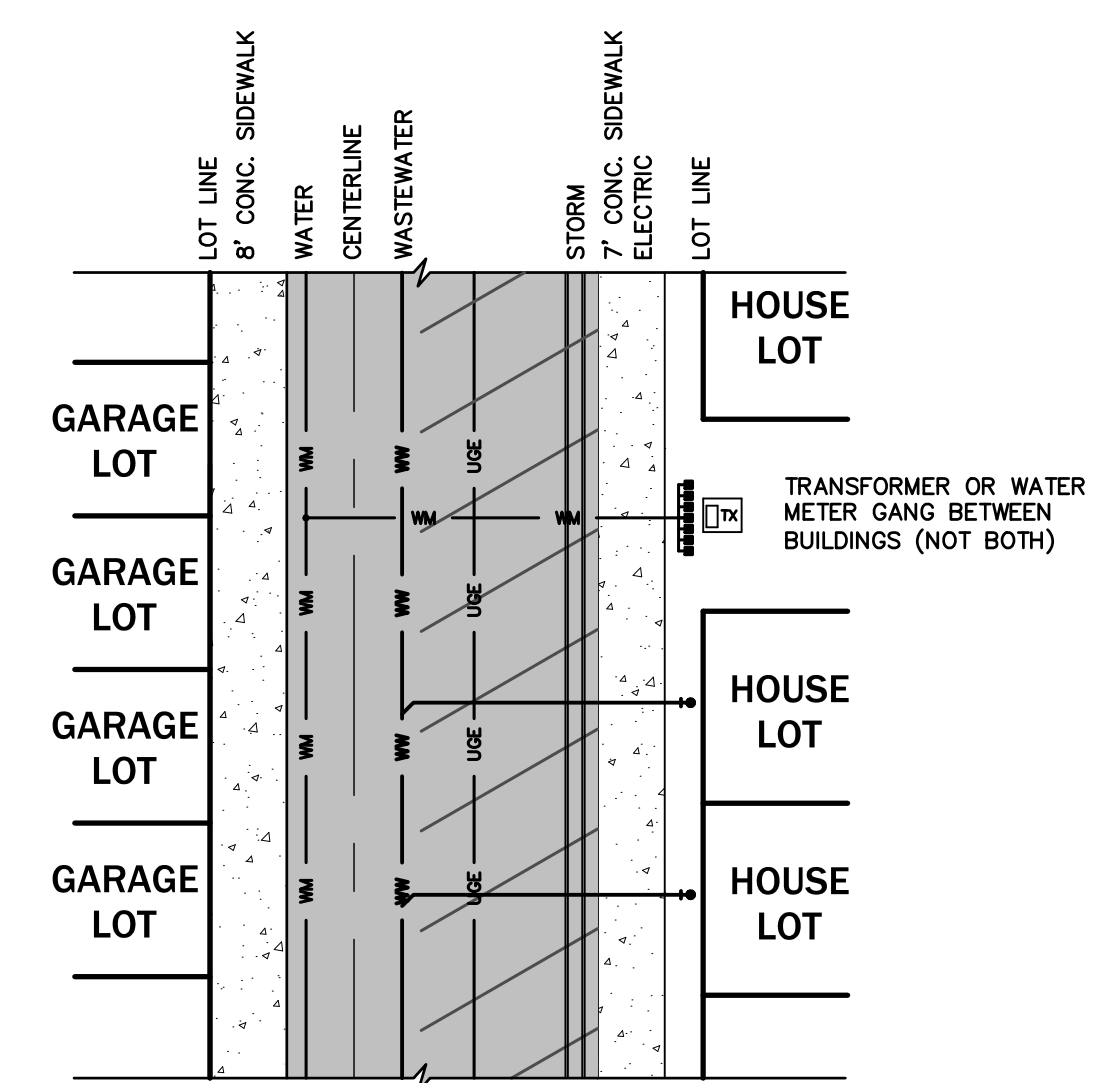
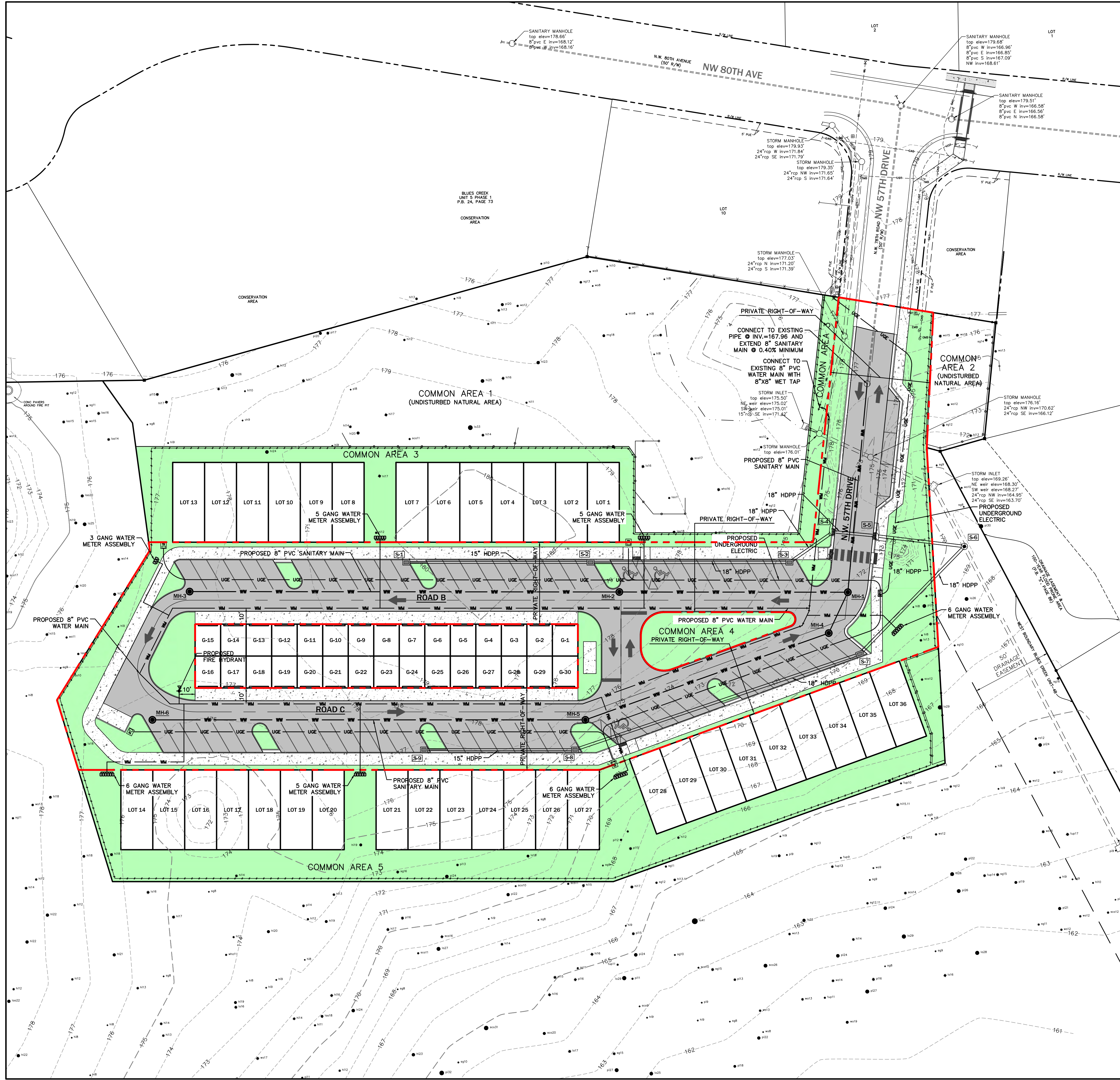
Sheet title:
PRE AND POST
DEVELOPMENT DRAINAGE
AREA MAP

Designed: CSV Sheet No.:

Drawn: TAR C200

Checked: SJR

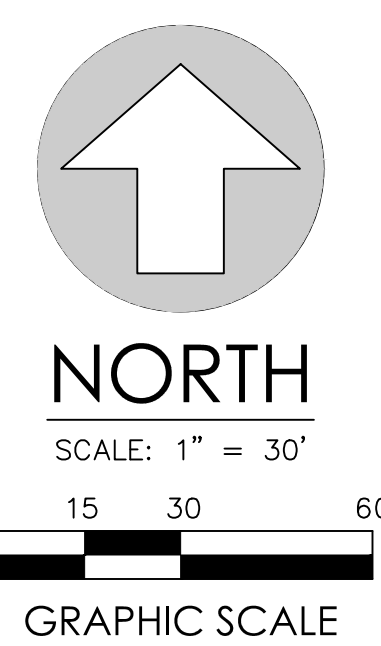
Date: 01/24/24



PRIVATE RIGHT-OF-WAY WITH PROPOSED UTILITY CONNECTION
TYPICAL UTILITY ALLOCATION CROSS SECTION
DESIGN SPEED: 25 MPH SCALE: 1" = 20'

WASTEWATER STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
MH-1	TOP EL.=172.28 N 8" INV.=168.48 (NEW) SW 8" INV.=168.6 (EXIST.) W 8" INV.=168.76
MH-2	TOP EL.=172.96 E 8" INV.=169.34 W 8" INV.=169.44
MH-3	TOP EL.=174.14 E 8" INV.=170.52
MH-4	TOP EL.=172.38 W 8" INV.=168.86 NE 8" INV.=168.86
MH-5	TOP EL.=173.17 E 8" INV.=169.55 W 8" INV.=169.65
MH-6	TOP EL.=174.18 E 8" INV.=170.66

LEGEND	
	LIMITS OF ASPHALT PAVEMENT
	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
	COMMON AREA/OPEN SPACE
	PRIVATE RIGHT-OF-WAY, PUE, AND DE



No.	Date	Comment

THIS PLAN HAS BEEN CAREFULLY REVIEWED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:
Digitally signed by Claudia Vega, P.E.
DN: cn=Claudia Vega, P.E., o=eda, email=cvega@edaf.com, c=US
Date: 2024.01.28 17:42:58 -05'00'

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-184

Project phase: DESIGN PLAT

Project title: BLUES CREEK UNIT 5 PHASE 2 SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA

Sheet title: UTILITY PLAN

Designed: CSV Sheet No.:
Drawn: TAR
Checked: SJR
Date: 01/24/24

C300

\\server3\ingproj\blues_creek_unit_5_phase_2\124\2024\113131\AM_AutoCAD_PDF_General_Documentation\pc3_1B



Jared Rogers, PSM
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601

September 19, 2023

William "Bill" Dees
City Surveyor
City of Gainesville Public Works Department
405 NW 39th Avenue
Gainesville, Florida 32609

RE: Blues Creek Unit 5 – Phase 2

Mr. Dees,

I am contacting you in regards to the following project:

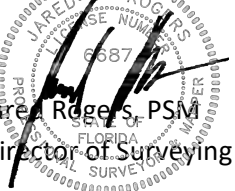
Blues Creek Unit 5 – Phase 2
eda Project No. 2021-0184.S01
Comprised of 36 residential lots & 30 garage lots
Being a total of 4.19 acres, more or less
Situated in Section 10, Township 9 South, Range 19 East

I hereby certify that as of September 18, 2023 PRMs (Permanent Reference Monuments) have been set at the above project site as called for under Section 177.091(7), Florida Statutes.

PCPs (Permanent Control Points) and Lot Corners will set in accordance with Sections 177.091(8) & 177.091(9), Florida Statutes.

Please contact me at your convenience should you have any questions.

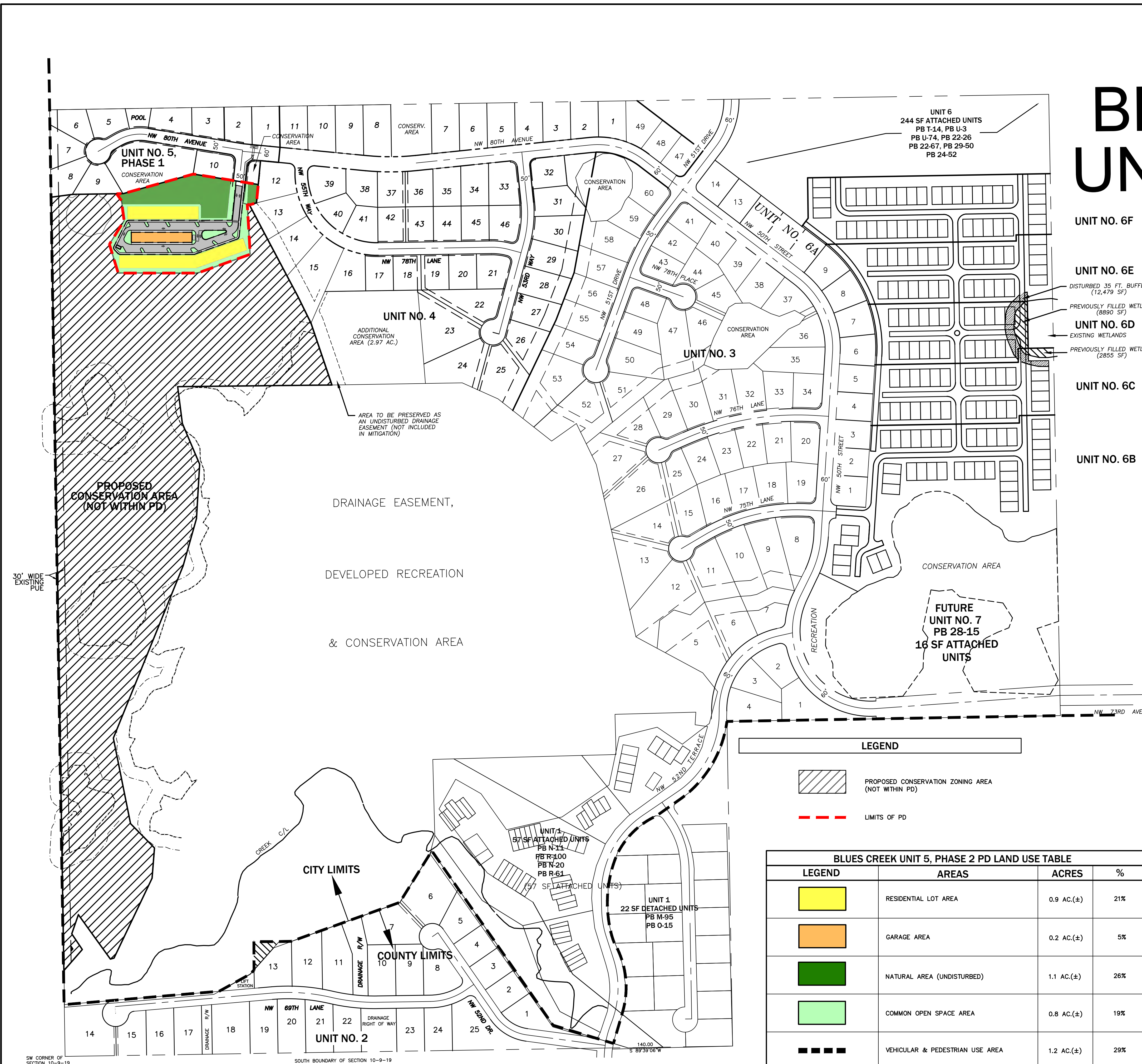
Sincerely,



Jared Rogers, PSM
Director of Surveying

The signature is a handwritten mark in black ink over a circular official seal. The seal contains the text: 'JARED S. ROGERS', 'LICENSE NUMBER 6687', 'PROFESSIONAL SURVEYOR', 'STATE OF FLORIDA', and 'MEMBER'. The seal is surrounded by a decorative border of small circles.

BLUES CREEK UNIT 5, PHASE 2



UNIT NO. 6F

UNIT NO. 6E

UNIT NO. 6D

UNIT NO. 6C

UNIT NO. 6B

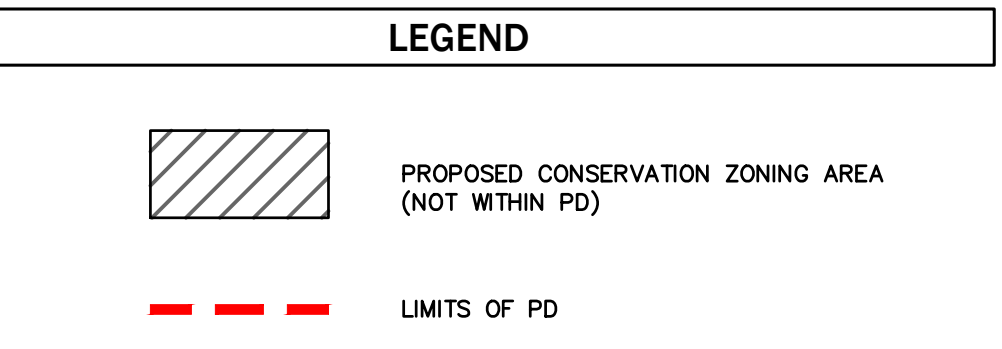
DISTURBED 35 FT. BUFFER (12,479 SF)

PREVIOUSLY FILLED WETLANDS (8890 SF)

EXISTING WETLANDS

PREVIOUSLY FILLED WETLANDS (2855 SF)

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS PD LAYOUT PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY.



UNIT 5, PHASE 2 SITE DATA

- ZONING: PLANNED DEVELOPMENT (PD)
- TOTAL ACREAGE: 4.2 ACRES (±)
- PERMITTED RESIDENTIAL UNIT TYPE: SINGLE FAMILY ATTACHED
- MAX NUMBER OF UNITS/DENSITY: 36 UNITS (8.6 UNITS/ACRE)

NOTE: ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED
UNIT 5, PHASE 2	36

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

- AVERAGE DAILY TRIPS: 36 UNITS X 7.2/UNIT (ITE 215) = 259; 50% ENTERING, 50% EXITING
- A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 0.55 X 36 UNITS = 20; 25% ENTERING, 75% EXITING
- P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 0.61 X 36 UNITS = 22; 62% ENTERING, 38% EXITING

SINGLE FAMILY ATTACHED UNITS

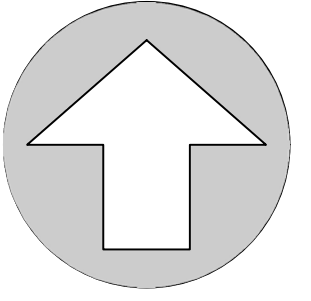
- SETBACKS FOR UNIT 5, PHASE 2: ZERO LOT LINE
- MAXIMUM NUMBER OF STORIES: TWO
- MAXIMUM NUMBER OF BEDROOMS: 2 PER UNIT
- REQUIRED PARKING: 2 PER UNIT (INCLUDES PARKING LOT AND GARAGES)

LEGEND	AREAS	ACRES	%
	RESIDENTIAL LOT AREA	0.9 AC.(±)	21%
	GARAGE AREA	0.2 AC.(±)	5%
	NATURAL AREA (UNDISTURBED)	1.1 AC.(±)	26%
	COMMON OPEN SPACE AREA	0.8 AC.(±)	19%
	VEHICULAR & PEDESTRIAN USE AREA	1.2 AC.(±)	29%
	TOTAL	4.2 AC.(±)	100%

NOTE: LAND USE AREAS AND ASSOCIATED ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: 352.373.3541
www.edafl.com mail@edafl.com



NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No:	21-184
Project phase:	ZONING
Project title:	BLUES CREEK UNIT 5 PHASE 2 CITY OF GAINESVILLE, FLORIDA

Designed: SJR	Sheet No.: P100
Drawn: NJG/TAR	
Checked: CBS	
Date: 1/20/23	

I:\users\jng\mydocuments\blues_creek_unit_5_phase_2_2021\blues_creek_unit_5_phase_2_2021\blues_creek_unit_5_phase_2_2021.dwg, 1/20/2023 9:18:11 AM, 10989... AutoCAD PDF (General Documentation).pc3

BLUES CREEK UNIT 5 - PHASE 2

NOT FOR FINAL RECORDING

PLAT BOOK _____, PAGE _____

A PORTION OF A PLANNED DEVELOPMENT SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SHEET 1 OF 2

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 A CONCRETE MONUMENT (PRM LB 2389) AT THE SOUTHEAST 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 BOUNDARY OF BLUES CREEK, UNIT 4B AS PER PLAT THEREOF RECORDED IN PLAT BOOK "S", PAGE 86 OF SAID PUBLIC RECORDS AND RUN THENCE SOUTH 05°35'07" WEST, ALONG SAID WEST BOUNDARY, 72.97 FEET TO A CONCRETE MONUMENT (PLS 4788); THENCE SOUTH 74°06'22" WEST, ALONG SAID WEST BOUNDARY, 28.92 FEET TO A CONCRETE MONUMENT (PLS 4788); THENCE NORTH 74°49'06" WEST, 8.71 FEET; THENCE SOUTH 03°19'55" EAST, 198.17 FEET; THENCE SOUTH 70°22'52" WEST, 220.86 FEET; THENCE SOUTH 90°00'00" WEST, 313.99 FEET; THENCE NORTH 17°00'12" WEST, 119.04 FEET; THENCE NORTH 31°50'14" EAST, 110.36 FEET; THENCE NORTH 07°43'20" WEST, 80.55 FEET; THENCE NORTH 35°23'52" WEST, 32.43 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID BLUES CREEK UNIT 5, PHASE 1; THENCE NORTH 89°07'48" EAST, ALONG SAID SOUTH BOUNDARY, 26.18 FEET TO A CONCRETE MONUMENT (PCP PLS 2228); THENCE NORTH 74°24'58" EAST, ALONG SAID SOUTH BOUNDARY, 288.15 FEET TO A CONCRETE MONUMENT (PCP PLS 2228); THENCE SOUTH 80°49'22" EAST, ALONG SAID SOUTH BOUNDARY, 259.62 FEET TO THE POINT OF BEGINNING.

