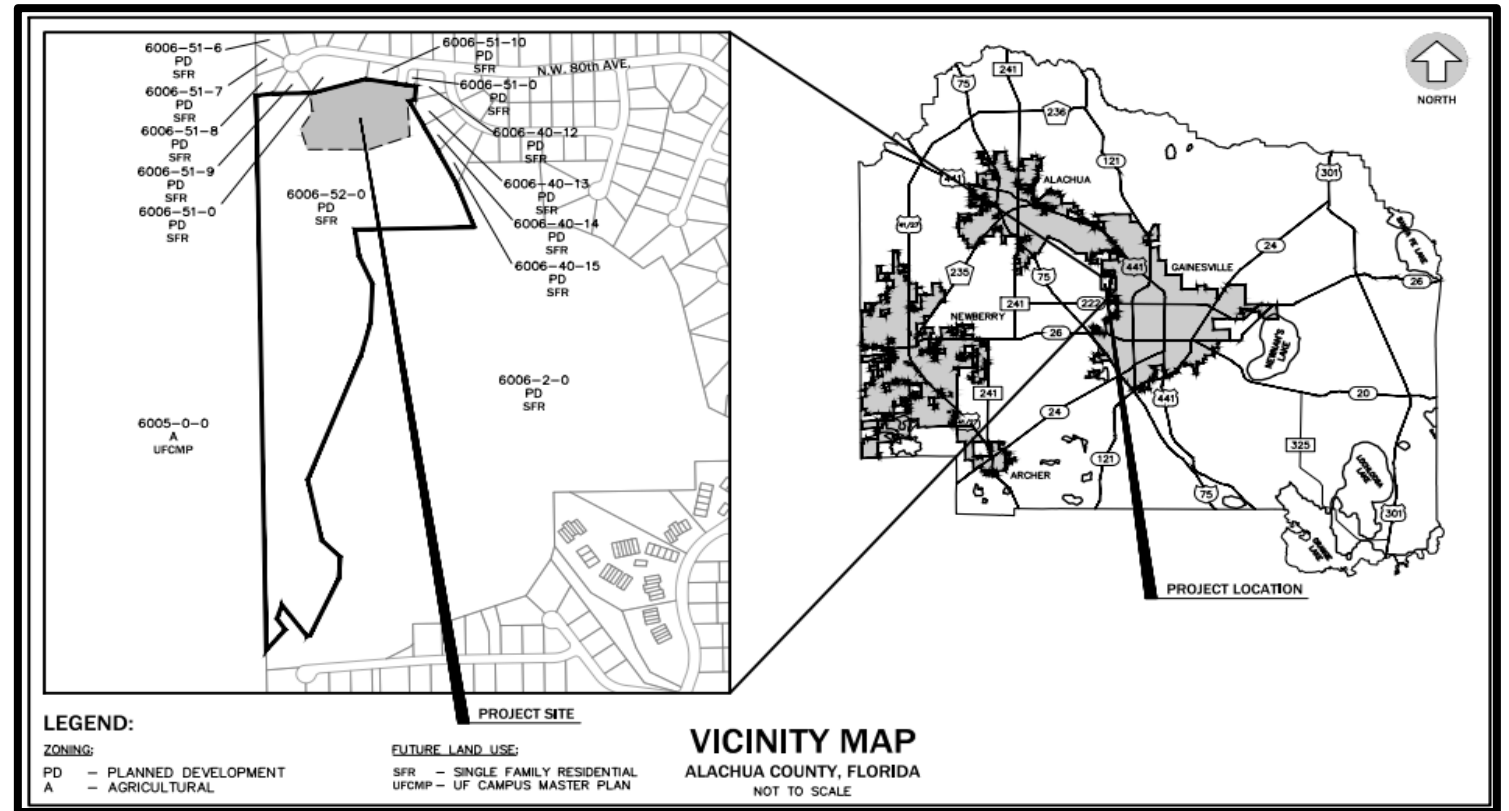


City of Gainesville

SUB23-000027
Design Plat
Blues Creek Unit 5 Design Plat

City Commission
Department of Sustainable Development
Phimetto Lewis, Planner III