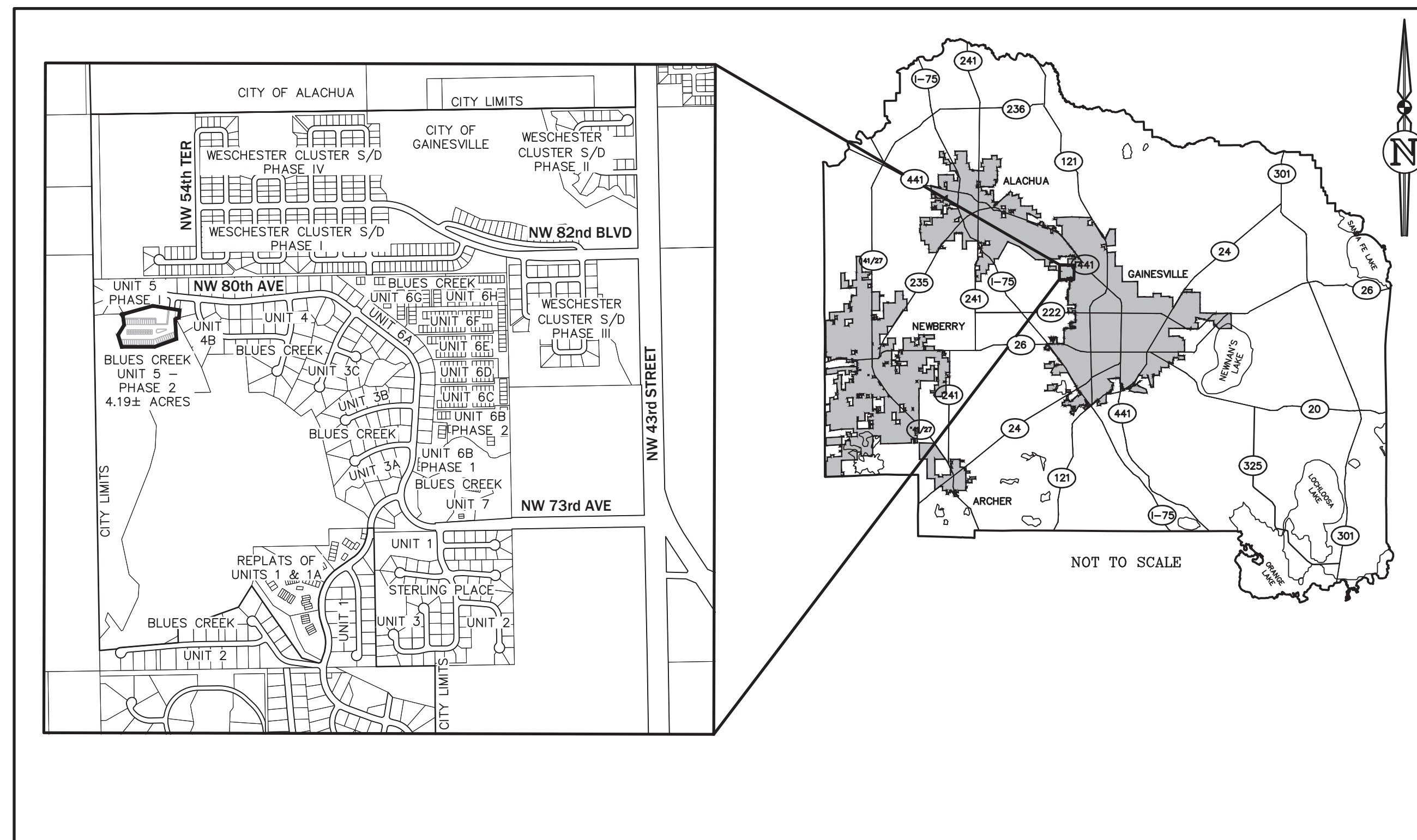
CONTAINING 4.19 ACRES, MORE OR LESS

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (SEE NOTE 10) WITH THE WEST LINE OF LOT 12 OF BLUES CREEK UNIT-4B AS SHOWN PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK "S", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AS BEING SOUTH 05 DEGREES, 35 MINUTES, 07 SECONDS WEST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0282E, COMMUNITY NUMBER 125107, PANEL 0282E, WITH AN MAP REVISED DATE OF NOVEMBER 2, 2018.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 36, & TOTAL NUMBER OF GARAGE LOTS = 30
- TOTAL ACREAGE OF SUBDIVISION = 4.19± ACRES
- THE ELEVATIONS SHOWN HEREON ARE NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988) AND ARE BASED UPON AN ELEVATION OF 173.45 FEET (NAVD 88) ON NGS (NATIONAL GEODETIC SURVEY) ELEVATION BENCHMARK "H 51" (PID AR0409).
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT) [NAD83(2011)], USING THE U.S. SURVEY FOOT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE COMMON AREAS, PRIVATE RIGHTS-OF-WAY AND PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF GAINESVILLE OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR INGRESS & EGRESS, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES THE CITY OF GAINESVILLE TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY THE CITY OF GAINESVILLE DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT.
- PRIVATE ROADWAYS SHALL BE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.
- ALL ROADS DESIGNATED HEREON AS PRIVATE ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF GAINESVILLE, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
 FRONT 0 FEET
 REAR 0 FEET
 SIDE (STREET) 0 FEET
 SIDE (INTERIOR) 0 FEET
 (APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES)

PURPOSE OF COMMON AREAS

COMMON AREA No. 1	UNDISTURBED NATURAL AREA
COMMON AREA No. 2	UNDISTURBED NATURAL AREA
COMMON AREA No. 3	COMMON AREA, OPEN SPACE; PUBLIC UTILITY EASEMENT; PRIVATE DRAINAGE EASEMENT
COMMON AREA No. 4	COMMON AREA, OPEN SPACE; PUBLIC UTILITY EASEMENT; PRIVATE DRAINAGE EASEMENT
COMMON AREA No. 5	COMMON AREA, OPEN SPACE; PUBLIC UTILITY EASEMENT; PRIVATE DRAINAGE EASEMENT



LOCATION MAP ALACHUA COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	IEE	INGRESS-EGRESS EASEMENT
LB	LICENSED BUSINESS	PC	POINT OF CURVATURE
R	RADIUS	PCP	PERMANENT CONTROL POINT
L	ARC LENGTH	POC	POINT OF COMMENCEMENT
D	DELTA (CENTRAL) ANGLE	POB	POINT OF BEGINNING
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	Q.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT (PRIVATE)
±	MORE OR LESS	10-19	SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N	= 231668.49 STATE PLANE COORDINATES	AC	ACRES
E	= 263688.77 (NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GRU	GAINESVILLE REGIONAL UTILITIES
P.B.	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)		
■	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
○	PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)		
○	PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)		

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER'S CERTIFICATION AND DEDICATION

I, [OFFICER], AS [OFFICE] OF [CORPORATION], DO HEREBY CERTIFY THAT [CORPORATION] IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BLUES CREEK UNIT 5 - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE EASEMENTS AS SHOWN HEREON WHICH ARE NOT DESIGNATED AS PRIVATE EASEMENTS. THE COMMON AREAS, PRIVATE RIGHTS-OF-WAY AND PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE [HOMEOWNERS ASSOCIATION] FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.

 [OFFICER]
 [OFFICE]
 [CORPORATION]

 WITNESS

 WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF [CORPORATION], AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2024.

 NOTARY PUBLIC, STATE OF FLORIDA

 MY COMMISSION EXPIRES

 TYPE OF IDENTIFICATION PRODUCED
 (IF NOT PERSONALLY KNOWN)

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART I)

 WILLIAM R. DEES
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 5493

 DATE

ENGINEERING REQUIREMENTS

 PUBLIC WORKS DIRECTOR

 DATE

ACCEPTED BY THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

 DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

 DATE

UTILITY REQUIREMENTS

 GENERAL MANAGER FOR UTILITIES

 DATE

LEGALITY OF DEDICATION

 CITY ATTORNEY

 DATE

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS

 CITY MANAGER

 DATE

AS CONFORMS TO APPROVAL

 CLERK OF THE CITY COMMISSION

 DATE

RECEIVED AND FILED FOR RECORD ON THIS

 DAY OF _____ A.D. 2024

 CLERK

 DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "BLUES CREEK UNIT 5 - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.
 720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
 FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
 BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687



eda consultants inc.

LB 2389
 720 S.W. 2nd Ave., South Tower, Suite 300
 GAINESVILLE, FLORIDA 32601
 TEL: (352) 373-3541
 www.edafl.com mail@edafl.com

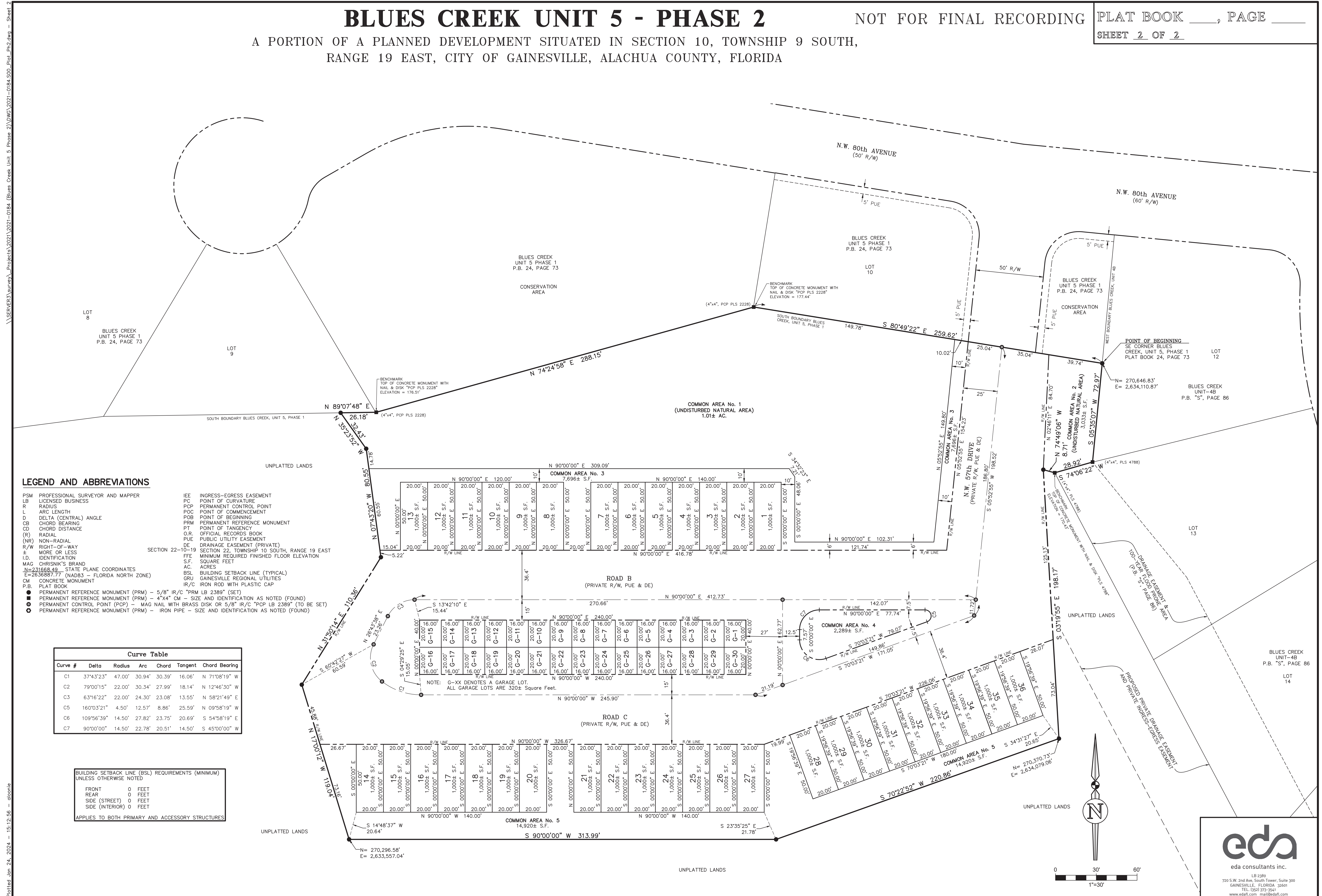
BLUES CREEK UNIT 5 - PHASE 2

NOT FOR FINAL RECORDING

PLAT BOOK _____, PAGE _____

A PORTION OF A PLANNED DEVELOPMENT SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SHEET 2 OF 2



LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- CD DELTA (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- I.D. IDENTIFICATION
- MAG CHRISNIK'S BRAND
- N=231668.49 STATE PLANE COORDINATES
- E=2636887.77 (NAD83 - FLORIDA NORTH ZONE)
- CM CONCRETE MONUMENT
- P.B. PLAT BOOK
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- IEE INGRESS-EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- O.R. OFFICIAL RECORDS BOOK
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT (PRIVATE)
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC. ACRES
- B.S.L. BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- IR/C IRON ROD WITH PLASTIC CAP

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	37°43'23"	47.00'	30.94'	30.39'	16.06'	N 71°08'19" W
C2	79°00'15"	22.00'	30.34'	27.99'	18.14'	N 12°46'30" W
C3	63°16'22"	22.00'	24.30'	23.08'	13.55'	N 58°21'49" E
C5	160°03'21"	4.50'	12.57'	8.86'	25.59'	N 09°58'19" W
C6	109°56'39"	14.50'	27.82'	23.75'	20.69'	S 54°58'19" E
C7	90°00'00"	14.50'	22.78'	20.51'	14.50'	S 45°00'00" W

BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED	
FRONT	0 FEET
REAR	0 FEET
SIDE (STREET)	0 FEET
SIDE (INTERIOR)	0 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES

Plotted Jun 24, 2024 - 15:12:56 - aboonie

eda
eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL (352) 373-3541
www.edafl.com mail@edafl.com

Development Review Sufficiency Checklist

Please fill out and upload with submittal. Each column should be addressed and filled out with a “Y” for met or “N/A” if it does not apply to the project. Sheet numbers must be included for all items. If information is incorrect or missing, the checklist will be returned at prescreen for corrections.

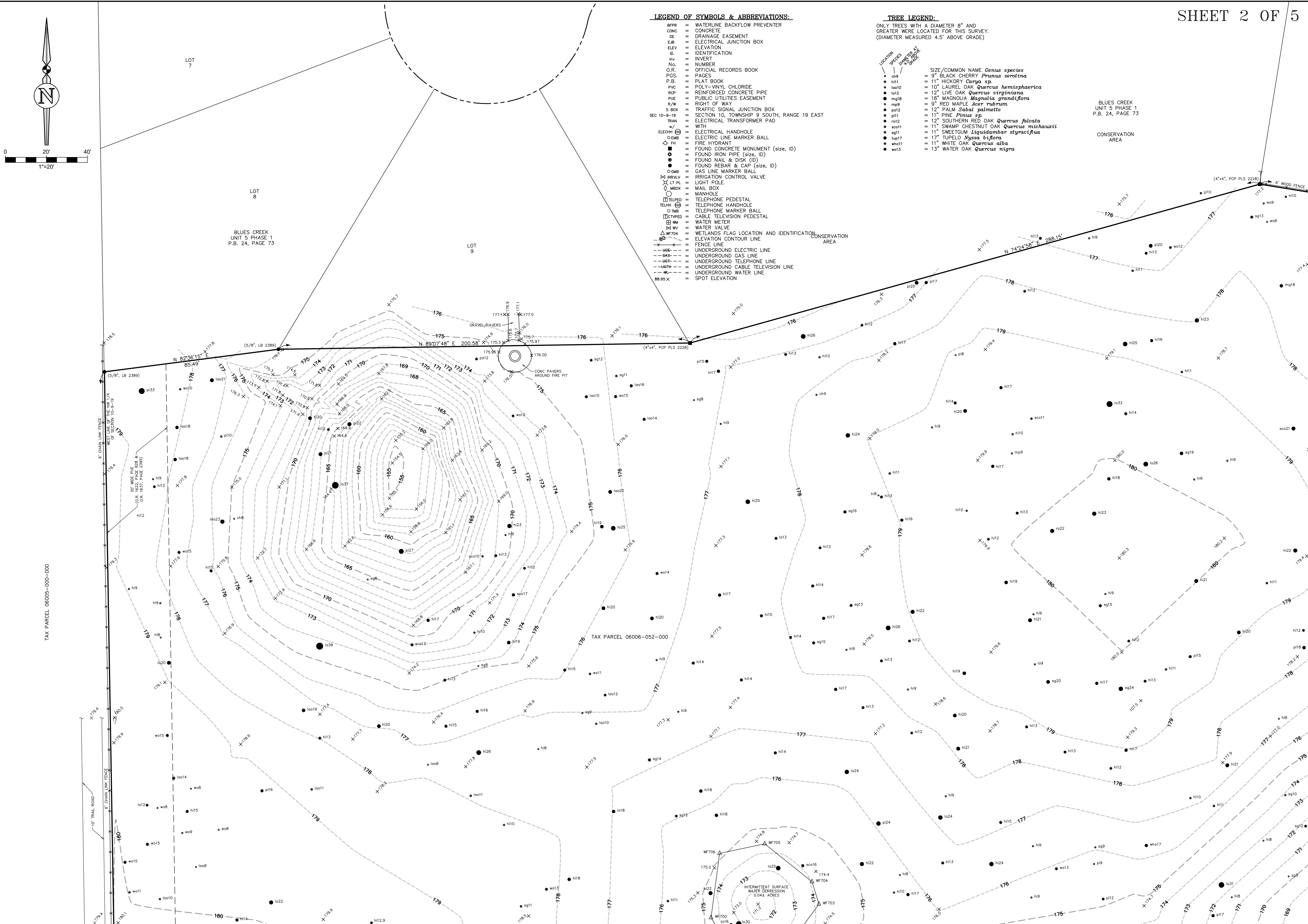
Sustainable Development	Met (Y or N/A)	Sheet #
Property owner affidavit	Y	Property Owner Affidavit
Boundary survey with legal description	Y	V001
Neighborhood workshop information (Intermediate/Major only)	Y	NM Materials
Site Plan	Y	C-SERIES
Building elevations with basic floorplans	N/A	Not required for design plat
Glazing calculations	N/A	Not required for design plat
Landscape plan	Y	Not required for design plat
Construction staging plan	Y	C130
Utility plan	Y	C300
Fire flow calculations	Y	ISO & NFPA
Environmental inventory of regulated resources – including wetlands, surface waters, and natural and archaeological resources	N/A	Not required for design plat
Protection plan for regulated environmental resources identified – this can include demonstration of adherence to required buffers, conservation set asides and management plans, monitoring plans, and plans to limit access	N/A	Not required for design plat
For regulated resources potentially impacted, an environmental mitigation plan is required. Criteria for avoidance and minimization of impacts shall be addressed	N/A	Not required for design plat
Photometric/lighting plan	N/A	Not required for design plat
Transportation and Mobility		
Trip generation	Y	C100
Traffic study (if required)	N/A	
TMPA fee (if required)	N/A	
UF Context Area fee (if required)	N/A	
Public Works		
Applicant shall comply with the Stormwater Management chapter in the Engineering Design and Construction Manual (EDCM)	Y	C-SERIES
Applicant shall comply with the Roadway Design chapter in the EDCM	Y	C-SERIES
Applicant shall comply with the Site Design chapter in the EDCM	Y	C-SERIES
Applicant shall comply with the Submittal Requirements chapter in the EDCM	Y	C-SERIES
Applicant shall comply with the Construction chapter in the EDCM	Y	C-SERIES

GRU General		
Plan Review fees	Y	
Utility Agreement Form with applicable attachments as shown on Page 2 of the Utility Agreement Form	N/A	
Electric Conduit Agreement	N/A	
Rental Lighting Application (if applicable)	N/A	
Grease Interceptor Application (if applicable)	N/A	
Potable and wastewater demand calculations (if shown on plans, indicate plan sheet)	Y	Documents folder
Signed and sealed NFPA 1 and ISO fire flow calculations (see appendix E of water/wastewater standards for a copy of ISO 2008)	Y	
AutoCAD drawing file of water and wastewater utilities with pipe sizes, fittings, and valves clearly labeled as well as the dxf layer for electric. If other utilities are proposed, those utilities must also be included.	N/A	
Clear and legible plans on 24" x 36" sheets, signed and sealed	Y	C-SERIES
Coordination with an electric engineer or tech and provide a layout on plan? If yes, provide name	N/A	Not required
Contact information, owners name, project name, address, and phase(s)	Y	C100
GRU energy delivery electric system design reflecting proposed W/WW utility design. Note on cover page/plans as Electric Design Provided by GRU Energy Delivery	N/A	Not required for design plat
All GRU standard utility notes shown on utility plans (see section 1. III.C.21 of the GRU Water/Wastewater design standards)	N/A	Not required for design plat
Project location map with north arrow	Y	C100
Show and label all existing/proposed easements with setbacks for utilities on the utility master site plan (note 'end of GRU maintenance'). Provide OR Book and Page for existing easements. Maximum size allowed is 1"=40' scale.	Y	C400
Right-of-way lines and Street Names	Y	C110
Parcels and/or lot numbers of site location and adjacent property	Y	C100
Proposed structures (i.e. buildings, walls, fences, signs)	Y	C110
Signed and sealed boundary survey, including legal description and parcel number(s)	Y	V-001
Show and label connections to existing utilities. Label existing facilities including elevations of manhole tops and inverts, pipe diameter and materials for all utilities that cross and/or are adjacent to the property.	Y	C300
Proposed off-site utility extensions to the point of availability, showing the affected off-site parcels/properties/proposed easements	Y	C300
Landscape plan reflecting all proposed utility connections	N/A	Not required for design plat
Building minimum finished floor elevations	N/A	Not required for design plat
Building footprints, labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas	Y	C120

Utility space allocation cross sections for each different road section, alley, and PUE including street and locations if roads or alleys are included in project	Y	C110
For subdivisions, provide plat	Y	Plat_Ph2_Part1/2
Identify lot numbers and street names in some fashion (names may change prior to permit issuance)	Y	C110
GRU Water/Wastewater		
Application by engineer that W/WW/RCW system design is in accordance with GRU Design and Material standards	Y	
Copy of development master plan including phasing schedule, unless plans include all potential future development	Y	C110
Show temporary construction water source with reduced pressure back flow preventer (RPBFP)	Y	C115
Indicate and label source of irrigation water if there is landscaping	N/A	No irrigation proposed
If water/wastewater infrastructure is illegible on master plan, provide on multiple sheets	N/A	One sheet
Plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion)	N/A	Not required
All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances"	Y	C300
Existing and proposed site contours must be shown on utility plan	Y	C300
Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)	N/A	Not required for design plat
Grease Interceptor or Oil/Water Separator must be shown (for applicable projects)	N/A	Not required
Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)	N/A	Not required
GRU Electric		
All proposed electric infrastructure shown to scale per EDSG	Y	C300
Proposed meter/service delivery point shown	Y	C300
If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan.	N/A	Not required for design plat
All electric equipment, cable/conduits must be contained within a PUE and coordinated with GRU Real Estate	Y	C300
Provide proper clearances around all electric structures and equipment as per EDSG	Y	C300
Provide required voltage (single phase or three phase) and any load information that you have	N/A	Not required for design plat

GRU Gas		
Gas shown on plans	N/A	No Gas
Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site	N/A	No Gas
Gas meter location	N/A	No Gas
Acceptable service delivery point	N/A	No Gas
Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter set	N/A	No Gas
GRUCom		
Are you considering GRUCom services	N/A	No GRUCom

Plotted Nov 26, 2023 11:32:26 - abonnie \\SERVER3\arv\Projects\2021-0184 (Blues Creek Unit 5 Phase 2)\DWG\2021-0184_S00_Top.dwg - Sheet 2



LEGEND OF SYMBOLS & ABBREVIATIONS:

- WFLP = WATERLINE BACKFLOW PREVENTER
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- ID = IDENTIFICATION
- INV = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PCS. = PAGES
- P.B. = PLAT BOOK
- PVC = POLY-VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- PUE = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT OF WAY
- S BOX = TRAFFIC SIGNAL JUNCTION BOX
- SEC 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- TRAN = ELECTRICAL TRANSFORMER PAD
- WITH = WITH
- ELECHW = ELECTRICAL HANDHOLE
- EMB = ELECTRIC LINE MARKER BALL
- FH = FIRE HYDRANT
- FCM = FOUND CONCRETE MONUMENT (size, ID)
- FIP = FOUND IRON PIPE (size, ID)
- FND = FOUND NAIL & DISK (ID)
- FR = FOUND REBAR & CAP (size, ID)
- GMLB = GAS LINE MARKER BALL
- IRCVLV = IRRIGATION CONTROL VALVE
- LT PL = LIGHT POLE
- MBOX = MAIL BOX
- MNHOLE = MANHOLE
- TELEPED = TELEPHONE PEDESTAL
- TELUH = TELEPHONE HANDHOLE
- TMB = TELEPHONE MARKER BALL
- CTPED = CABLE TELEVISION PEDESTAL
- WM = WATER METER
- WV = WATER VALVE
- WF704 = WETLANDS FLAG LOCATION AND IDENTIFICATION
- ELCONTOUR = ELEVATION CONTOUR LINE
- FENCE = FENCE LINE
- UGEL = UNDERGROUND ELECTRIC LINE
- UGAS = UNDERGROUND GAS LINE
- UGTEL = UNDERGROUND TELEPHONE LINE
- UGC = UNDERGROUND CABLE TELEVISION LINE
- UWL = UNDERGROUND WATER LINE
- 88.95 X = SPOT ELEVATION

TREE LEGEND:

- ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)
- SIZE/COMMON NAME Genus species
- ch9 = 9" BLACK CHERRY *Prunus serotina*
- h11 = 11" HICKORY *Carya sp.*
- lo10 = 10" LAUREL OAK *Quercus hemisphaerica*
- lo12 = 12" LIVE OAK *Quercus virginiana*
- mg18 = 18" MAGNOLIA *Magnolia grandiflora*
- mp9 = 9" RED MAPLE *Acer rubrum*
- pa12 = 12" PALM *Sabal palmetto*
- pi11 = 11" PINE *Pinus sp.*
- ro12 = 12" SOUTHERN RED OAK *Quercus falcata*
- sc011 = 11" SWAMP CHESTNUT OAK *Quercus michauxii*
- sg11 = 11" SWEETGUM *Liquidambar styraciflua*
- tu17 = 17" TUPELO *Nyssa biflora*
- wo11 = 11" WHITE OAK *Quercus alba*
- wo13 = 13" WATER OAK *Quercus nigra*

BLUES CREEK UNIT 5 PHASE 1 P.B. 24, PAGE 73

CONSERVATION AREA

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP NUMBER 12202E, EFFECTIVE DATE 11/02/18. SAID MAP DESCRIBES ZONE (S) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

eda consultants inc.
 eda consultants inc.
 720 S.W. 4th Ave., 5th Floor, Suite 300
 GAINESVILLE, FLORIDA 32609
 www.edainc.com

Project No. 2021-0184_S00
 Date: 11/28/2023
 Check: J.R.
 Drawn: J.R.
 Scale: AS SHOWN
 Signature: J.R.
 Not Valid Without Original Signature and the Ratched Seal of a Licensed Surveyor and Mapper, Government #2583

11/28/2023
 09/26/2022
 09/23/2022
 1-29
 3)
 4)
 PREPARED FOR: NEW GENERATION HOME BUILDERS, INC.
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.
 THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/24/2022.