LOCATION MAP

VICINITY MAP



Design Plat Review

Location: 7000 – 8000 Block of NW 57th Drive

Parcel Number: 06006-052-000

Current Use: Vacant

Property Size: 4.19 +/- acres

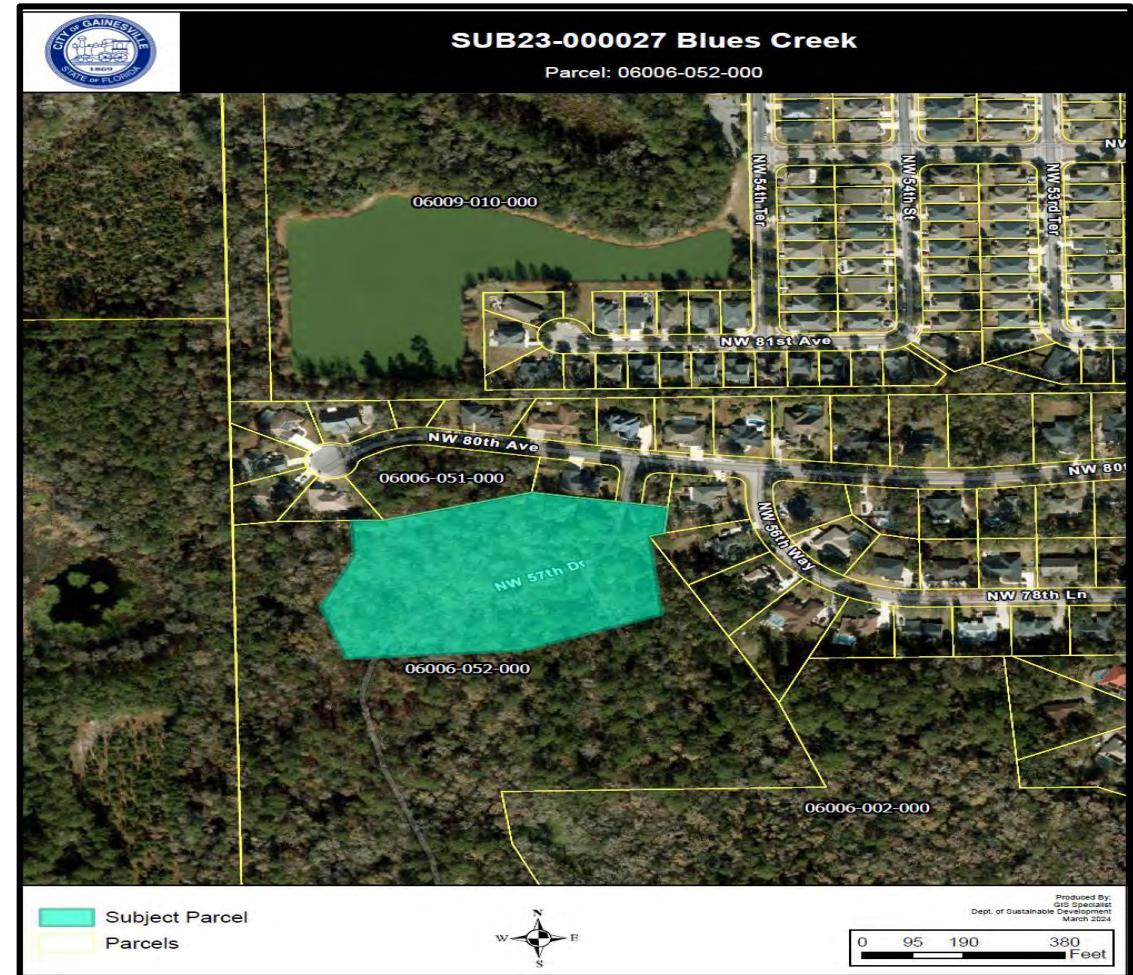
Land Use Designation(s): Planned Use District (PUD)

Zoning Designation(s): Planned Development (PD)