Sheet No.: V-002



LEGEND OF SYMBOLS & ABBREVIATIONS:

- BFRP = WATERLINE BACKFLOW PREVENTER
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- ID. = IDENTIFICATION
- INV = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- P.C.S. = PAGES
- P.B. = PLAT BOOK
- PVC = POLY-VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- PUE = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT OF WAY
- S BOX = TRAFFIC SIGNAL JUNCTION BOX
- SEC 10-9-19 = SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- TRANS = ELECTRICAL TRANSFORMER PAD
- WITH =
- ELECHH (H) = ELECTRICAL HANDHOLE
- EMB = ELECTRIC LINE MARKER BALL
- DE = DRAINAGE EASEMENT
- FC = FOUND CONCRETE MONUMENT (size, ID)
- FC = FOUND IRON PIPE (size, ID)
- FC = FOUND NAIL & DISK (ID)
- FC = FOUND REBAR & CAP (size, ID)
- GMB = GAS LINE MARKER BALL
- IRRVLV = IRRIGATION CONTROL VALVE
- LT PL = LIGHT POLE (4"x4", PRM LB 2389)
- MBOX = MAIL BOX
- MANHOLE = MANHOLE
- TELEPED = TELEPHONE PEDESTAL
- TELEHH = TELEPHONE HANDHOLE
- TELEMB = TELEPHONE MARKER BALL
- CTVPEDESTAL = CABLE TELEVISION PEDESTAL
- WATER METER = WATER METER
- WATER VALVE = WATER VALVE
- WFL = WETLANDS FLAG LOCATION AND IDENTIFICATION
- ELEVATION CONTOUR LINE = ELEVATION CONTOUR LINE
- USE = UNDERGROUND ELECTRIC LINE
- USE = UNDERGROUND GAS LINE
- USE = UNDERGROUND TELEPHONE LINE
- USE = UNDERGROUND CABLE TELEVISION LINE
- USE = UNDERGROUND WATER LINE
- 88.95 X = SPOT ELEVATION

TREE LEGEND:

- ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)
- CH9 = 9" BLACK CHERRY *Prunus serotina*
 - H11 = 11" HICKORY *Carya sp.*
 - L10 = 10" LAUREL OAK *Quercus hemisphaerica*
 - L12 = 12" LIVE OAK *Quercus virginiana*
 - M18 = 18" MAGNOLIA *Magnolia grandiflora*
 - M9 = 9" RED MAPLE *Acer rubrum*
 - P12 = 12" PALM *Sabal palmetto*
 - P11 = 11" PINE *Pinus sp.*
 - R12 = 12" SOUTHERN RED OAK *Quercus falcata*
 - SC11 = 11" SWAMP CHESTNUT OAK *Quercus michauxii*
 - S11 = 11" SWEETGUM *Liquidambar styraciflua*
 - T17 = 17" TUPELO *Nyssa biflora*
 - W11 = 11" WHITE OAK *Quercus alba*
 - W13 = 13" WATER OAK *Quercus nigra*

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP NUMBER 22022C00020E AND THE FLOOD INSURANCE RATE MAP NUMBER 0282E. EFFECTIVE DATE: 11/02/18. SAID MAP DESCRIBES ZONE (S) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Project No.: 2201-0184-000
 Date: 11/28/2023
 Prepared by: JARED ROGERS
 Checked by: J.R.
 Scale: AS SHOWN
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2023

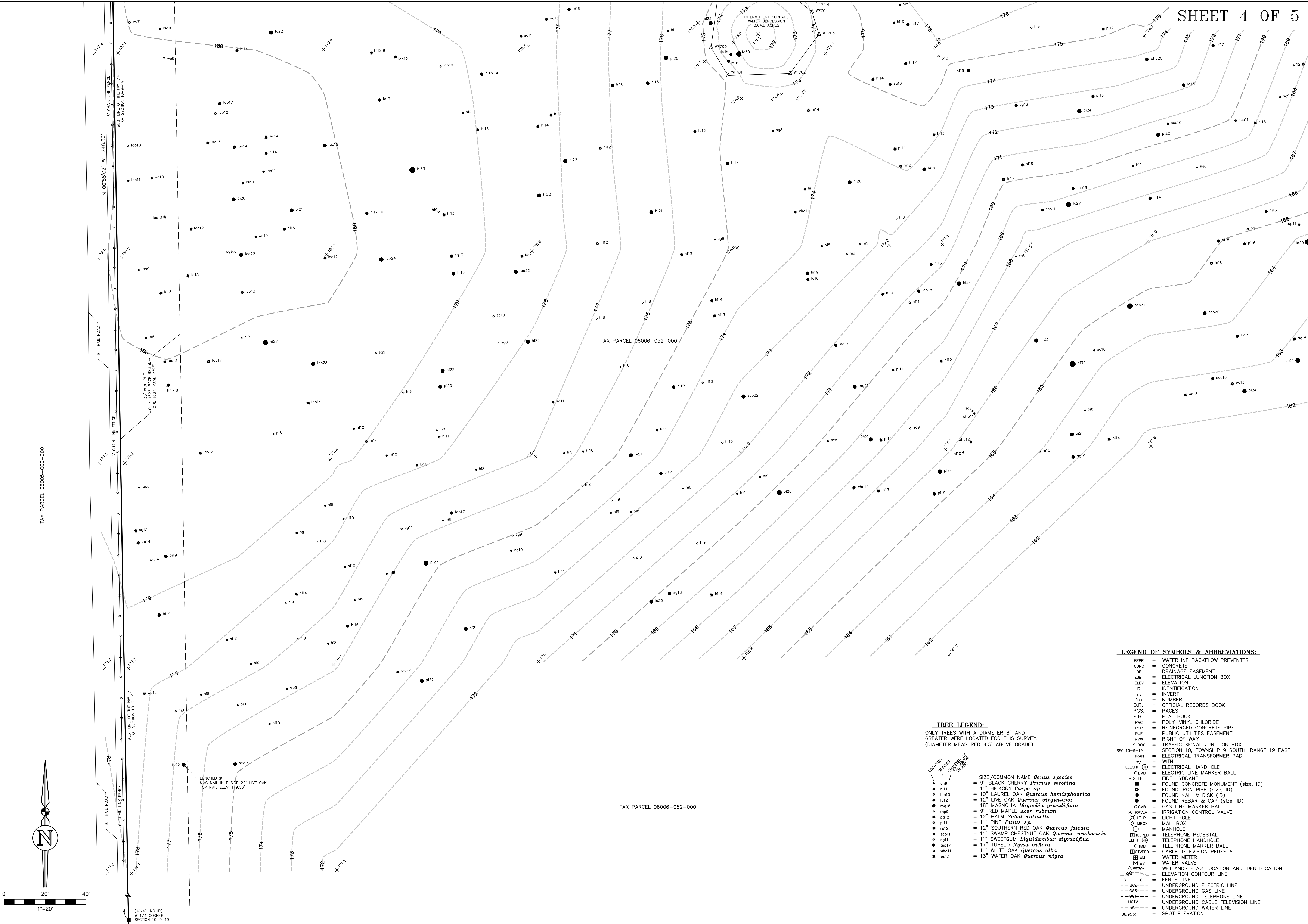
Filebook	Page	Survey Date	Drawing Completed	Revised
1072	1-29	09/23/2022	09/26/2022	11/28/2023

PREPARED FOR: 1) NEW GENERATION HOME BUILDERS, INC.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 09/23/2022.

Plotted Nov. 26, 2023 11:32:26 - abonnie \\SERVER3\surv\Projects\2021-0184 (Blues Creek Unit 5 Phase 2)\DWG\2021-0184_S00_Topodwg - Sheet 4

SHEET 4 OF 5



TREE LEGEND

ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

- | LOCATION | SPECIES | SIZE/COMMON NAME | Genus species |
|----------|---------|------------------------|--------------------------------|
| ch9 | | 9" BLACK CHERRY | <i>Prunus serotina</i> |
| hi11 | | 11" HICKORY | <i>Carya sp.</i> |
| lo010 | | 10" LAUREL OAK | <i>Quercus hemisphaerica</i> |
| lo12 | | 12" LIVE OAK | <i>Quercus virginiana</i> |
| mg18 | | 18" MAGNOLIA | <i>Magnolia grandiflora</i> |
| mp9 | | 9" RED MAPLE | <i>Acer rubrum</i> |
| pa12 | | 12" PALM | <i>Sabal palmetto</i> |
| pi11 | | 11" PINE | <i>Pinus sp.</i> |
| ro12 | | 12" SOUTHERN RED OAK | <i>Quercus falcata</i> |
| sc011 | | 11" SWAMP CHESTNUT OAK | <i>Quercus michauxii</i> |
| sg11 | | 11" SWEETGUM | <i>Liquidambar styraciflua</i> |
| tu17 | | 17" TUPELO | <i>Nyssa biflora</i> |
| wo11 | | 11" WHITE OAK | <i>Quercus alba</i> |
| wo13 | | 13" WATER OAK | <i>Quercus nigra</i> |

LEGEND OF SYMBOLS & ABBREVIATIONS

- BPRP = WATERLINE BACKFLOW PREVENTER
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- E-EB = ELECTRICAL EASEMENT
- ELEV = ELEVATION
- ID = IDENTIFICATION
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- P.G.S. = PAGES
- P.S. = PLAT BOOK
- PVC = POLY-VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- PUE = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT OF WAY
- S BOX = TRAFFIC SIGNAL JUNCTION BOX
- TRAN = ELECTRICAL TRANSFORMER PAD
- WTH = WITH
- ELEOH (H) = ELECTRICAL HANDHOLE
- EMB = ELECTRIC LINE MARKER BALL
- FH = FIRE HYDRANT
- FCM = FOUND CONCRETE MONUMENT (size, ID)
- FI = FOUND IRON PIPE (size, ID)
- FN = FOUND NAIL & DISK (ID)
- FR = FOUND REBAR & CAP (size, ID)
- GMB = GAS LINE MARKER BALL
- IRRVLV = IRRIGATION CONTROL VALVE
- LT PL = LIGHT POLE
- MBX = MANHOLE
- TELPE = TELEPHONE PEDESTAL
- TELH = TELEPHONE HANDHOLE
- OMB = TELEPHONE MARKER BALL
- CTVPE = CABLE TELEVISION PEDESTAL
- WM = WATER METER
- WV = WATER VALVE
- WF704 = WETLANDS FLAG LOCATION AND IDENTIFICATION
- EL = ELEVATION CONTOUR LINE
- FENCE = FENCE LINE
- USE = UNDERGROUND ELECTRIC LINE
- GAS = UNDERGROUND GAS LINE
- TEL = UNDERGROUND TELEPHONE LINE
- CTV = UNDERGROUND CABLE TELEVISION LINE
- W = UNDERGROUND WATER LINE
- 88.95 X = SPOT ELEVATION

FLOOD INSURANCE RATE MAP STATEMENT

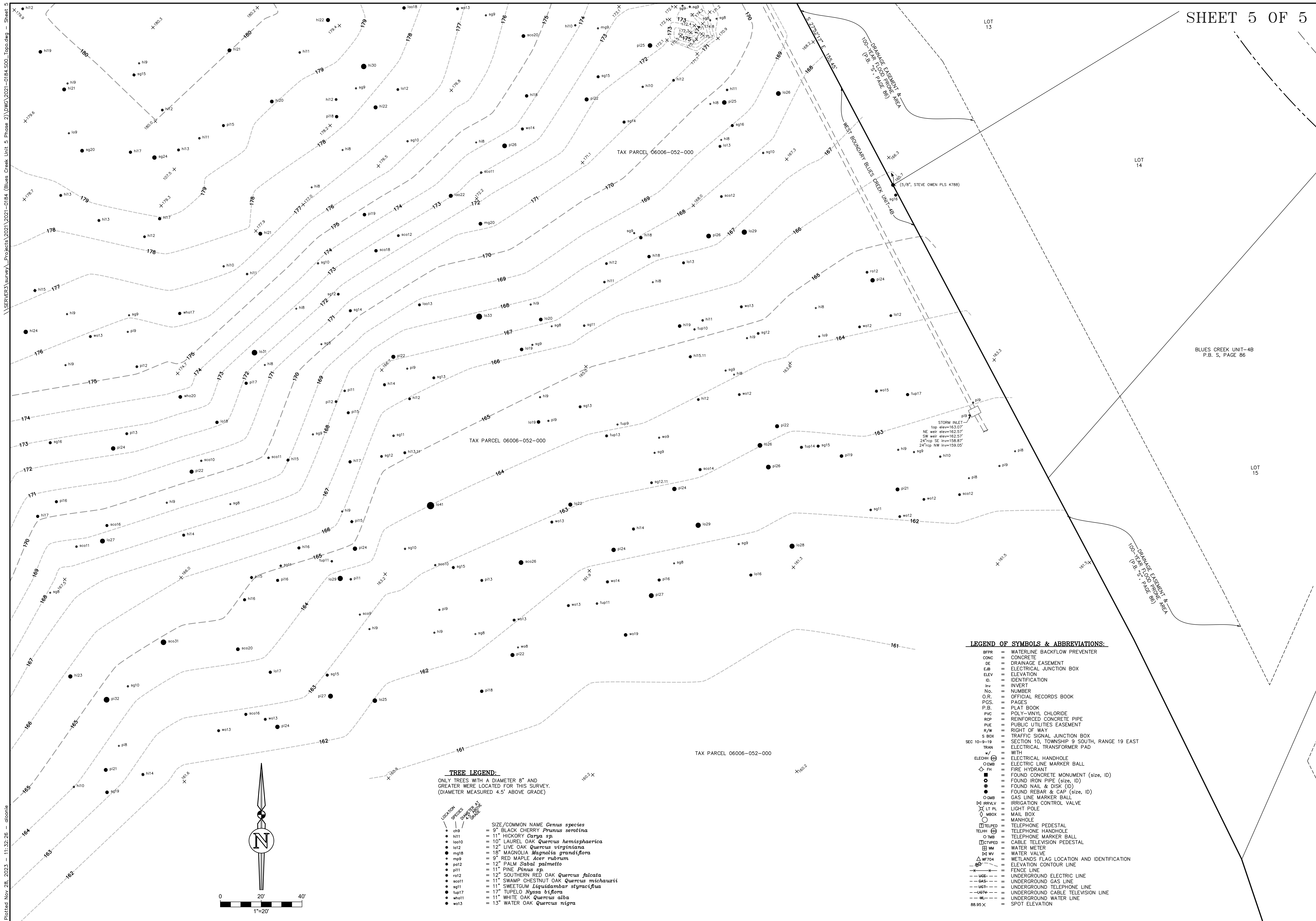
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) UNSHADED. THE DESIGN FLOOD ELEVATION IS 88.95 FEET. THE FLOOD INSURANCE RATE MAP NUMBER IS 12202Z. THE EFFECTIVE DATE IS 11/02/18. SAID MAP DESCRIBES ZONE(S) UNSHADED AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Project No. 2021-0184 S00
 eda consultants inc.
 Corporate
 JARED ROGERS
 Surveyor
 SEE SHEET 1 OF 5 FOR ORIGINAL SIGNATURE AND RAISED SEAL
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL
 BY A LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2023

Sheet No.: V-004

11/28/2023
 09/26/2022
 09/23/2022
 1-29
 1072
 PREPARED FOR: NEW GENERATION HOME BUILDERS, INC.
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.
 THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/21/2022.



Plotted Nov 26, 2023 11:32:26 - abonnie

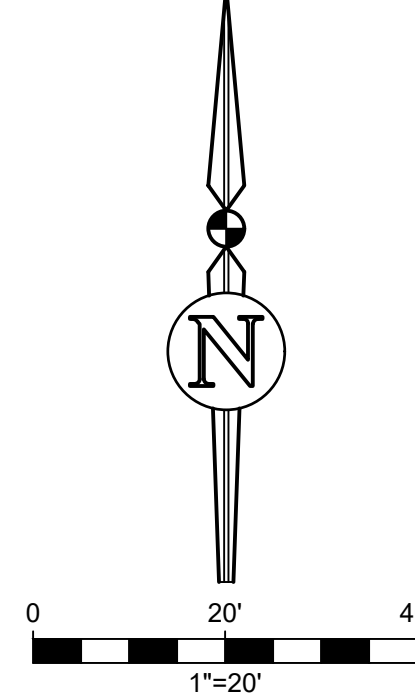
\\SERVER3\arv\w\Projects\2021-0184 (Blues Creek Unit 5 Phase 2)\DWG\2021-0184_S00_Top.dwg - Sheet 5

TREE LEGEND:
ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

Location	Species	Size	Common Name	Genus species
•	o18	9"	BLACK CHERRY	<i>Prunus serotina</i>
•	h11	11"	HICKORY	<i>Carya sp.</i>
•	lao10	10"	LAUREL OAK	<i>Quercus hemisphaerica</i>
•	lao12	12"	LIVE OAK	<i>Quercus virginiana</i>
•	mg18	18"	MAGNOLIA	<i>Magnolia grandiflora</i>
•	mp9	9"	RED MAPLE	<i>Acer rubrum</i>
•	pat2	12"	PALM	<i>Sabal palmetto</i>
•	p11	11"	PINE	<i>Pinus sp.</i>
•	rot2	12"	SOUTHERN RED OAK	<i>Quercus falcata</i>
•	scol1	11"	SWAMP CHESTNUT OAK	<i>Quercus michauxii</i>
•	sg11	11"	SWEETGUM	<i>Liquidambar styraciflua</i>
•	tup17	17"	TUPELO	<i>Nyssa biflora</i>
•	wh11	11"	WHITE OAK	<i>Quercus alba</i>
•	wot3	13"	WATER OAK	<i>Quercus nigra</i>

LEGEND OF SYMBOLS & ABBREVIATIONS:

BFP	= WATERLINE BACKFLOW PREVENTER
CONC	= CONCRETE
DE	= DRAINAGE EASEMENT
EJ	= ELECTRICAL JUNCTION BOX
ELEV	= ELEVATION
ID	= IDENTIFICATION
INV	= INVERT
NO	= NUMBER
O.R.	= OFFICIAL RECORDS BOOK
PAGES	= PAGES
P.B.	= PLAT BOOK
PVC	= POLY-VINYL CHLORIDE
RCP	= REINFORCED CONCRETE PIPE
PUE	= PUBLIC UTILITIES EASEMENT
RT/W	= RIGHT OF WAY
S BOX	= TRAFFIC SIGNAL JUNCTION BOX
SEC 10-9-19	= SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	= ELECTRICAL TRANSFORMER PAD
WITH	= WITH
ELECH (H)	= ELECTRICAL HANDHOLE
EMB	= ELECTRIC LINE MARKER BALL
FD	= FIRE HYDRANT
FCM	= FOUND CONCRETE MONUMENT (size, ID)
FIP	= FOUND IRON PIPE (size, ID)
FN	= FOUND NAIL & DISK (ID)
FR&C	= FOUND REBAR & CAP (size, ID)
GMLB	= GAS LINE MARKER BALL
IRRV	= IRRIGATION CONTROL VALVE
LT PL	= LIGHT POLE
MB	= MAIL BOX
M	= MANHOLE
TELPE	= TELEPHONE PEDESTAL
TELH (H)	= TELEPHONE HANDHOLE
TMB	= TELEPHONE MARKER BALL
CTVPE	= CABLE TELEVISION PEDESTAL
WM	= WATER METER
WV	= WATER VALVE
WFL	= WETLANDS FLAG LOCATION AND IDENTIFICATION
W704	= ELEVATION CONTOUR LINE
---	= FENCE LINE
---	= UNDERGROUND ELECTRIC LINE
---	= UNDERGROUND GAS LINE
---	= UNDERGROUND TELEPHONE LINE
---	= UNDERGROUND CABLE TELEVISION LINE
---	= UNDERGROUND WATER LINE
88.95 X	= SPOT ELEVATION



FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 06006-052-000-00002R. NUMBER 123102 - PANEL 0282E - EFFECTIVE DATE 11/02/18. SAID MAP DESCRIBES ZONE(S) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

eda consultants inc.
eda consultants inc.
720 S.W. 3rd Ave., 5th Floor, Suite 300
GAINESVILLE, FLORIDA 32609
www.edafl.com

Project No: 2021-0184_S00
Date: 11/28/2023
Check: J.R.
Drawn: J.R.
Reviewed: J.R.
Signature: J.R.
Scale: 1"=20'
Drawing No: 6887
Drawing Title: SHEET 5 OF 5 FOR ORIGINAL SURVEY SIGNATURE AND RAISED SEAL
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL
BY A LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2023

1072 09/23/2022 09/26/2022 11/28/2023
1-29 11/28/2023
PREPARED FOR: NEW GENERATION HOME BUILDERS, INC.
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 09/21/2022.



City of Gainesville

Department of Sustainable
Development

Appendix B – Code of Ordinances Chapter 30 - Goals, Objectives, and Policies

Goals, Objectives & Policies



Future Land Use Element

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

Policy 2.1.1 The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Policy 2.1.2 The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Policy 2.1.3 The City should concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.

Policy 2.1.4 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and

Sec. 30-3.37. - Subdivisions.

- A. *Requirements.* To effectuate the purpose of this article, every subdivision of land within the city shall be made in accordance with the requirements specified in this article. Such requirements include a pre-application conference; obtaining design plat approval; obtaining construction plan approval; obtaining final plat approval; constructing required public improvements; and supplying security for the construction and maintenance of such improvements. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.
- B. *Pre-application conference.*
1. *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of city staff to become familiar with the subdivision requirements, city policies and provisions of the Comprehensive Plan. The subdivider is encouraged to bring plans and data specified in this section so as to clearly show existing conditions of the site and its vicinity and the proposed layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing a plat that will meet the requirements of this article. This procedure does not require a formal application or fee.
 2. *Prohibited or discouraged designs or improvements.* As indicated in this article and further referenced in the Design Manual, certain practices, designs or improvements are discouraged or prohibited. If prohibited, a modification will be required in order for the same to be allowed. If discouraged, the same may be allowed by the city commission depending on a proper showing of necessity and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.
 3. *Concept review (Sketch drawing).* The applicant may submit an application for the optional concept subdivision review by city staff, with a sketch that contains the following:
 - a. Approximate tract boundaries.
 - b. Approximate location with respect to section lines.
 - c. Streets on and adjacent to the tract.
 - d. Proposed general street layout.
 - e. Environmental features including but not limited to significant topographical and physical features, regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes, wetlands, FEMA and community determined flood plains, and heritage trees.
 - f.

Generalized existing vegetation, including areas of native forest where the land shows no evidence of prior use for agriculture.

- g. Proposed general lot layout and the total number of lots.
- h. Existing buildings on the property.
- i. Land use and zoning designation of the subject property.
- j. Generalized stormwater management plan.

The review schedule for concept subdivision plans shall follow the same submittal and review schedule for development plans. As far as may be practicable on the basis of a sketch, the reviewer will, without prejudice to the city, advise the subdivider of the extent to which the proposed subdivision conforms to the standards of this chapter and other applicable ordinances or statutes, and will discuss possible plat modifications necessary to secure compliance and whether a traffic study will be required.

C. *Design plat.*

1. *Generally.* Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.
2. *Application.* After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
3. *Fees.* The fee required with an application for design plat approval shall be as set forth in appendix A. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.
4. *Developments of regional impact.* For any subdivision that is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.

5. *Specifications.*

- a. The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:
 - i. Proposed name of the subdivision.
 - ii. Name and registration number of surveyor.
 - iii. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates.
 - iv. Vicinity map showing location with respect to major roads and acreage of the subdivision.
 - v. Boundary line of the tract by bearings and distances.
 - vi. Legal description of the tract to be subdivided.
 - vii. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings.
 - viii. Total number of lots.
 - ix. The front building setback line for each lot.
 - x. An inscription stating "NOT FOR FINAL RECORDING."
 - xi. Sidewalks, on all streets, on both sides, and at least five feet wide.
- b. The design plat shall also contain or be accompanied by:
 - i. The name, address, and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.
 - ii. The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.
 - iii. The location and a general description of any utilities facility on the subdivision tract.
 - iv. The invert elevation of existing and proposed sewers.
 - v. The location and size of existing improvements on the subdivision tract.
 - vi. The zoning and land use plan designations of lands within the subdivision tract and of abutting property.
 - vii.

Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal, and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA.

- viii. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins, and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.
- ix. Stormwater management plan in accordance with this chapter and the Design Manual.
- x. A soil survey map.
- xi. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock, and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets.
- xii. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.
- xiii. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.
- xiv. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.

- c. If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.
 - d. If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:
 - i. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - ii. Square footage and percent of total subdivision tract to consist of impervious surface.
 - iii. A description of strategies to protect or restore environmental features on the subdivision tract.
 - iv. Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision.
 - v. Any required set-aside, conservation management area, or mitigation area.
6. *Officials' examination.*
- a. The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.
 - b. The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - c. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - d. The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials and county, state, and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.
7. *Development review board review.*
- a. At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.
 - b.

The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, maintenance of the tree canopy levels identified in the Comprehensive Plan, control of invasive non-native plant species, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.

- c. The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the Development Review Board shall indicate the reasons therefor.

8. *City commission review.*

- a. Within 60 calendar days after development review board approval, the subdivider shall file with the city at least three copies of the design plat, including any modifications imposed by the development review board. If the subdivider does not file the design plat within the prescribed time period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.
- b. The city commission shall review the recommended design plat and consider findings made by the development review board and staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city

with respect to the Comprehensive Plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle, and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function, and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.

- c. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat shall be redesigned before resubmission for approval.
- d. *Effect of approval.* Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order and the associated design plat shall expire and be of no further effect 12 months from the date of approval unless either a timely final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration; otherwise, the subdivider shall reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency. This provision regarding the effect of approval and expiration of a design plat shall not be subject to a variance or otherwise superseded by any ordinance or regulation of the city.

D. *Construction plans.*

1. *Preparation.* Following city commission approval of the design plat, the subdivider shall submit construction plans and specifications for all subdivision improvements required in accordance with this article. The construction plans shall be prepared by an engineer registered in the state in conformance with this article, the Design Manual, and other applicable local, state, and federal regulations.

Plans for the proposed improvements and a boundary survey shall be required. The improvement plans shall show the proposed locations, sizes, types, grades, and general design features of each facility, and shall be based upon reliable field data. These drawings shall include, at a minimum, a topographic map, stormwater management plan, a landscape plan, an invasive exotic plant control plan, and construction drawings showing street profiles, street cross sections, and water supply, sewer and stormwater management as specified by the public works department and Gainesville Regional Utilities and all champion and heritage trees identified for preservation or removal, with protective barricades drawn to scale. The landscape plan shall show all buffers and stormwater management areas as well as the locations and specifications for street trees.

2. *Review.* The subdivider shall submit multiple sets of plans as necessary to facilitate review by the city in accordance with development review. The construction plans shall be approved if they are consistent with the approved design plat and comply with all standards and specifications. If the construction plans are not consistent with the design plat as approved by the city commission or do not comply with all standards and specifications, the city shall issue either:
 - a. Conditional approval, subject to any necessary modifications that shall be indicated on the plans or attached to them in writing; or
 - b. Disapproval of the construction plans or any portion thereof, indicating in writing the reasons for the disapproval. The subdivider shall be responsible for timely resubmittal of acceptable plans within 12 months from the date of approval of the preliminary development order.

E. *Final plat.*

1. *Generally.* The final plat shall conform to the design plat as approved by the city commission and shall incorporate all modifications and revisions specified in the approval, except shifts in stormwater and roadway facilities that do not change lot layout may deviate from the design plat with approval from the city manager or designee.
2. *Application.* After approval of the design plat and construction plans, the final plat and other information required in this section shall be submitted in the correct form as prescribed by the city. The following shall be submitted for the final plat review:
 - a. The original stable base film tracing of the final plat prepared in accordance with the requirements of this article, F.S. Ch. 177, and any other applicable statutes and ordinances.
 - b. A title opinion of an attorney at law licensed in Florida or a certification by an abstractor or title company as required by F.S. Ch. 177.
 - c. Applicable public improvement security documents.

- d. An additional fee as set forth in appendix A to defray the expense of investigating, holding hearings and acting upon the final plat.
 - e. An additional fee as set forth in appendix A to defray the expenses of inspection of roadway and drainage facilities by the city manager or designee.
3. *Specifications.* The final plat shall be legibly drawn at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left-hand side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The final plat shall be prepared by a land surveyor in accordance with and include all of the information required by F.S. Ch. 177. The final plat shall also contain:
- a. The exact boundary line of the tract.
 - b. A vicinity map showing the location and acreage of the lands subdivided.
 - c. The location of all creeks, ponds, lakes, sinkholes, wetlands, and watercourses within the subdivided lands and any part of the lands within the flood channel or floodplain as shown on the city's flood control maps adopted pursuant to this chapter as of the date of final plat submission.
 - d. The front building setback line for each lot.
 - e. Any subdivision boundary that is within a half-mile radius of any horizontal geodetic control monument established by the county control densification survey or National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment shall conform to the following requirements:
 - i. All final plats shall identify all horizontal and vertical geodetic control monuments as described above located within 500 feet of the proposed plat boundary.
 - ii. All plats shall have a minimum of three permanent reference monuments per 40 acres of platted subdivision, which shall have state plane coordinates established from the 1983 and the 1990 North American Datum Adjustment delineated on the plat and shall be tied directly to the plat boundaries.
 - iii. All plats shall have a minimum of two benchmarks located and described with the plat that shall be projected from North American Vertical Datum, 1988, or later.
 - iv. The basis of bearings for all plats shall be grid north as established from the county control densification survey and state plane coordinate system or National Geodetic Survey Horizontal Control Network.
 - v. The state plane coordinates and bearing basis shall be established by conducting a self-closing traverse between two horizontal geodetic control monuments. Each traverse shall meet or exceed third order class one standards of accuracy as described

in the most recent version of the Standards and Specification for Geodetic Control Network (SSGCN), as set forth by the Federal Geodetic Control Committee. When a development contains multiple units, a major control traverse tied to two horizontal geodetic control monuments may be submitted with the first phase, with subsequent units being tied to this control traverse.

- vi. A traverse sheet identifying the field angles, permanent reference points, distances and the adjustments shall be submitted on 8½-inch by 11-inch paper with the plat submitted for final development review. Copies of the field notes shall also be submitted. All documents shall be signed and sealed by a surveyor.
- vii. All geodetic monuments, including traverse stations set for the county control densification survey, that fall within the limits of a development shall be shown on the development plan and construction plans. All geodetic monuments that are in danger of being disturbed or destroyed shall be referenced by a surveyor prior to the start of construction and reset by a surveyor after the construction is complete. If it is not practical to reset the geodetic monument in its original position, an off-set monument may, with the approval of the city manager or designee, be set. The referencing and resetting of a geodetic monument shall be in accordance with the specifications set forth in Article 2.1 of the SSGCN. Traverse stations shall require an accuracy of third order class one and primary stations and their Azimuth marks shall require second order class one accuracy standards. The surveyor who resets the geodetic monument shall be responsible for the preparation and submittal of all documents necessary for the notification of the state department of environmental protection, city engineer, the county property appraiser's office and any other appropriate government agency. Notification shall include, but not be limited to, a complete description of the geodetic monument with all its accessories, an accurate how-to-reach description, the date of last station recovery, the name of the person recovering monumentation, and the address of the recovery party. This work shall be performed prior to the final inspection and/or acceptance of the development.
- viii. Any person who disturbs or destroys a geodetic monument shall be fully responsible for the expense of having the monument reset by a surveyor. The city may, at the expense of the person responsible for disturbing or destroying the monument, have a surveyor reset the geodetic monument in accordance with the specifications set forth in Article 2.1 of the SSGCN.
- ix. For purposes of this section, a surveyor means a person who is registered to engage in the practice of surveying and mapping under F.S. Ch. 472.

4. *Review.*

- a.

Staff review. Prior to final plat approval, city staff and the city attorney's office shall review the proposed plat and supporting documents. If the proposed plat and supporting documents meet the technical requirements of this chapter and other applicable laws and ordinances, the departments shall approve the plat as to the requirements within their areas of responsibility.

b. *City commission review.* If the final plat is consistent with the design plat as approved by the city commission, meets all requirements of this chapter, and otherwise complies with all applicable laws and ordinances, it shall be forwarded to the city commission for final consideration. Upon approval, the final plat shall bear certification of the approval by the city clerk.

5. *Recording.* Upon approval of the final plat by the city commission, the original linen or stable base film tracing of the final plat, any required covenants or deed restrictions, and the declaration of condominium if the subdivision is a condominium development, shall be recorded with the clerk of the circuit court by the subdivider with all recording fees paid by the subdivider within 15 calendar days from the date the final plat has been returned to the subdivider by city staff. Recording the approved final plat shall constitute a final development order. Within 15 calendar days from the date of recording, three Mylar copies of the recorded plat and three paper copies of the recorded plat signed and sealed by the clerk of the circuit court shall be submitted to the city.

(Ord. No. 170831, § 2, 4-5-18; Ord. No. 211052, § 3, 6-16-22)

Sec. 30-3.37. - Subdivisions.

- A. *Requirements.* To effectuate the purpose of this article, every subdivision of land within the city shall be made in accordance with the requirements specified in this article. Such requirements include a pre-application conference; obtaining design plat approval; obtaining construction plan approval; obtaining final plat approval; constructing required public improvements; and supplying security for the construction and maintenance of such improvements. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.
- B. *Pre-application conference.*
1. *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of city staff to become familiar with the subdivision requirements, city policies and provisions of the Comprehensive Plan. The subdivider is encouraged to bring plans and data specified in this section so as to clearly show existing conditions of the site and its vicinity and the proposed layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing a plat that will meet the requirements of this article. This procedure does not require a formal application or fee.
 2. *Prohibited or discouraged designs or improvements.* As indicated in this article and further referenced in the Design Manual, certain practices, designs or improvements are discouraged or prohibited. If prohibited, a modification will be required in order for the same to be allowed. If discouraged, the same may be allowed by the city commission depending on a proper showing of necessity and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.
 3. *Concept review (Sketch drawing).* The applicant may submit an application for the optional concept subdivision review by city staff, with a sketch that contains the following:
 - a. Approximate tract boundaries.
 - b. Approximate location with respect to section lines.
 - c. Streets on and adjacent to the tract.
 - d. Proposed general street layout.
 - e. Environmental features including but not limited to significant topographical and physical features, regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes, wetlands, FEMA and community determined flood plains, and heritage trees.
 - f.

Generalized existing vegetation, including areas of native forest where the land shows no evidence of prior use for agriculture.

- g. Proposed general lot layout and the total number of lots.
- h. Existing buildings on the property.
- i. Land use and zoning designation of the subject property.
- j. Generalized stormwater management plan.

The review schedule for concept subdivision plans shall follow the same submittal and review schedule for development plans. As far as may be practicable on the basis of a sketch, the reviewer will, without prejudice to the city, advise the subdivider of the extent to which the proposed subdivision conforms to the standards of this chapter and other applicable ordinances or statutes, and will discuss possible plat modifications necessary to secure compliance and whether a traffic study will be required.

C. *Design plat.*

1. *Generally.* Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.
2. *Application.* After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
3. *Fees.* The fee required with an application for design plat approval shall be as set forth in appendix A. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.
4. *Developments of regional impact.* For any subdivision that is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.

5. *Specifications.*

- a. The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:
 - i. Proposed name of the subdivision.
 - ii. Name and registration number of surveyor.
 - iii. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates.
 - iv. Vicinity map showing location with respect to major roads and acreage of the subdivision.
 - v. Boundary line of the tract by bearings and distances.
 - vi. Legal description of the tract to be subdivided.
 - vii. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings.
 - viii. Total number of lots.
 - ix. The front building setback line for each lot.
 - x. An inscription stating "NOT FOR FINAL RECORDING."
 - xi. Sidewalks, on all streets, on both sides, and at least five feet wide.
- b. The design plat shall also contain or be accompanied by:
 - i. The name, address, and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.
 - ii. The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.
 - iii. The location and a general description of any utilities facility on the subdivision tract.
 - iv. The invert elevation of existing and proposed sewers.
 - v. The location and size of existing improvements on the subdivision tract.
 - vi. The zoning and land use plan designations of lands within the subdivision tract and of abutting property.
 - vii.

Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal, and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA.

- viii. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins, and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.
- ix. Stormwater management plan in accordance with this chapter and the Design Manual.
- x. A soil survey map.
- xi. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock, and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets.
- xii. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.
- xiii. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.
- xiv. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.

- c. If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.
 - d. If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:
 - i. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - ii. Square footage and percent of total subdivision tract to consist of impervious surface.
 - iii. A description of strategies to protect or restore environmental features on the subdivision tract.
 - iv. Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision.
 - v. Any required set-aside, conservation management area, or mitigation area.
6. *Officials' examination.*
- a. The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.
 - b. The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - c. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - d. The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials and county, state, and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.
7. *Development review board review.*
- a. At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.
 - b.

The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, maintenance of the tree canopy levels identified in the Comprehensive Plan, control of invasive non-native plant species, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.

- c. The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the Development Review Board shall indicate the reasons therefor.

8. *City commission review.*

- a. Within 60 calendar days after development review board approval, the subdivider shall file with the city at least three copies of the design plat, including any modifications imposed by the development review board. If the subdivider does not file the design plat within the prescribed time period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.
- b. The city commission shall review the recommended design plat and consider findings made by the development review board and staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city

with respect to the Comprehensive Plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle, and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function, and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.

- c. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat shall be redesigned before resubmission for approval.
- d. *Effect of approval.* Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order and the associated design plat shall expire and be of no further effect 12 months from the date of approval unless either a timely final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration; otherwise, the subdivider shall reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency. This provision regarding the effect of approval and expiration of a design plat shall not be subject to a variance or otherwise superseded by any ordinance or regulation of the city.

D. *Construction plans.*

1. *Preparation.* Following city commission approval of the design plat, the subdivider shall submit construction plans and specifications for all subdivision improvements required in accordance with this article. The construction plans shall be prepared by an engineer registered in the state in conformance with this article, the Design Manual, and other applicable local, state, and federal regulations.

Plans for the proposed improvements and a boundary survey shall be required. The improvement plans shall show the proposed locations, sizes, types, grades, and general design features of each facility, and shall be based upon reliable field data. These drawings shall include, at a minimum, a topographic map, stormwater management plan, a landscape plan, an invasive exotic plant control plan, and construction drawings showing street profiles, street cross sections, and water supply, sewer and stormwater management as specified by the public works department and Gainesville Regional Utilities and all champion and heritage trees identified for preservation or removal, with protective barricades drawn to scale. The landscape plan shall show all buffers and stormwater management areas as well as the locations and specifications for street trees.

2. *Review.* The subdivider shall submit multiple sets of plans as necessary to facilitate review by the city in accordance with development review. The construction plans shall be approved if they are consistent with the approved design plat and comply with all standards and specifications. If the construction plans are not consistent with the design plat as approved by the city commission or do not comply with all standards and specifications, the city shall issue either:
 - a. Conditional approval, subject to any necessary modifications that shall be indicated on the plans or attached to them in writing; or
 - b. Disapproval of the construction plans or any portion thereof, indicating in writing the reasons for the disapproval. The subdivider shall be responsible for timely resubmittal of acceptable plans within 12 months from the date of approval of the preliminary development order.

E. *Final plat.*

1. *Generally.* The final plat shall conform to the design plat as approved by the city commission and shall incorporate all modifications and revisions specified in the approval, except shifts in stormwater and roadway facilities that do not change lot layout may deviate from the design plat with approval from the city manager or designee.
2. *Application.* After approval of the design plat and construction plans, the final plat and other information required in this section shall be submitted in the correct form as prescribed by the city. The following shall be submitted for the final plat review:
 - a. The original stable base film tracing of the final plat prepared in accordance with the requirements of this article, F.S. Ch. 177, and any other applicable statutes and ordinances.
 - b. A title opinion of an attorney at law licensed in Florida or a certification by an abstractor or title company as required by F.S. Ch. 177.
 - c. Applicable public improvement security documents.

- d. An additional fee as set forth in appendix A to defray the expense of investigating, holding hearings and acting upon the final plat.
 - e. An additional fee as set forth in appendix A to defray the expenses of inspection of roadway and drainage facilities by the city manager or designee.
3. *Specifications.* The final plat shall be legibly drawn at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left-hand side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The final plat shall be prepared by a land surveyor in accordance with and include all of the information required by F.S. Ch. 177. The final plat shall also contain:
- a. The exact boundary line of the tract.
 - b. A vicinity map showing the location and acreage of the lands subdivided.
 - c. The location of all creeks, ponds, lakes, sinkholes, wetlands, and watercourses within the subdivided lands and any part of the lands within the flood channel or floodplain as shown on the city's flood control maps adopted pursuant to this chapter as of the date of final plat submission.
 - d. The front building setback line for each lot.
 - e. Any subdivision boundary that is within a half-mile radius of any horizontal geodetic control monument established by the county control densification survey or National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment shall conform to the following requirements:
 - i. All final plats shall identify all horizontal and vertical geodetic control monuments as described above located within 500 feet of the proposed plat boundary.
 - ii. All plats shall have a minimum of three permanent reference monuments per 40 acres of platted subdivision, which shall have state plane coordinates established from the 1983 and the 1990 North American Datum Adjustment delineated on the plat and shall be tied directly to the plat boundaries.
 - iii. All plats shall have a minimum of two benchmarks located and described with the plat that shall be projected from North American Vertical Datum, 1988, or later.
 - iv. The basis of bearings for all plats shall be grid north as established from the county control densification survey and state plane coordinate system or National Geodetic Survey Horizontal Control Network.
 - v. The state plane coordinates and bearing basis shall be established by conducting a self-closing traverse between two horizontal geodetic control monuments. Each traverse shall meet or exceed third order class one standards of accuracy as described

in the most recent version of the Standards and Specification for Geodetic Control Network (SSGCN), as set forth by the Federal Geodetic Control Committee. When a development contains multiple units, a major control traverse tied to two horizontal geodetic control monuments may be submitted with the first phase, with subsequent units being tied to this control traverse.