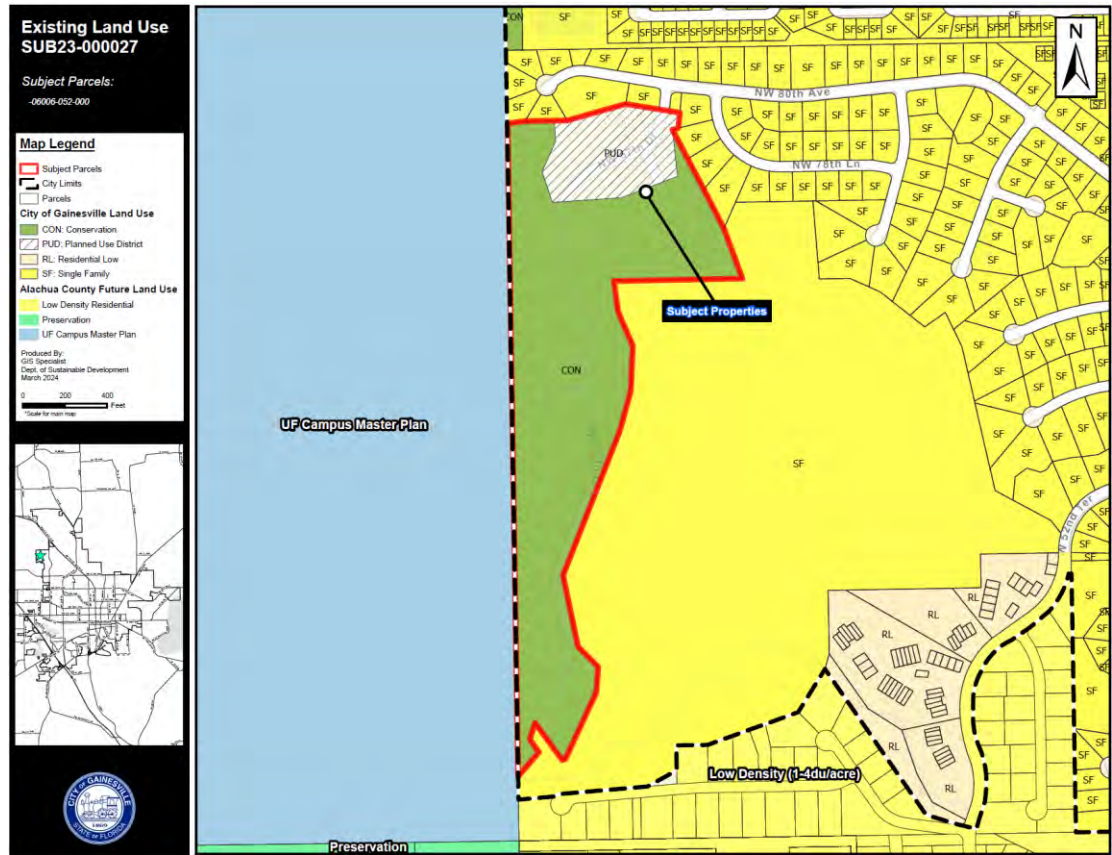
Gross Density (Lots per gross acre): 15.7