- vi. A traverse sheet identifying the field angles, permanent reference points, distances and the adjustments shall be submitted on 8½-inch by 11-inch paper with the plat submitted for final development review. Copies of the field notes shall also be submitted. All documents shall be signed and sealed by a surveyor.
- vii. All geodetic monuments, including traverse stations set for the county control densification survey, that fall within the limits of a development shall be shown on the development plan and construction plans. All geodetic monuments that are in danger of being disturbed or destroyed shall be referenced by a surveyor prior to the start of construction and reset by a surveyor after the construction is complete. If it is not practical to reset the geodetic monument in its original position, an off-set monument may, with the approval of the city manager or designee, be set. The referencing and resetting of a geodetic monument shall be in accordance with the specifications set forth in Article 2.1 of the SSGCN. Traverse stations shall require an accuracy of third order class one and primary stations and their Azimuth marks shall require second order class one accuracy standards. The surveyor who resets the geodetic monument shall be responsible for the preparation and submittal of all documents necessary for the notification of the state department of environmental protection, city engineer, the county property appraiser's office and any other appropriate government agency. Notification shall include, but not be limited to, a complete description of the geodetic monument with all its accessories, an accurate how-to-reach description, the date of last station recovery, the name of the person recovering monumentation, and the address of the recovery party. This work shall be performed prior to the final inspection and/or acceptance of the development.
- viii. Any person who disturbs or destroys a geodetic monument shall be fully responsible for the expense of having the monument reset by a surveyor. The city may, at the expense of the person responsible for disturbing or destroying the monument, have a surveyor reset the geodetic monument in accordance with the specifications set forth in Article 2.1 of the SSGCN.
- ix. For purposes of this section, a surveyor means a person who is registered to engage in the practice of surveying and mapping under F.S. Ch. 472.

4. *Review.*

- a.

Staff review. Prior to final plat approval, city staff and the city attorney's office shall review the proposed plat and supporting documents. If the proposed plat and supporting documents meet the technical requirements of this chapter and other applicable laws and ordinances, the departments shall approve the plat as to the requirements within their areas of responsibility.

b. *City commission review.* If the final plat is consistent with the design plat as approved by the city commission, meets all requirements of this chapter, and otherwise complies with all applicable laws and ordinances, it shall be forwarded to the city commission for final consideration. Upon approval, the final plat shall bear certification of the approval by the city clerk.

5. *Recording.* Upon approval of the final plat by the city commission, the original linen or stable base film tracing of the final plat, any required covenants or deed restrictions, and the declaration of condominium if the subdivision is a condominium development, shall be recorded with the clerk of the circuit court by the subdivider with all recording fees paid by the subdivider within 15 calendar days from the date the final plat has been returned to the subdivider by city staff. Recording the approved final plat shall constitute a final development order. Within 15 calendar days from the date of recording, three Mylar copies of the recorded plat and three paper copies of the recorded plat signed and sealed by the clerk of the circuit court shall be submitted to the city.

(Ord. No. 170831, § 2, 4-5-18; Ord. No. 211052, § 3, 6-16-22)

Sec. 30-6.6. Design standards.**A. Lots and blocks.**

1. *Generally.* Lots and blocks must be designed according to acceptable practice for the type of development and use contemplated so as to: be in keeping with the topography and other site conditions; provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage, and protection of property.
2. *Lot frontage.* Each lot in a subdivision must front for the entire required minimum lot width on a public street or an approved private street. Where there is no minimum lot width requirement, each lot must abut a public street or approved private street for a width equivalent to the maximum driveway width required in the Design Manual, plus any required turning radii area. Notwithstanding the above, the length of street frontage may be modified during subdivision review by the public works and planning departments, based on the need to achieve the most efficient lot layout, access to and from the subdivision, operational needs of service vehicles, vehicular circulation and the health, welfare and safety of the public.
3. *Connectivity.* The subdivision must create vehicular and pedestrian access to serve the subdivision and improve gridded connectivity by connecting to surrounding existing streets and by including new streets within the subdivision. Street intersections must occur at least every 1,000 feet. Additionally, subdivisions containing 20 lots or more must provide a minimum of two access points to the extent feasible. Modifications to this requirement may be granted by the applicable reviewing authority where the construction of a street is limited by existing conditions, including:
 - a. Access management standards;
 - b. Regulated environmental features; or
 - c. Public facilities, including stormwater facilities, parks, or schools.

Alternatively, where the applicable reviewing authority determines that it is not possible to construct the streets that would be required to meet the block perimeter standard, the block perimeter must be completed with the provision of pedestrian and bicycle paths or multi-use paths. The required streets or paths must be constructed at the expense of the owner/subdivider according to the appropriate city standards as determined through the subdivision review process, but may be sited and configured in a manner so that the streets provide the most appropriate access to the subdivision and connectivity to the surrounding street network. Where a street or path is planned to provide a future connection to a street or path beyond the extent of the subdivision, the owner/subdivider shall provide for the connection of the street by stubbing out the road improvements as close as practicable to the boundary of the subdivision.

4. *Dimensions.* The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.
 - a. For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply:
 - i. The lot size and dimensions shall be generally consistent with abutting/adjacent lots.
 - ii. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be

less than the minimum required in article IV. Each lot shall meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line.

- iii. The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and shall be approved by the city commission during design plat review.
 - b. The city commission may waive any of the standards listed in subsection a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.
5. *Side lot lines.* Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.
 6. *Double-frontage lots.* Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of article III, division 7, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.
- B. *Streets layout and type.*
1. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 2. When an appropriate street network is not shown in the Comprehensive Plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.
 3. Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street:

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
Minor local street	Local streets are designed to serve the local community.	Less than 800
	Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.	
Major local street	See above.	801 to 1,200
Minor local collector	Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see Design Manual).	1,201 to 3,200
Major local collector	See above.	3,201 to 7,000

Minor arterial	Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.	7,001 to 12,000
Principal arterial	See above.	Over 12,000

D. *Traffic count data.*

1. The number of annual average trips per day may be obtained from the city traffic engineer.
2. Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.

E. *Subdivisions on arterial streets.* Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.

F. *Design specifications.* Intersection design, intersection sight distance, minimum street design, and cul-de-sac minimum lengths and turnaround diameters shall be designed in accordance with this article and the Design Manual.

G. *Street access to abutting property.* When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround that would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary turnarounds are contained in the Design Manual. The developer of the abutting area shall pay the cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

H. *Dedication of right-of-way.*

1. Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.
2. Where a proposed subdivision or lot split abuts a public right-of-way that does not conform to the provisions of this chapter, as further specified in the Design Manual, the owner(s) may be required to dedicate to the city, at no cost to the city, one-half of the right-of-way width necessary to meet minimum design requirements for street rights-of-way, as specified in this article. If the proposed subdivision abuts both sides of a substandard street, one-half of the right-of-way width necessary to meet those minimum design requirements may be required from each side. The dedication of this right-of-way or any easements necessary shall be accomplished by a separate document. The subdivider shall provide the city with legal descriptions of all easements or rights-of-way to be dedicated, and the city shall prepare and record the necessary documents as part of the approval process.

I. *Alleys.* When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.

J. *Bridges.* Bridges shall be constructed in accordance with the Design Manual.

K. *Sidewalks and bikeways.*

1. Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.
2. The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60% of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in article III, division 7. In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space shall be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.
3. The city manager or designee may waive the requirement of installing a streetside sidewalk or modify the sidewalk width requirement to save a heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.
4. Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider shall dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.
5. Sidewalk construction in accordance with this chapter shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.

L. *Costs of street improvements.*

1. It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.
2. When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway,

sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.

- M. *Flood hazards.* A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.
- N. *Erosion and sediment control measures.* The city may require the subdivider to use grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of the Design Manual concerning erosion and sediment control measures.
- O. *Stormwater management required.* A complete stormwater management system, in conformance with this chapter and the Design Manual, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.
- P. *Stormwater management facilities.*
1. Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.
 2. The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.
 3. Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.
 4. Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-8.6.
- Q. *Stormwater management easements.* Easements, rights-of-way, and stormwater management facilities meeting all requirements of article III, division 7, shall be required upon recommendation of the director of public works.
- R. *Utilities required.*
1. *Sanitary sewer.* The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.
 2. *Water supply.* The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.
 3. *Water and sewer systems.*
 - a. New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be designed in accordance with the fire protection requirements provided in chapter 10 of the Code of Ordinances.

-
- b. Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - c. Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.
- S. *Underground utilities.* Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.
- T. *Utilities easements.* When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.
- U. *Greenway dedication.* Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the designated greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in section 30-8.42, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:
1. Assessed value of the property to be dedicated and proportion to value of entire property;
 2. Square footage of property to be dedicated and proportion to area of entire property;
 3. Other legal and reasonable uses of property to be dedicated;
 4. Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;
 5. Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place; and
 6. Estimated increase in recreation demands caused by the development.
- V. *Screening walls and landscaping.* Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to the neighborhood association established for the maintenance of common property within the subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.

-
- W. *Subdivision entrance islands or medians.* Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List. In addition, the landscaped area shall be provided with an irrigation system or a readily available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with article III, division 7.
- X. *Permanent development identification signs and structures.* Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX and with the following restrictions:
1. *Maintenance agreement.* A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.
 2. *Permitted signs and structures with indemnification agreement.* If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32 square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.
 3. *Permitted signs with no indemnification agreement.* If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions in article IX and the following additional conditions:
 - a. One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.
 - b. Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.
 - c. The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.
 - d. Location and materials of the signs shall meet the requirements of article IX.
- Y. *Fire hydrants.* Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

(Ord. No. 200722 , § 11, 4-21-22; Ord. No. 211359 , § 8, 10-17-22 Ord. No. 2023-169 , § 8, 6-1-23)

Sec. 30-8.6. - Stormwater management areas.

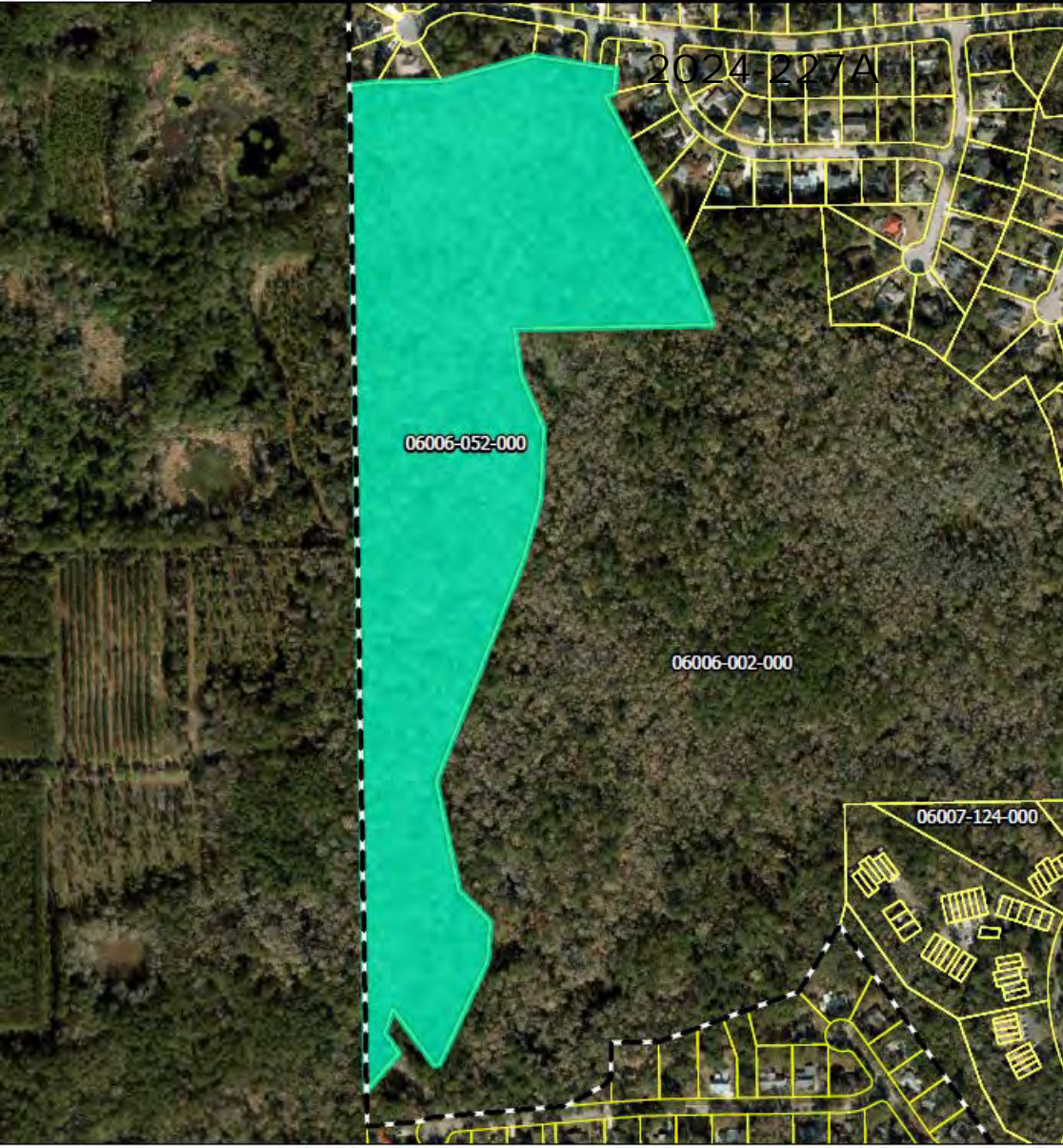
- A. All stormwater basins shall be designed and landscaped to meet the following criteria:
 - 1. Shade trees shall be planted at an average of one tree for every 35 linear feet of the basin perimeter. Spacing of trees may be closer when trees are planted in groups for aesthetic effect, but the minimum distance between the trees shall be ten linear feet. Trees shall be selected from the Gainesville tree list that are appropriate for use within stormwater areas, and all landscaping shall be selected according to the function as a wet or dry basin. Trees shall be located at least 20 feet away from inflow and outflow structures. Bioretention swales and exfiltration facilities are exempt from these tree planting requirements.
 - 2. Twenty-five percent or more of the basin perimeter or littoral zone shall be landscaped with shrubs, groundcover, native perennials, or aquatic plants.
- B. Individual stormwater basins that are greater than 5,000 square feet in total area shall be designed with curvilinear sides that mimic a natural wetland, lake, or stream. The landscaping for these basins shall be integrated with the other required site landscaping.
- C. Individual stormwater basins that are greater than 40,000 square feet in total area shall also be designed to meet at least one of the following criteria:
 - 1. Provide a recreational or functional pathway for pedestrians or bicyclists and an aesthetic focal point such as a water feature or pedestrian structure; or
 - 2. Be designed to preserve and incorporate a significant tree or tree grouping; or
 - 3. Be designed to maintain an existing wetland function or to preserve or establish habitat for native animal species.

2024 227A

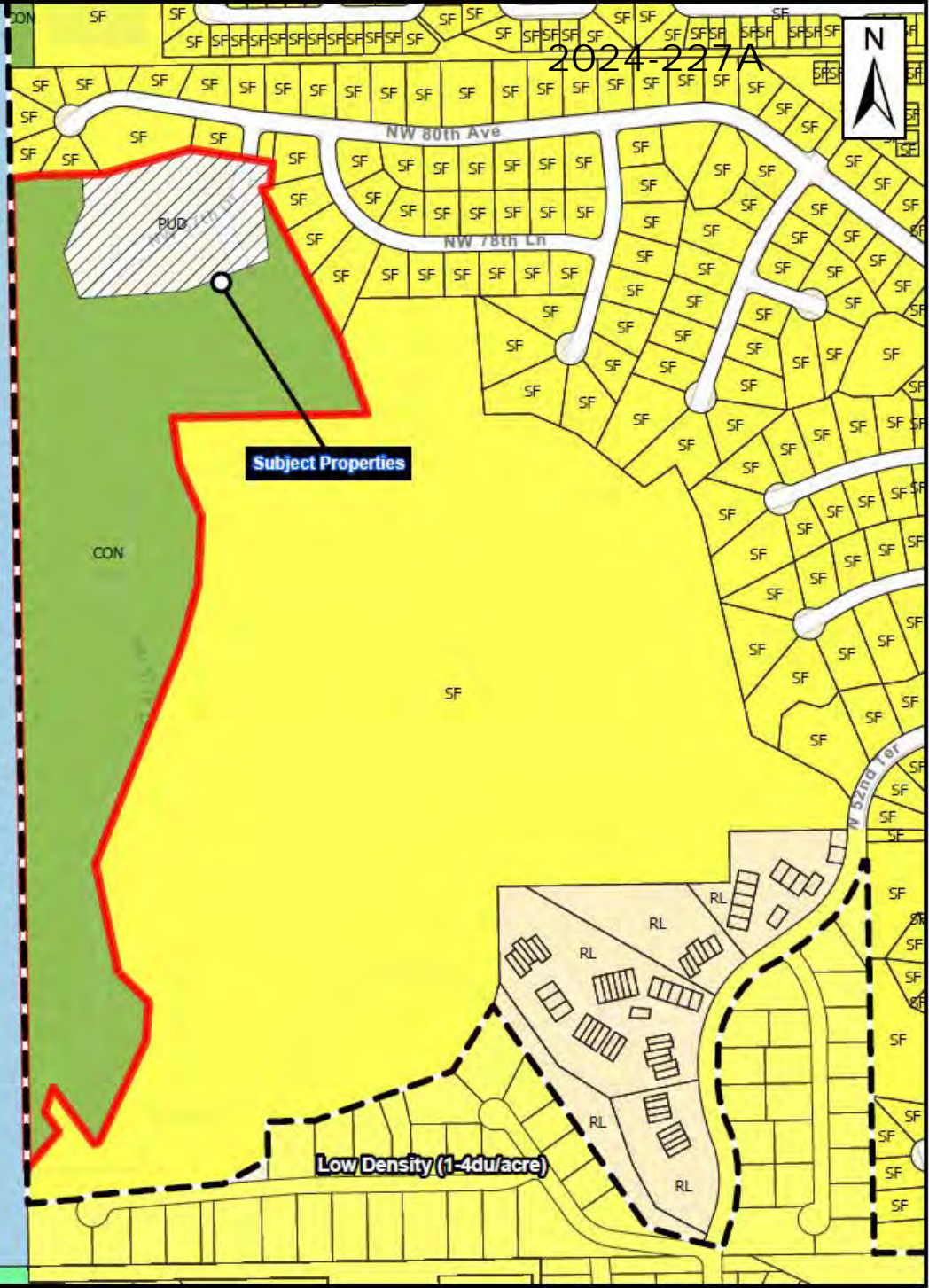
06006-052-000

06006-002-000

06007-124-000



2024-227A



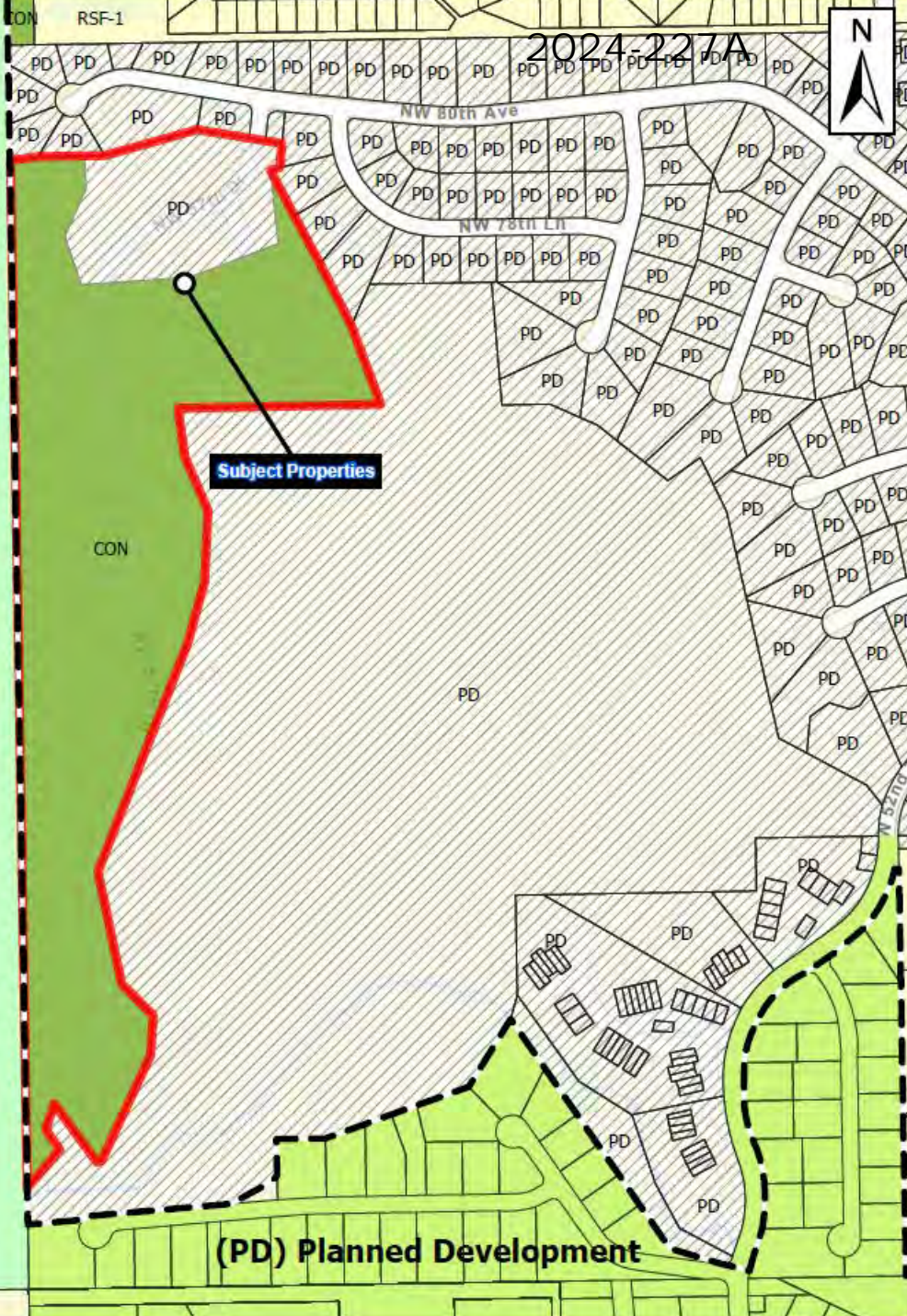
Subject Properties

UF Campus Master Plan

Low Density (1-4du/acre)

Preservation

2024-227A



(A) Agricultural

(PD) Planned Development



City of Gainesville

Department of Sustainable
Development

Appendix C – PUD and PD Ordinances



2024-227A
Omichele D. Nattiel-Williams
City Clerk

OFFICE OF THE CITY CLERK

I hereby certify that a true record of this Ordinance No. 2023-273 was made by me and filed in Ordinance Book No. 98 on this 16th day of June, 2023 and that the title of this ordinance was published in the Gainesville Sun.

A handwritten signature in blue ink, reading "Omichele D. Nattiel-Williams", is written over a horizontal line.

Omichele D. Nattiel-Williams
City Clerk

www.gainesvillefl.gov
clerks@gainesvillefl.gov

352.334.5015 phone
352.334.2036 fax

200 E. University Avenue
Gainesville, FL 32601

P.O. Box 490, Station 18
Gainesville, FL 32627-0490

ORDINANCE NO. 2023-273

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Future Land Use**
4 **Map of the Comprehensive Plan by changing the land use category of**
5 **approximately 36.7 acres of property generally located at the 7000-8000 block**
6 **of NW 57th Drive, as more specifically described in this ordinance, from Single-**
7 **Family (SF) to Conservation (CON) and Planned Use District (PUD); providing**
8 **land development regulations; providing directions to the City Manager;**
9 **providing a severability clause; providing a repealing clause; and providing an**
10 **effective date.**

11
12 **WHEREAS**, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for
13 municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the
14 Florida Constitution, including the exercise of any power for municipal purposes not expressly
15 prohibited by law; and

16 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
17 Comprehensive Plan to guide the future development and growth of the city; and

18 **WHEREAS**, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),
19 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the
20 orderly and balanced future economic, social, physical, environmental, and fiscal development
21 of the city as reflected by the community's commitments to implement such plan; and

22 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville
23 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that
24 designates the future general distribution, location, and extent of the uses of land for
25 residential, commercial, industry, agriculture, recreation, conservation, education, public
26 facilities, and other categories of the public and private uses of land, with the goals of
27 protecting natural and historic resources, providing for the compatibility of adjacent land uses,
28 and discouraging the proliferation of urban sprawl; and

29 **WHEREAS**, the Planned Use District (PUD) land use category is an overlay land use district that
30 may be applied to any specific property in the City, and which allows the consideration of
31 unique, innovative, or narrowly-construed land use proposals that might otherwise not be
32 allowed in the underlying land use category; and

33 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land
34 Use Map of the Comprehensive Plan by changing the land use category of the property that is
35 the subject of this ordinance from Single-Family (SF) to Conservation (CON) and Planned Use
36 District (PUD); and

37 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
38 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
39 pursuant to Section 163.3174, Florida Statutes, held a public hearing on March 23, 2023, and
40 voted to recommend that the City Commission approve this Future Land Use Map amendment;
41 and

42 **WHEREAS**, this amendment to the Future Land Use Map of the City of Gainesville
43 Comprehensive Plan proposed herein involves a use of 50 acres or fewer and qualifies as a
44 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and

45 **WHEREAS**, at least five days' notice has been given once by publication in a newspaper of
46 general circulation notifying the public of this proposed ordinance and a public hearing held by
47 the City Commission; and

48 **WHEREAS**, the public hearing was held pursuant to the notice described above at which
49 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

50 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

51 **FLORIDA:**

52 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
53 amended by changing the land use category of the following property from Single-Family (SF)
54 to Conservation (CON) and Planned Use District (PUD). The Planned Use District (PUD) portion
55 of the property will have an underlying land use category of Residential Low-Density (RL),
56 which will be inapplicable and of no effect during the time that an implementing Planned
57 Development (PD) zoning district is in effect.

58 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
59 forth in full. The location of the property is shown on **Exhibit B** for visual
60 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
61 **Exhibit B.**

62
63 **SECTION 2.** The Planned Use District (PUD) portion of the property described in Section 1 of
64 this ordinance is governed by the following regulations.

- 65 A. The Planned Use District (PUD) consists of approximately 4.2 acres and will be
66 known as the Blues Creek Unit 5, Phase 2 PUD.
- 67 B. Allowable uses in the Blues Creek Unit 5, Phase 2 PUD are single-family attached
68 residential units on individual platted lots, accessory garages for the residential
69 units, common areas more specifically delineated in the Planned Development
70 District (PD) zoning ordinance implementing this PUD, and related accessory uses.
- 71 C. The development may have no more than 36 dwelling units, which is a residential
72 density of 8.6 units/acre, and may have no more than 72 bedrooms.
- 73 D. The maximum building height is 2 stories.
- 74 E. The implementing PD zoning ordinance must specify dimensional standards
75 including maximum building height, setbacks, and required sidewalk widths.
- 76 F. Development at the property is subject to applicable Transportation Mobility
77 Program Area (TMPA) criteria as specified in the City's Comprehensive Plan.
- 78 G. Based on the Institute of Transportation Engineers (ITE) Manual, 11th Edition
79 estimates for ITE Code 215 (Single-Family Attached Housing), the development may
80 not exceed 259 new average daily trips.

- 81 H. Vehicular access to the development from public right-of-way must be in the form
82 of a private drive that connects to the stub-out at NW 80th Avenue and NW 57th
83 Drive. Diagonal / angle (pull in) parking is allowed along the private drive.
- 84 I. The development must include pedestrian access to the public sidewalk on the
85 north side of NW 80th Avenue in the form of a sidewalk and crosswalk system, as
86 depicted on the PD Layout Plan incorporated in the implementing PD zoning
87 ordinance.
- 88 J. All development within the property must be connected with an internal sidewalk
89 system.
- 90 K. The implementing PD zoning ordinance must specify the amount of usable open
91 space in future development on the property.

92

93 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary
94 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
95 comply with this ordinance.

96 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
97 the application hereof to any person or circumstance is held invalid or unconstitutional, such
98 finding will not affect the other provisions or applications of this ordinance that can be given
99 effect without the invalid or unconstitutional provision or application, and to this end the
100 provisions of this ordinance are declared severable.

101 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
102 such conflict hereby repealed on the effective date of this amendment to the Comprehensive
103 Plan.

104 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the
105 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
106 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this
107 amendment will become effective on the date the state land planning agency or the

108 Administration Commission issues a final order determining the amendment to be in
109 compliance with Chapter 163, Florida Statutes. No development orders, development permits,
110 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced
111 before this amendment has become effective.

112

113 **PASSED AND ADOPTED** this 15th day of June, 2023.

114

115

116

117

118

119



HARVEY L. WARD
MAYOR


120 Attest:

Approved as to form and legality:

121

122


123

124 
OMICHELE D. NATTIEL-WILLIAMS

125 CITY CLERK

126

127



DANIEL M. NEE
CITY ATTORNEY

128 This ordinance was passed on Adoption Reading on this 15th day of June, 2023.



LEGAL DESCRIPTION

PUD / PD Land Use & Zoning Area

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 a concrete monument (PRM LB 2389) at the Southeast 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 boundary of Blues Creek, Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said public records and run thence South 05°35'07" West, along said West boundary, 72.97 feet to a concrete monument (PLS 4788); thence South 74°06'22" West, along said West boundary, 28.92 feet to a concrete monument (PLS 4788); thence North 74°49'06" West, 8.71 feet; thence South 03°19'55" East, 198.17 feet; thence South 70°22'52" West, 220.86 feet; thence South 90°00'00" West, 313.99 feet; thence North 17°00'12" West, 119.04 feet; thence North 31°50'14" East, 110.36 feet; thence North 07°43'20" West, 80.55 feet; thence North 35°23'52" West, 32.43 feet to a point on the South boundary of said Blues Creek Unit 5, Phase 1; thence North 89°07'48" East, along said South boundary, 26.18 feet to a concrete monument (PCP PLS 2228); thence North 74°24'58" East, along said South boundary, 288.15 feet to a concrete monument (PCP PLS 2228); thence South 80°49'22" East, along said South boundary, 259.62 feet to the Point of Beginning.

Containing 4.19 Acres, more or less.



LEGAL DESCRIPTION

Conservation Land Use & Zoning Area

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 North 82°36'15" East, along the South boundary of said Blues Creek, Unit 5, Phase 1, a distance of 85.49 feet to a concrete monument (PCP PLS 2228); thence North 89°07'48" East, along said South boundary, 174.40 feet; thence South 35°23'52" East, 32.43 feet; thence South 07°43'20" East, 80.55 feet; thence South 31°50'14" West, 110.36 feet; thence South 17°00'12" East, 119.04 feet; thence North 90°00'00" East, 313.99 feet; thence North 70°22'52" East, 220.86 feet; thence North 03°19'55" West, 198.17 feet; thence South 74°49'06" East, 8.71 feet to a concrete monument (PLS 4788) and to a point 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 three courses and distances:

- 1) South 27°52'17" East, 155.45 feet to a rebar and cap (Steve Owen PLS 4788);
- 2) South 27°54'52" East, 251.86 feet to a concrete monument (PLS 4788);
- 3) South 26°08'15" 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°38'15" 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°22'55" West, 609.89 feet; 2) South 07°19'49" East, 146.98 feet;
- 3) South 22°57'21" East, 175.00 feet; 4) South 03°17'39" West, 215.00 feet;
- 5) South 15°47'39" West, 195.00 feet; 6) South 22°02'39" West, 735.00 feet;
- 7) South 11°22'21" East, 345.00 feet; 8) South 44°32'21" East, 135.00 feet;
- 9) South 04°32'39" West, 120.00 feet; 10) South 25°27'39" West, 350.00 feet;
- 11) South 74°42'39" West, 15.00 feet; 12) North 35°47'09" West, 216.48 feet;
- 13) South 19°07'39" West, 80.00 feet; 14) South 33°52'21" East, 75.00 feet;
- 15) South 41°07'39" West, 110.76 feet

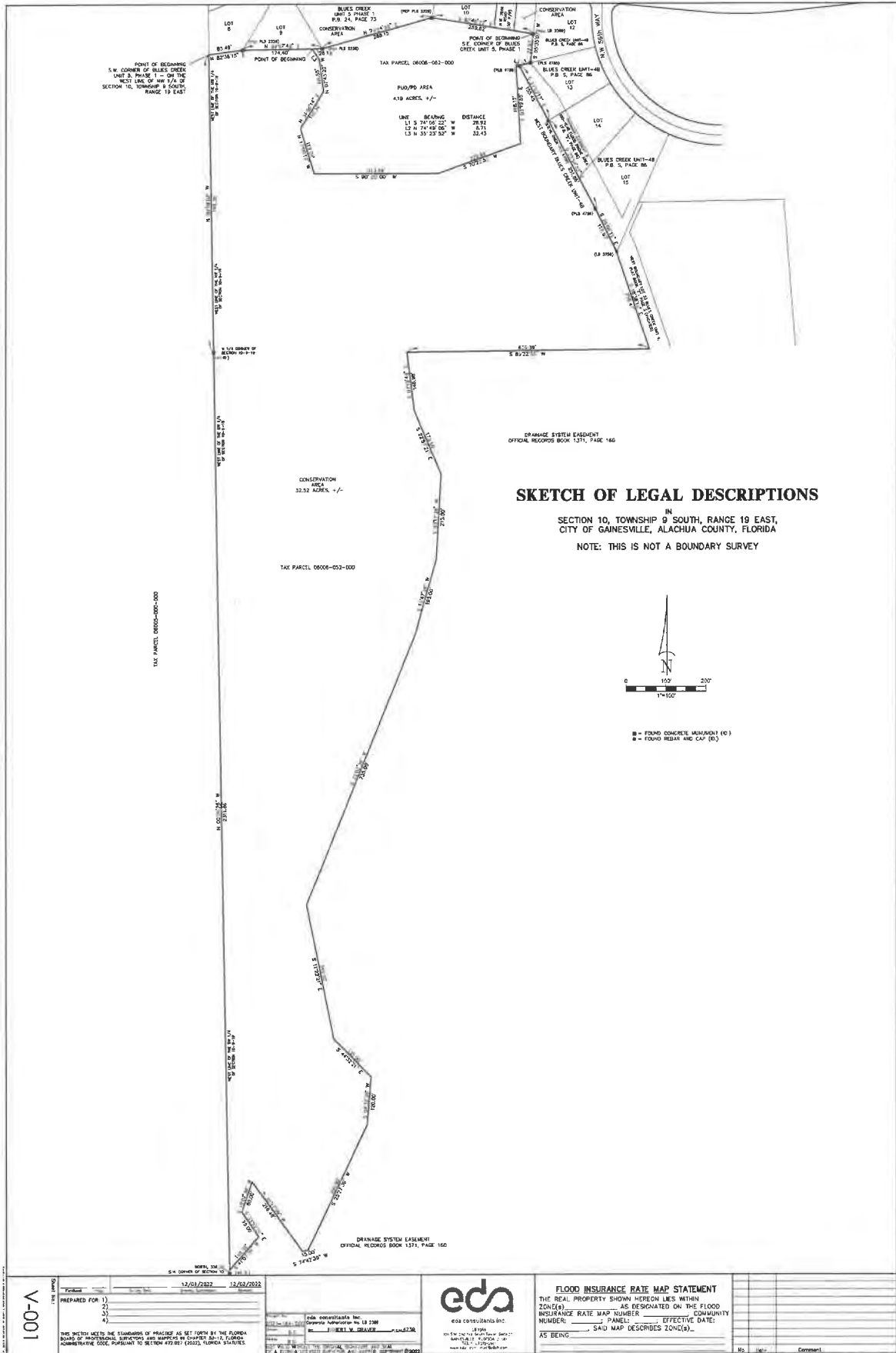
Exhibit A to Ordinance 2023-273

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°56'26" 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°58'02" 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 32.52 acres, more or less

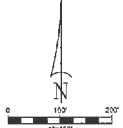
Exhibit A to Ordinance 2023-273

2023-273A



SKETCH OF LEGAL DESCRIPTIONS

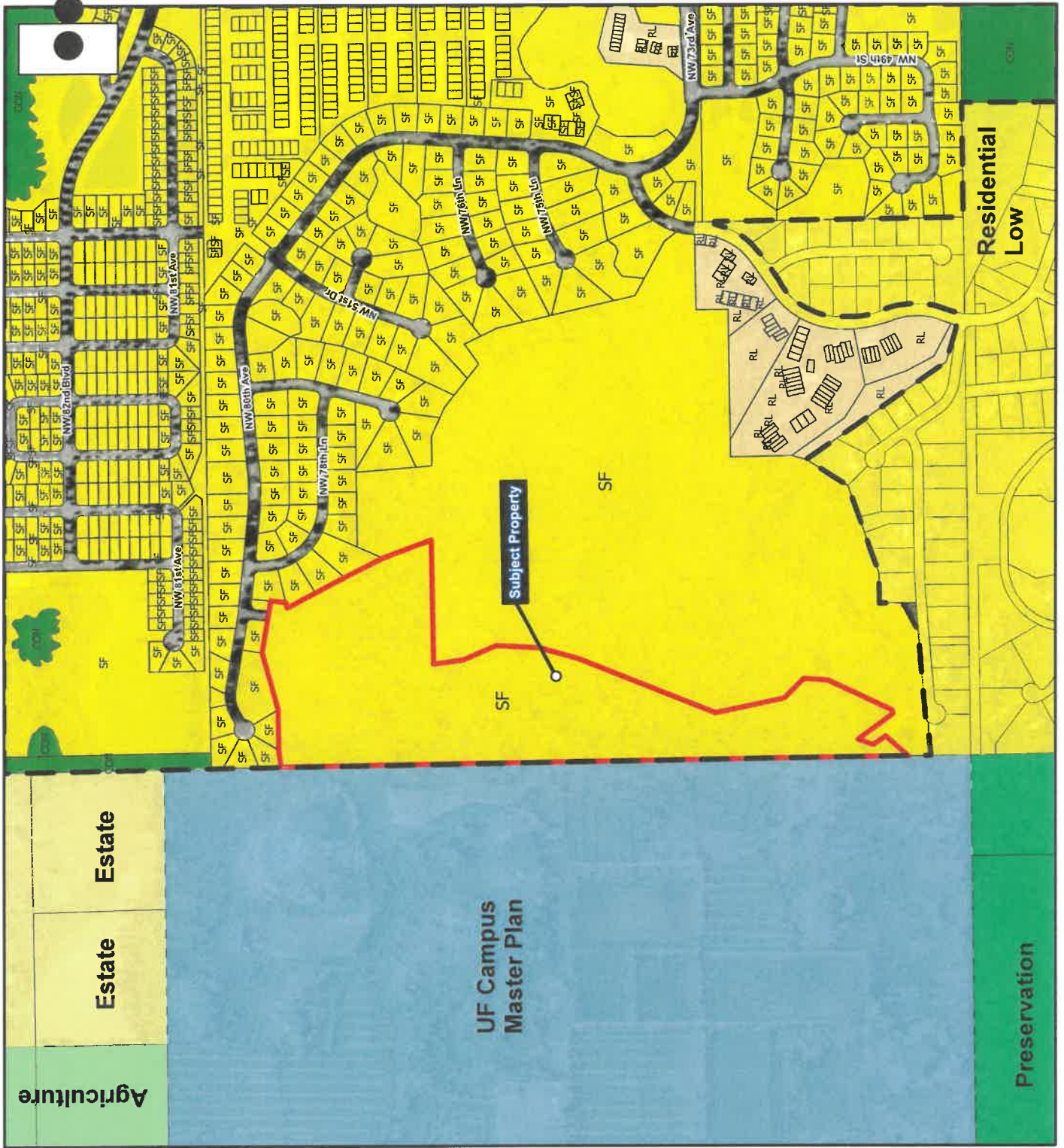
IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
 NOTE: THIS IS NOT A BOUNDARY SURVEY



■ = FOUND CONCRETE MIDPOINT (C)
 ■ = FOUND REBAR AND CAP (R)

<p>V-001</p>	<p>DATE PREPARED FOR: 12/01/2022</p> <p>DATE: 12/02/2022</p>	<p>eda consultants inc.</p> <p>18020 10000 33411 407.591.1234 www.eda.com</p>	<p>FLOOD INSURANCE RATE MAP STATEMENT</p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONING: _____ AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER: _____ COMMUNITY NUMBER: _____ PANEL: _____ EFFECTIVE DATE: _____ AS BEING SAID MAP DESCRIBES ZONING.</p>
	<p>PREPARED BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p>		

Exhibit B to Ordinance 2023-273



Existing Land Use
LD22-000002 LUC

Subject Parcel:
-06006-052-000

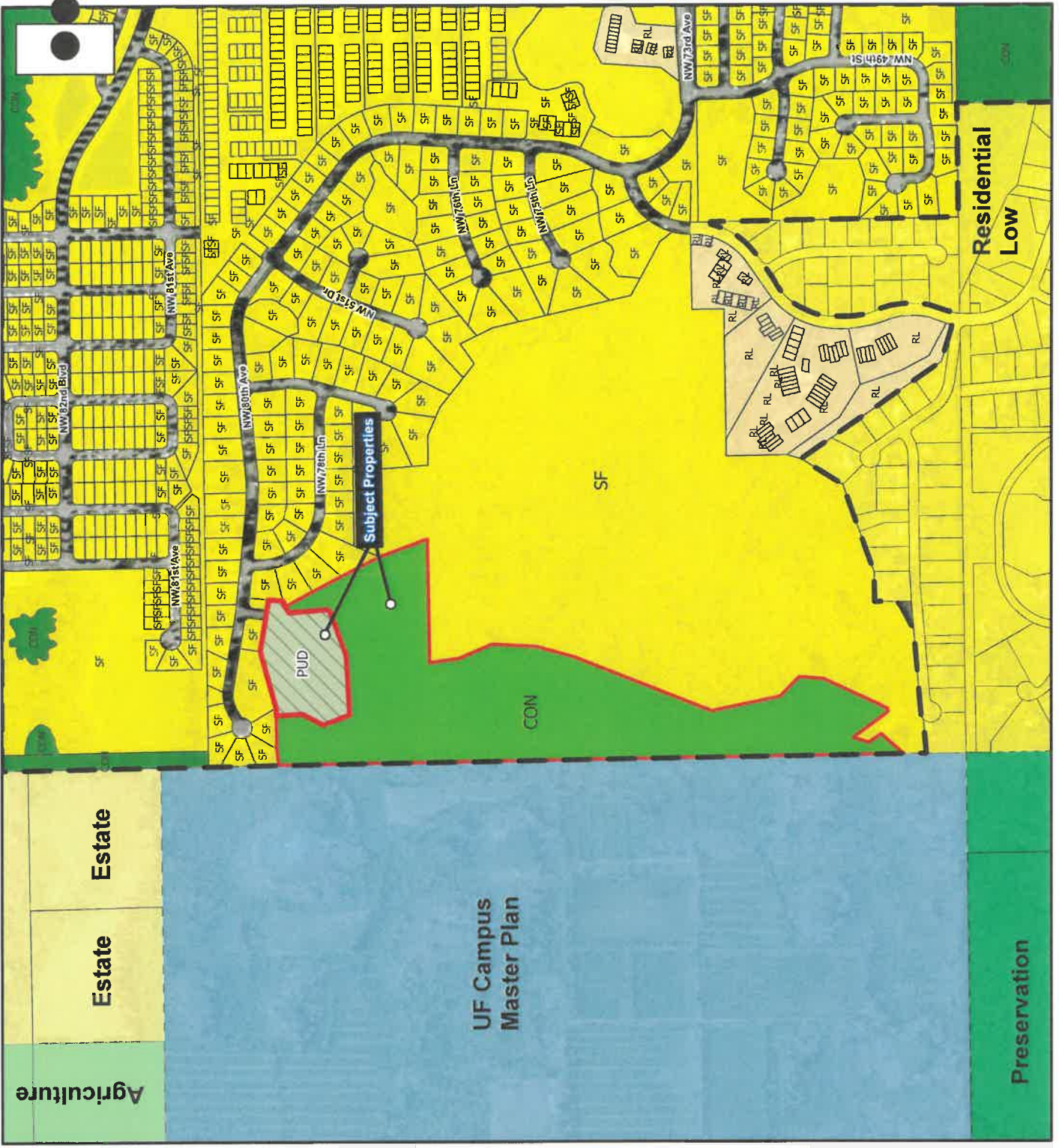
- Map Legend**
- City Limits
 - Subject Parcel
 - Parcels
 - City of Gainesville Land Use**
 - CON: Conservation
 - RL: Residential Low
 - SF: Single Family
 - Alachua County Future Land Use**
 - Estate Residential
 - Low Density
 - Preservation
 - UF Campus Master Plan
 - City of Alachua Future Land Use**
 - Agriculture

Produced By:
GIS Analyst
Dept. of Sustainable Development
March 2023

0 75 150
*Scale for main map
Yards



Exhibit B to Ordinance 2023-273



Proposed Land Use
LD22-000002 LUC

Subject Parcel:
-06006-052-000

Map Legend

- City Limits
- Subject Parcel
- Parcels
- City of Gainesville Land Use**
 - CON: Conservation
 - RL: Residential Low
 - SF: Single Family
- Alachua County Future Land Use**
 - Estate Residential
 - Low Density
 - Preservation
 - UF Campus Master Plan
 - Agriculture

Produced By:
CIC
Dept. of Sustainable Development
March, 2023

0 75 150
*Scale for main map



ORDINANCE NO. 2023-275

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas**
4 **pertaining to approximately 36.7 acres of property referred to as Blues Creek**
5 **Unit 5, Phase 2 located at the 7000-8000 block of NW 57th Drive, as more**
6 **specifically described in this ordinance, by rezoning a certain portion of the**
7 **property from Planned Development (PD) to Conservation (CON) and by**
8 **amending development conditions for the existing Planned Development (PD)**
9 **portion of the property; providing directions to the City Manager; providing a**
10 **severability clause; providing a repealing clause; and providing an effective**
11 **date.**

12
13 **WHEREAS**, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for
14 municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the
15 Florida Constitution, including the exercise of any power for municipal purposes not expressly
16 prohibited by law; and

17 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
18 Comprehensive Plan to guide the future development and growth of the city; and

19 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville
20 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that
21 designates the future general distribution, location, and extent of the uses of land for
22 residential, commercial, industry, agriculture, recreation, conservation, education, public
23 facilities, and other categories of the public and private uses of land, with the goals of
24 protecting natural and historic resources, providing for the compatibility of adjacent land uses,
25 and discouraging the proliferation of urban sprawl; and

26 **WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or
27 amend and enforce land development regulations that are consistent with and implement the

28 Comprehensive Plan and that are combined and compiled into a single land development code
29 for the city; and

30 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
31 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land
32 development regulations on specific classifications of land within the city; and

33 **WHEREAS**, Planned Development District (PD) zoning is a zoning category that allows for
34 landowners or developers to submit unique proposals that are not addressed or otherwise
35 provided for in the zoning districts and land development regulations established by the City of
36 Gainesville Land Development Code; and

37 **WHEREAS**, the PD zoning district, including all of its unique and specific land development
38 regulations, is freely negotiated and voluntarily agreed to by the owner/developer of the
39 subject property, thereby precluding any claims or actions under Florida law regarding
40 regulatory takings, the Bert J. Harris, Jr., Private Property Rights Protection Act, development
41 exactions under common law or Section 70.45, Florida Statutes, or the affordable housing
42 provisions in Section 125.01055, Florida Statutes; and

43 **WHEREAS**, on March 2, 2017, the City Commission adopted Ordinance No. 150694, which
44 rezoned to Planned Development District (PD) the property that is the subject of this ordinance;
45 and

46 **WHEREAS**, this ordinance, which was requested by the owner(s) of the property that is the
47 subject of this ordinance and which was noticed as required by law, will amend Ordinance No.
48 150694 and the Planned Development District (PD) zoning applicable to the subject property
49 and rezone a certain portion; and

50 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
51 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
52 to Section 163.3174, Florida Statutes, held a public hearing on March 23, 2023, to consider this
53 application and provide a recommendation to the City Commission; and

54 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
55 newspaper of general circulation and provided the public with at least seven days' advance
56 notice of this ordinance's first public hearing to be held by the City Commission; and

57 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
58 placed in the aforesaid newspaper and provided the public with at least five days' advance
59 notice of this ordinance's second public hearing to be held by the City Commission; and

60 **WHEREAS**, the public hearings were held pursuant to the notice described above at which
61 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
62 and

63 **WHEREAS**, the City Commission finds that the rezoning of the subject property is consistent
64 with the City of Gainesville Comprehensive Plan.