Total Number of Lots: 66

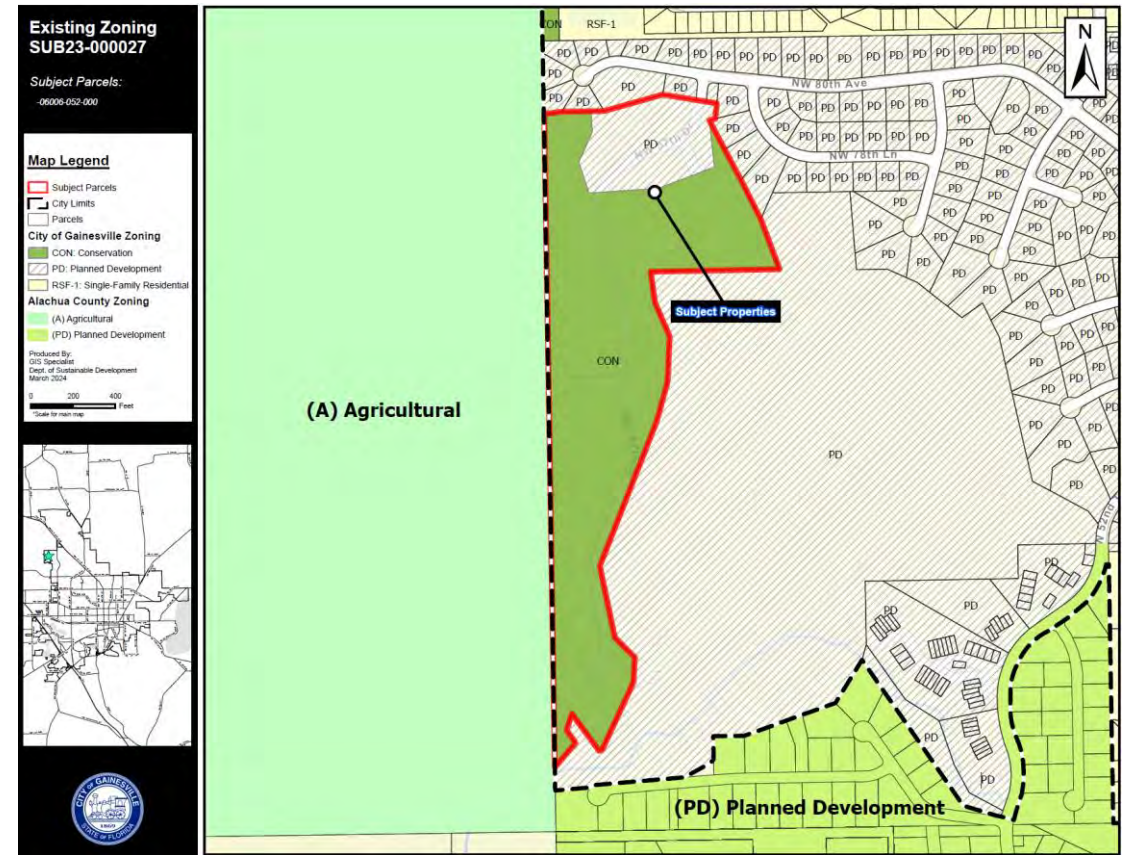
Request: Request for design plat approval for a 36-lot platted residential subdivision on approximately 4.19 +/- acres.