65 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
66 **FLORIDA:**

67 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning a certain
68 portion of the following property from Planned Development (PD) to Conservation (CON) while
69 the remainder of the property remains Planned Development (PD) as implemented by
70 Ordinance No. 150694 and as amended by this ordinance.

71 See legal description attached as **Exhibit A** and made a part hereof as if set forth

72 in full. The location of the property is shown on **Exhibit B** for visual reference. In
 73 the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

74
 75 **SECTION 2.** The Planned Development (PD) portion of the property described in Section 1 of

76 this ordinance, referred to as Blues Creek Unit 5, Phase 2, will be regulated by the land

77 development regulations included in this section below (which replace the regulations in

78 Section 3 of Ordinance No. 150694) as well as **Exhibit C**, which is attached and made a part

79 hereof as if set forth in full and consists of the PD Report and PD Layout Plan dated January 17,

80 2023. The order of precedence in any event of conflict or inconsistency is as follows, with

81 number 1 taking precedence over number 2 and so on: 1) the City of Gainesville's

82 Comprehensive Plan; 2) the land development regulations set forth in this section below; 3)

83 **Exhibit C**; and 4) the City of Gainesville Land Development Code.

84 A. Lot lines as shown on the PD Layout Plan are conceptual only and when platted all
 85 lots must be configured to maintain a minimum 50-foot buffer between the lot line
 86 and the landward extent of any regulated wetland. The exterior building materials
 87 and design must be consistent with the conceptual elevations attached to the PD
 88 Report.

89 B. The private drive system in the PD should, to the maximum extent practicable,
 90 minimize crossing wetland areas. Where driveways abut or are proximate to these
 91 areas, the surface water management system should promote natural drainage
 92 patterns.

93 C. At the time of final plat approval, the development must meet the City of Gainesville
 94 Transportation Mobility Program Area (TMPA) requirements or transportation
 95 mobility requirements then in effect.

96 D. Stormwater from the development must drain through an existing stormwater pipe
 97 system within Parcel Number 06006-052-000 to the 90-acre Drainage Easement,
 98 Development Recreation and Conservation Area consistent with Suwannee River
 99 Water Management District Permit number 4-87-00067 as it may be amended from
 100 time to time.

101 E. The 90-acre Drainage Easement, Developed Recreation and Conservation Area and
 102 proposed Conservation land use area (32.5 +/-acres) must be managed and
 103 maintained in accordance with the provisions of a conservation management plan

- 104 and conservation easement, as approved by the City at the time of final plat
 105 approval. Drainage easements and utility easements are allowed in the
 106 conservation areas.
- 107 F. Allowable uses within the PD are:
- 108 1. Attached dwellings in the form of zero-lot line single-family attached units on
 109 platted lots.
- 110 2. Accessory garages for the residential units.
- 111 3. Common area as illustrated on the PD Layout Plan.
- 112 G. Vehicular access to Lots 1-36 (as conceptually depicted on the PD Layout Plan) must
 113 be in the form of a private driveway (which includes diagonal/angle parking) that
 114 connects to the stub-out at NW 80th Avenue and NW 57th Drive with a recorded
 115 perpetual public ingress/egress easement that includes a public utility easement.
 116 Pedestrian access must be in the form of a minimum 5-foot wide sidewalk system
 117 that connects all single-family attached units to the public sidewalk on the north side
 118 of NW 80th Avenue.
- 119 H. Encroachment in the intermittent surface water area is allowed and encroachment
 120 of the private drive and public utilities into the disturbed wetland and buffer area is
 121 allowed in limited areas where site constraints exist in Unit 5, Phase 2. However, a
 122 buffer area equivalent in size to an average 50-foot wetland buffer must be
 123 maintained.
- 124 I. Existing trees that are shown to be preserved on the construction plans and that are
 125 approved by the Urban Forestry Inspector may be used to meet the shade tree
 126 requirements along the private drive in Unit 5, Phase 2. Tree barricades must be
 127 used during construction activities to protect existing trees that are shown to be
 128 preserved and that will be used to meet the street shade tree requirement along the
 129 private drive.
- 130 J. Each lot in Unit 5, Phase 2 must have a minimum area of 1, 000 square feet and
 131 must meet the dimensional requirements provided in this section.
- 132 K. Dimensional standards for lots in Unit 5, Phase 2:
- 133 Front setback: 0 feet
- 134 Rear setback: 0 feet
- 135 Side setback: 0 feet
- 136 Side (street) setback: 0 feet
- 137 Minimum residential density: None
- 138 Maximum residential density: 8.6 units/acre
- 139 Maximum number of residential lots: 36

- 140 Maximum number of units per building: 9
- 141 Maximum number of bedrooms: 2 per unit
- 142 Minimum lot width: 20 feet
- 143 Minimum lot depth: 50 feet
- 144 Maximum building height: 2 stories
- 145 Common Open Space Area: 0.9+/acres
- 146 Acreages indicated above are approximate and may be adjusted at the development
147 review stage.
- 148 L. Common mailboxes must be located in the common area as conceptually depicted
149 on the PD Layout Plan. A central dumpster for solid waste and recycling, per the
150 approval of the Public Works Department, must be located in the common area as
151 conceptually depicted on the PD Layout Plan and must be fully screened.
- 152 M. Lighting in the PD must comply with all applicable standards for outdoor lighting in
153 the Land Development Code; however, at all times the mounting height of lighting
154 may not exceed 15 feet.
- 155 N. A Homeowners' Association and associated regulations must be established at the
156 time of final plat approval.

157

158 **SECTION 3.** The conditions and requirements in this ordinance will remain effective until such
159 time as, upon either the City or the property owner(s) filing an application for rezoning, the City
160 adopts an ordinance rezoning the subject property to another zoning district consistent with the
161 Comprehensive Plan and Land Development Code.

162 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary
163 changes to the Zoning Map Atlas to comply with this ordinance.

164 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
165 the application hereof to any person or circumstance is held invalid or unconstitutional, such
166 finding will not affect the other provisions or applications of this ordinance that can be given

167 effect without the invalid or unconstitutional provision or application, and to this end the
168 provisions of this ordinance are declared severable.


169 **SECTION 6.** All other ordinances or parts of ordinances in conflict herewith are to the extent
170 of such conflict hereby repealed.

171 **SECTION 7.** This ordinance will become effective immediately upon adoption; however, the
172 rezoning will not become effective until the amendment to the City of Gainesville Comprehensive
173 Plan adopted by Ordinance No. 2023-273 becomes effective as provided therein.

174

175 **PASSED AND ADOPTED** this 17th day of August, 2023.

176
177
178
179
180
181




HARVEY L. WARD, JR.
MAYOR


182 Attest:

Approved as to form and legality:

183
184
185
186
187



KRISTEN BRYANT
INTERIM CITY CLERK



DANIEL M. NEE
CITY ATTORNEY

188

189 This ordinance passed on first reading this 15th day of June, 2023.

190

191 This ordinance passed on second reading this 17th day of August, 2023.



LEGAL DESCRIPTION

PUD / PD Land Use & Zoning Area

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 a concrete monument (PRM LB 2389) at the Southeast 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 boundary of Blues Creek, Unit 4B as per plat thereof recorded in Plat Book "S", page 86 of said public records and run thence South 05°35'07" West, along said West boundary, 72.97 feet to a concrete monument (PLS 4788); thence South 74°06'22" West, along said West boundary, 28.92 feet to a concrete monument (PLS 4788); thence North 74°49'06" West, 8.71 feet; thence South 03°19'55" East, 198.17 feet; thence South 70°22'52" West, 220.86 feet; thence South 90°00'00" West, 313.99 feet; thence North 17°00'12" West, 119.04 feet; thence North 31°50'14" East, 110.36 feet; thence North 07°43'20" West, 80.55 feet; thence North 35°23'52" West, 32.43 feet to a point on the South boundary of said Blues Creek Unit 5, Phase 1; thence North 89°07'48" East, along said South boundary, 26.18 feet to a concrete monument (PCP PLS 2228); thence North 74°24'58" East, along said South boundary, 288.15 feet to a concrete monument (PCP PLS 2228); thence South 80°49'22" East, along said South boundary, 259.62 feet to the Point of Beginning.

Containing 4.19 Acres, more or less.



LEGAL DESCRIPTION

Conservation Land Use & Zoning Area

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 North 82°36'15" East, along the South boundary of said Blues Creek, Unit 5, Phase 1, a distance of 85.49 feet to a concrete monument (PCP PLS 2228); thence North 89°07'48" East, along said South boundary, 174.40 feet; thence South 35°23'52" East, 32.43 feet; thence South 07°43'20" East, 80.55 feet; thence South 31°50'14" West, 110.36 feet; thence South 17°00'12" East, 119.04 feet; thence North 90°00'00" East, 313.99 feet; thence North 70°22'52" East, 220.86 feet; thence North 03°19'55" West, 198.17 feet; thence South 74°49'06" East, 8.71 feet to a concrete monument (PLS 4788) and to a point 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 three courses and distances:

- 1) South 27°52'17" East, 155.45 feet to a rebar and cap (Steve Owen PLS 4788);
- 2) South 27°54'52" East, 251.86 feet to a concrete monument (PLS 4788);
- 3) South 26°08'15" 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°38'15" 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°22'55" West, 609.89 feet; 2) South 07°19'49" East, 146.98 feet;
- 3) South 22°57'21" East, 175.00 feet; 4) South 03°17'39" West, 215.00 feet;
- 5) South 15°47'39" West, 195.00 feet; 6) South 22°02'39" West, 735.00 feet;
- 7) South 11°22'21" East, 345.00 feet; 8) South 44°32'21" East, 135.00 feet;
- 9) South 04°32'39" West, 120.00 feet; 10) South 25°27'39" West, 350.00 feet;
- 11) South 74°42'39" West, 15.00 feet; 12) North 35°47'09" West, 216.48 feet;
- 13) South 19°07'39" West, 80.00 feet; 14) South 33°52'21" East, 75.00 feet;
- 15) South 41°07'39" West, 110.76 feet

Exhibit A to Ordinance 2023-275

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°56'26" 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°58'02" 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 32.52 acres, more or less

Exhibit A to Ordinance 2023-275

2023-273A

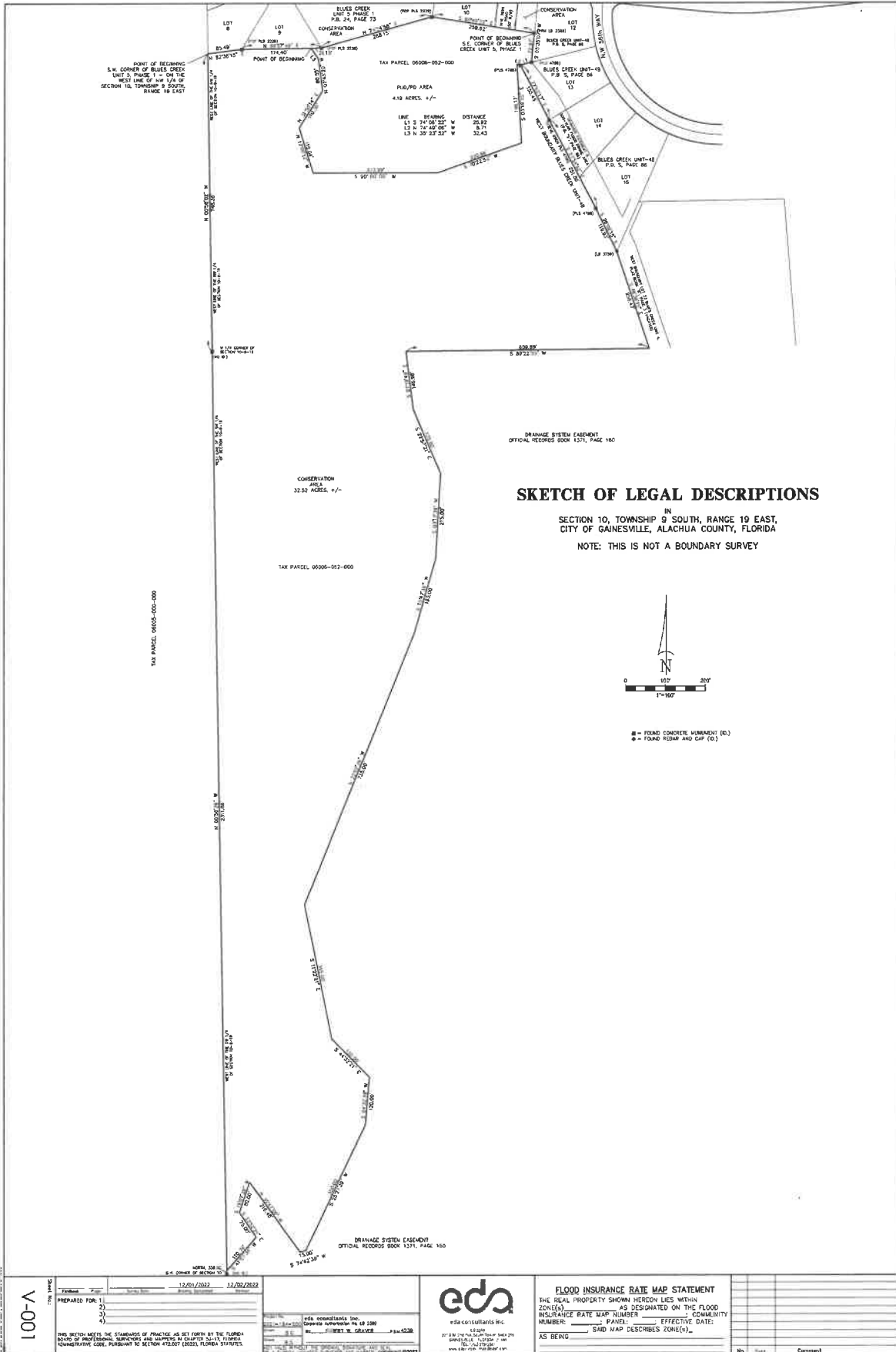
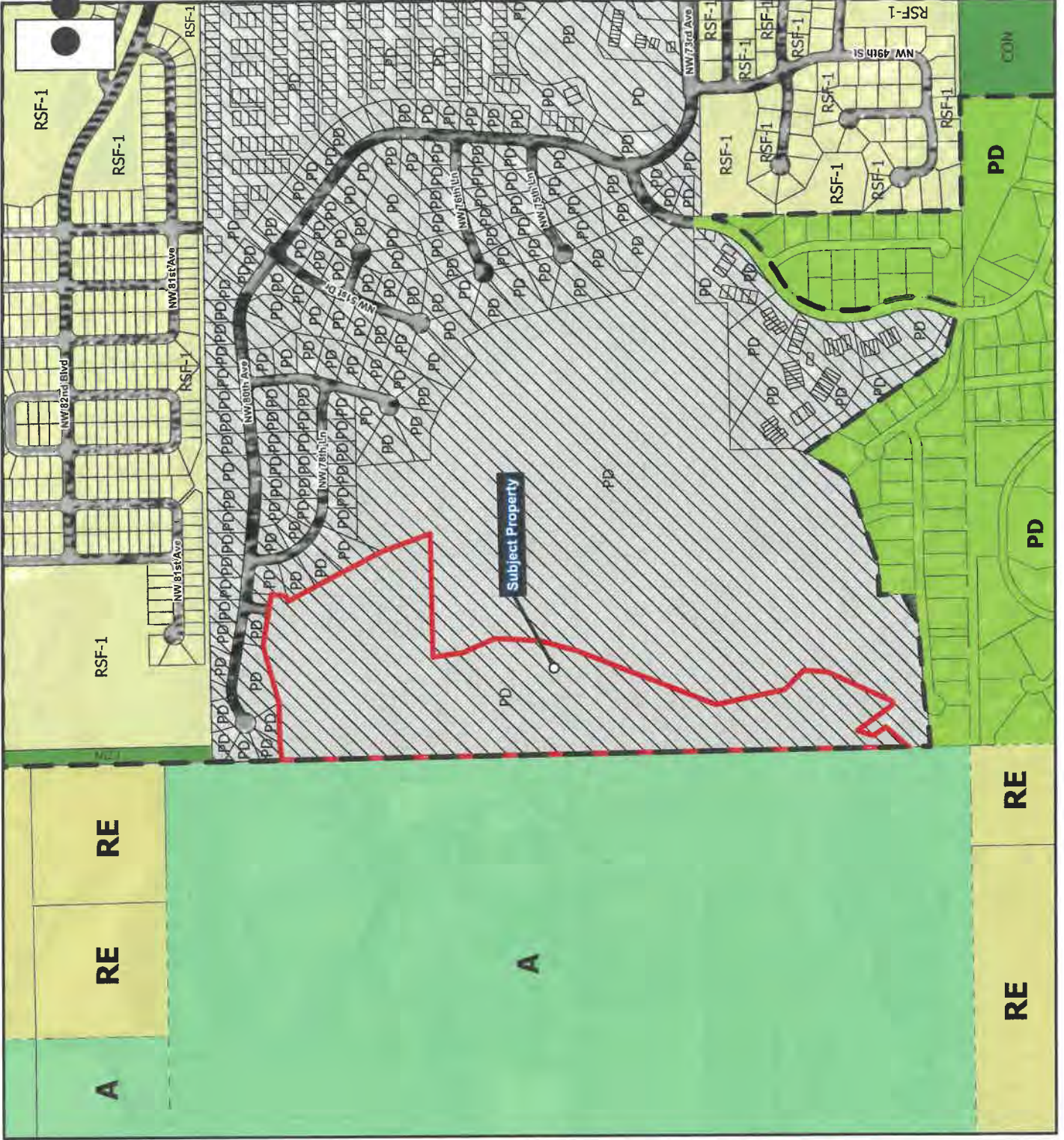


Exhibit B to Ordinance 2023-275



Existing Zoning
LD22-000003 ZON

Subject Parcel:
-06006-052-000

- Map Legend**
- City Limits
 - Subject Parcel
 - Parcels
 - City of Gainesville Zoning**
 - CON: Conservation
 - PD: Planned Development
 - RSF-1: Single-Family Residential
 - Alachua County Zoning**
 - (A) Agricultural
 - (PD) Planned Development
 - (RE) Residential-Estate
 - City of Alachua Zoning**
 - (A) Agriculture

Produced By:
GIS Analyst
Map of Sustainable Development
March 2023


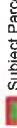
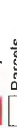


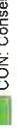






Exhibit B to Ordinance 2023-275

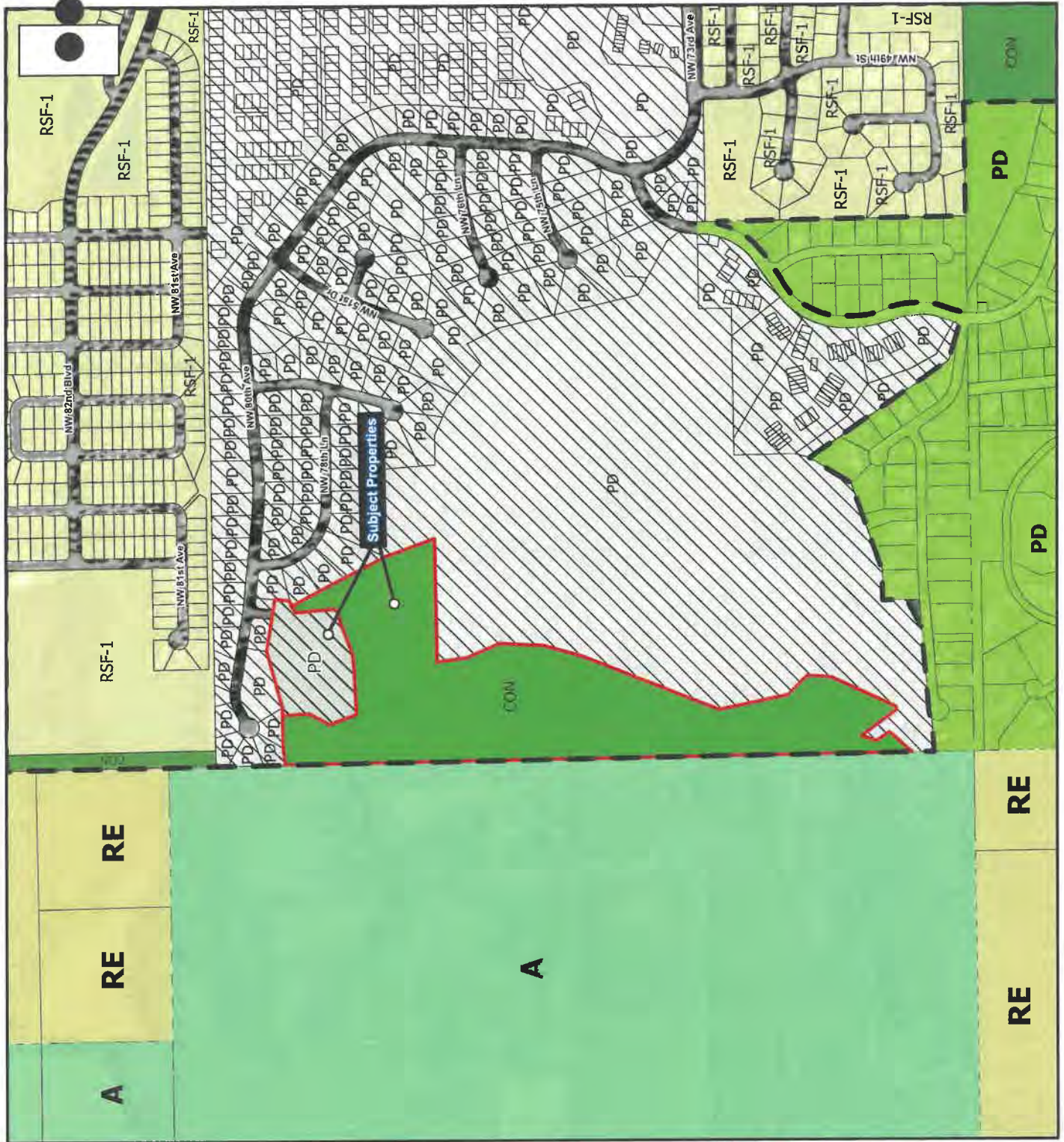
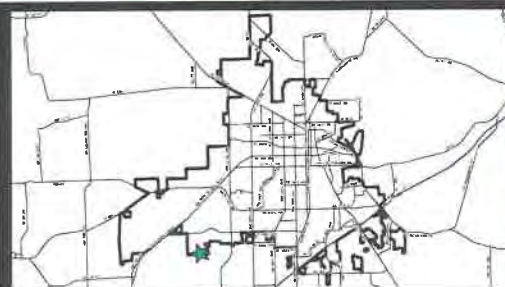
Proposed Zoning
LD22-000003 ZON

Subject Parcel:
 -06006-052-000

Map Legend

-  City Limits
-  Subject Parcel
-  Parcels
- City of Gainesville Zoning**
-  CON: Conservation
-  PD: Planned Development
-  RSF-1: Single-Family Residential
- Alachua County Zoning**
-  (A) Agricultural
-  (PD) Planned Development
-  (RE) Residential-Estate
-  (A) Agriculture

Produced By:
 GIS Analyst: Sustainable Development
 Date: March 2023





Blues Creek Unit 5, Phase 2 PD Report

Parcel: 06006-052-000

Prepared for Submittal to:
City of Gainesville

Prepared by:
eda consultants, inc.



January 17, 2023

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541
www.edafl.com

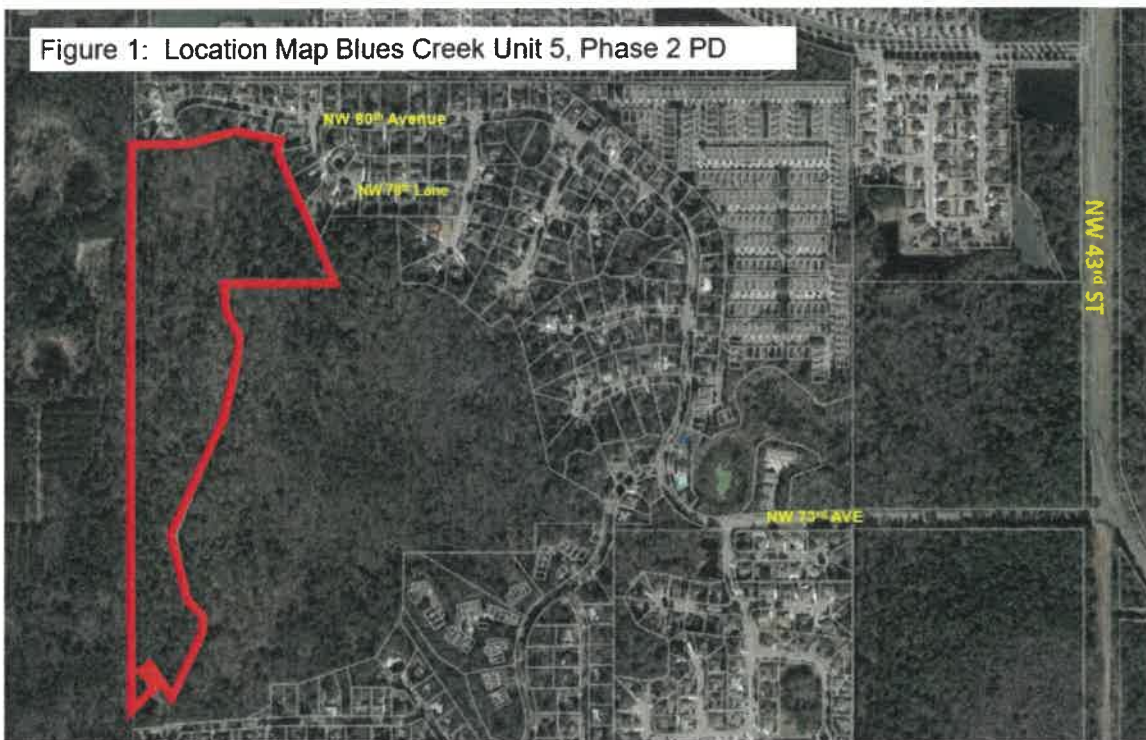
Exhibit C to Ordinance 2023-275

Blues Creek Unit 5, Phase 2 Planned Development

The Blues Creek Unit 5, Phase 2 Planned Development (PD) is an amendment to the existing Blues Creek Unit 5, Phase 2 PD Ordinance 150694; adopted March 2, 2017 (see Exhibit 1 in the Appendix) for Parcel 06006-052-000 located in northwest Gainesville in the 7000 – 8000 blocks of NW 57th Drive. The parcel is currently vacant.

The western boundary of the parcel forms the western boundary of the City of Gainesville in that area. The total size of the existing Blues Creek Unit 5, Phase 2 PD is 36.7 +/- acres. The new PD will reduce the size of the existing PD by 32.5 +/- acres for a total of 4.2 +/- acres.

Figure 1 below illustrates the area under consideration for the PD amendment.



This new PD proposes to amend the existing PD Ordinance 150694 as follows:

1. Reduce the size of the PD to 4.2 +/- acres by removing 32.5 +/- acres of land in the southern portion of the PD and changing that portion of the parcel to the Conservation future land use category and Conservation zoning district.
2. Adopt a new PD Layout Plan that reflects the new land area and layout for the PD.
3. Delete and/or amend several conditions in the existing PD that are no longer applicable. And add new conditions that: allow single-family attached dwellings on individual platted lots; allow accessory garages for the single-family attached dwellings; and adopt new dimensional standards for the revised PD.

Exhibit C to Ordinance 2023-275

The site is located in an existing urbanized section of northwest Gainesville. There is surrounding residential development to the north, east and south of the PD. Existing public infrastructure serves the adjacent Blues Creek overall development. Vehicular access to the Blues Creek Unit 5, Phase 2 is available from a stub-out off NW 80th Avenue (local street) that connects to NW 73rd Avenue and NW 43rd Street (a County-maintained roadway).

The parcel is located in Zone B of the Transportation Mobility Program Area (TMPA). Any future development proposal for the site would require a subdivision plat (as required in the PD Conditions) at the time of application. At the final plat stage, the applicant would be required to meet the Zone B TMPA criteria for mitigation of traffic impacts and would be required to meet other level of service standard requirements as established in the Comprehensive Plan.

Figure 2 below illustrates the land area to be removed (that will be rezoned to Conservation) from the Blues Creek Unit 5, Phase 2 PD. As indicated earlier, this application proposes to remove 32.5 +/- acres from the PD. The resulting PD acreage after the proposed amendment is 4.2 +/- acres.

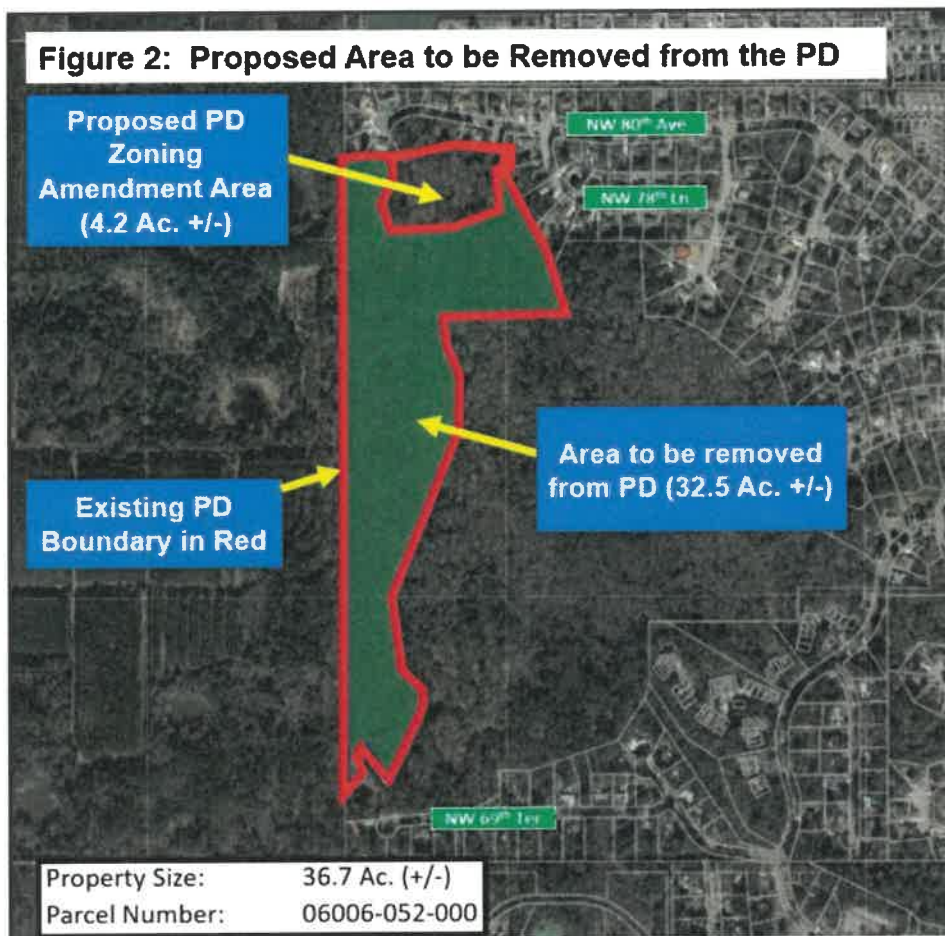


Exhibit C to Ordinance 2023-275

History of Blues Creek Development

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

On March 2, 2017, the Gainesville City Commission adopted Ordinance 150694, which created a new PD ordinance regulating Blues Creek Unit 5, Phase 2, which is separate from the existing Blues Creek development. This ordinance is attached as Exhibit 1 in the Appendix. This existing (and still valid) ordinance allows a maximum of 44 single-family detached units with associated conditions.

Statement of Proposed PD Zoning Change

The property currently is designated with the Single Family (SF) future land use (FLU) category. The northern portion (4.2 +/- acres) of Parcel 06006-052-000 is proposed to be changed from SF to the Planned Use District (PUD) future land use category designation. The southern 32.5 +/- acres of the parcel are proposed to be changed from SF to the Conservation future land use category.

The proposed PUD future land use amendment ensures that the area will be limited to specific residential uses with implementation by a Planned Development (PD) zoning district. PD zoning is required for all properties with the PUD future land use category (as stated in the City's Future

Exhibit C to Ordinance 2023-275

Land Use Element). The proposed Conservation future land use area helps ensure that development will not occur in and around environmentally sensitive areas and will aid in preserving existing natural resources located on-site.

Figure 3 below, illustrates the proposed PUD and Conservation areas future land use areas.

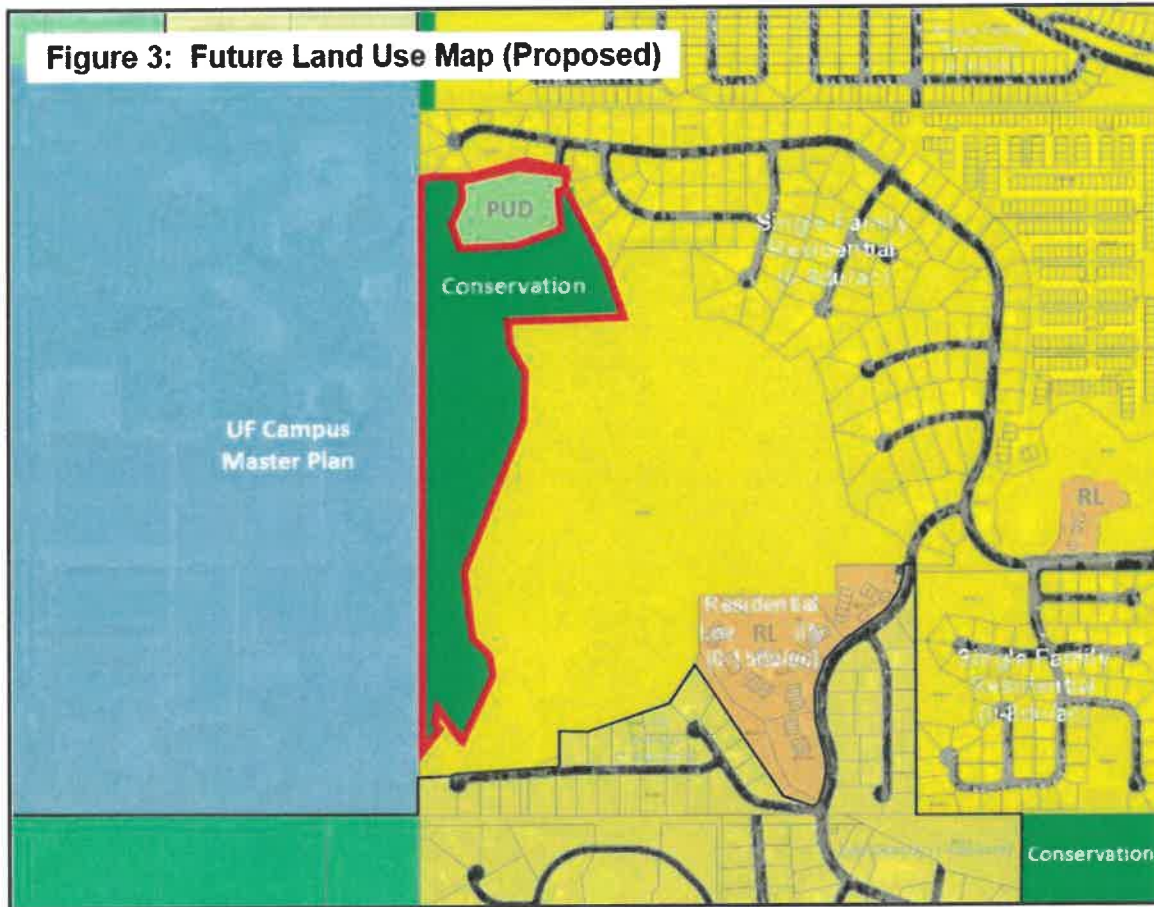
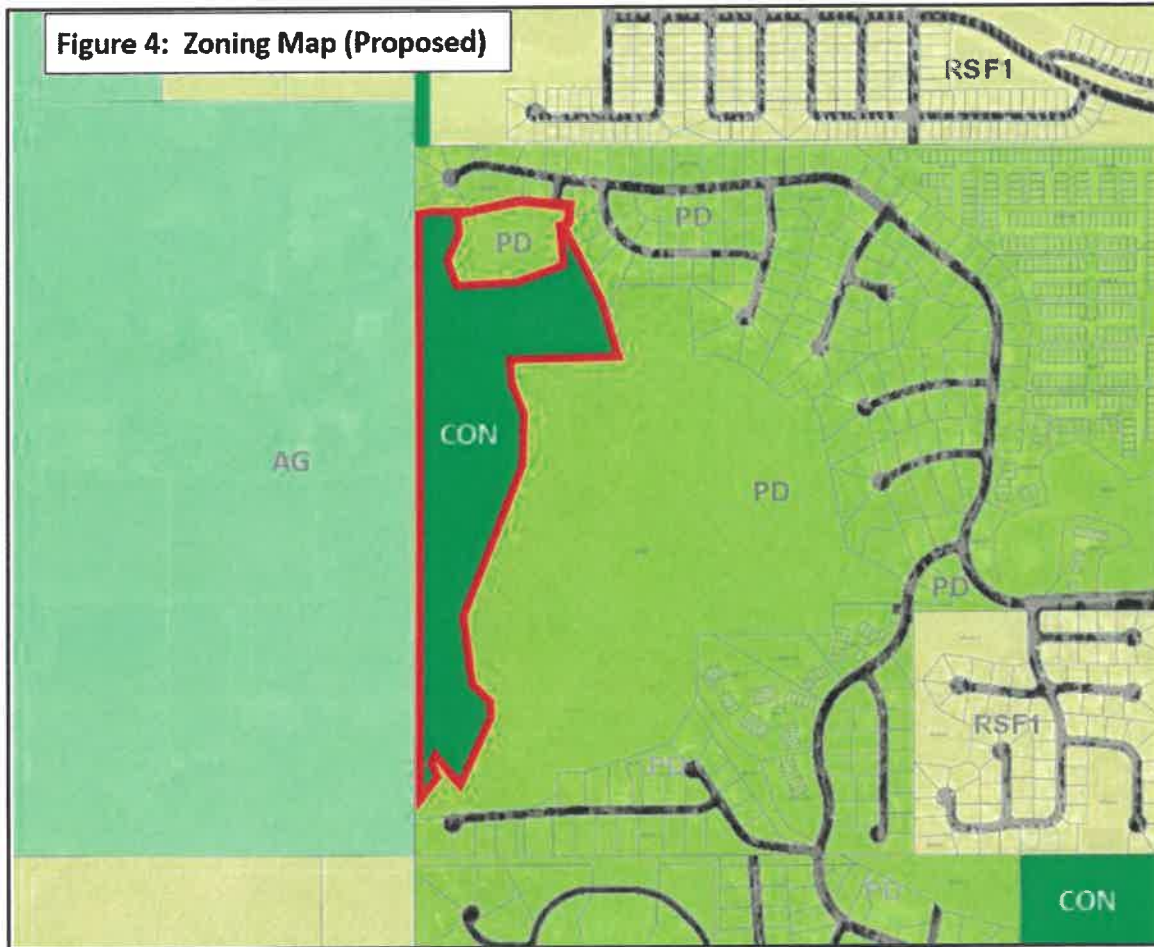


Figure 4 below illustrates the proposed new PD zoning boundary (4.2 +/- acres) with the removal of the 32.5 +/- acres from the PD. The 32.5-acre area is proposed to be changed from PD to Conservation zoning as illustrated on Figure 4 below.

Exhibit C to Ordinance 2023-275



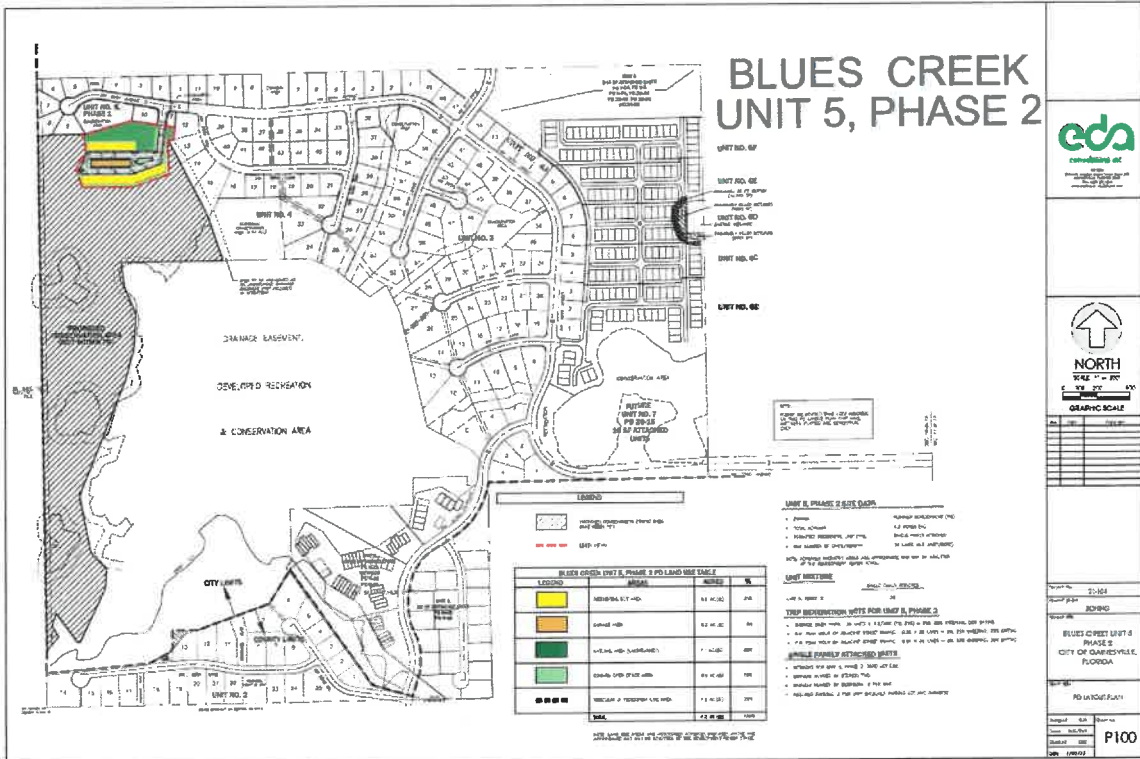
The proposed PD boundary change reflects the proposed new Conservation zoning and land use designations on the 32.5 +/- acres being removed from the PD. Because of the proposed land use and zoning changes for the 32.5 +/- acres, it is no longer appropriate for that acreage to remain under the Blues Creek Unit 5, Phase 2 PD regulations.

In comparing the proposed PD with the currently regulating PD (Ordinance 150694), it should be noted that the existing PD allows up to a maximum of 44 single-family lots on the entire 36.7 +/- acre area. The proposed PD reduces the maximum number of lots from 44 to 36 single-family lots in a significantly smaller area that provides for enhanced environmental protection by clustering the single-family attached units and preserving 32.5 +/- acres in the Conservation land use category and zoning district.

As part of the application to amend the PD zoning for Blues Creek, Unit 5 Phase 2, the applicant has submitted a PD Layout Plan that reflects the new boundary of the PD and the proposed development area at the site. Figure 5 below illustrates the PD Layout Plan sheets:

Exhibit C to Ordinance 2023-275

Figure 5: PD Layout Plan Sheets



NOTE: Separate PDF versions of these PD Layout Plan sheets are provided as Exhibit 2.

Conceptual Single Family Attached Unit Front Elevation