Existing Land Use and Existing Zoning

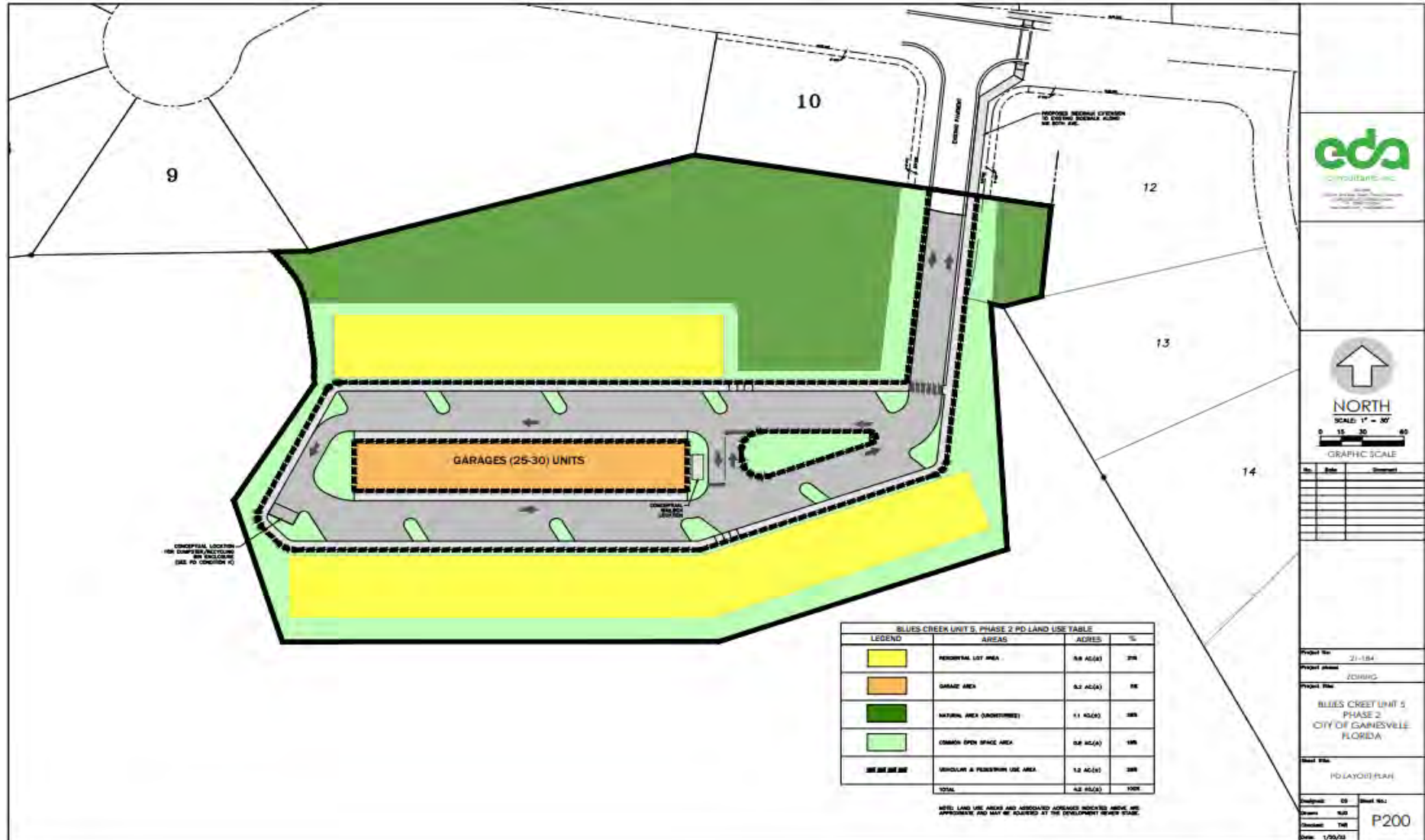


Land Use



Zoning

PD LAYOUT PLAN



Thank You

Staff Recommendations: City Plan Board to City
Commission Approve of Petition SUB23- 000027

Staff Recommendation: **Approval with Conditions**
SUB23-000027 Design Plat for Blues Creek Unit 5

NOTICE





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

Public Notice Signage Affidavit

Petition Name: SUB23-000027 Blues Creek Unit 5

Applicant (Owner or Agent): eda consultants, inc.

Tax parcel(s): 06006-052-000

Being duly sworn, I depose and say the following:

- That I am the owner or 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;
- That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
- That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
- That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
- That the applicant shall maintain the sign(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
- That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Stephanie Sulten Applicant (signature)
 Stephanie Sulten Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>15th</u> day of <u>May</u>, 20<u>24</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>Heather A. Hartman</u> Notary Public My Commission expires: <u>10/10/26</u></p>	<p>RECORDING SPACE</p>  <p>Heather A. Hartman Comm., # HH 320137 Expires: October 10, 2026 Notary Public - State of Florida</p>
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Rev. 2022-08-17
Public Notice Signage Affidavit
Page 1 of 1



NOTICE



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

Public Notice Signage Affidavit

Petition Name: SUB23-000027 Blues Creek Unit 5
 Applicant (Owner or Agent): eda consultants, inc.
 Tax parcel(s): 06006-052-000

Being duly sworn, I depose and say the following:

1. That I am the owner or 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 petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Melissa Watson Applicant (signature)
 Melissa Watson Applicant (print name)

STATE OF FLORIDA,
 COUNTY OF ALACHUA
 Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 13th day of May, 2024, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Heather A. Hartman Notary
 Public
 My Commission expires: 10/10/26

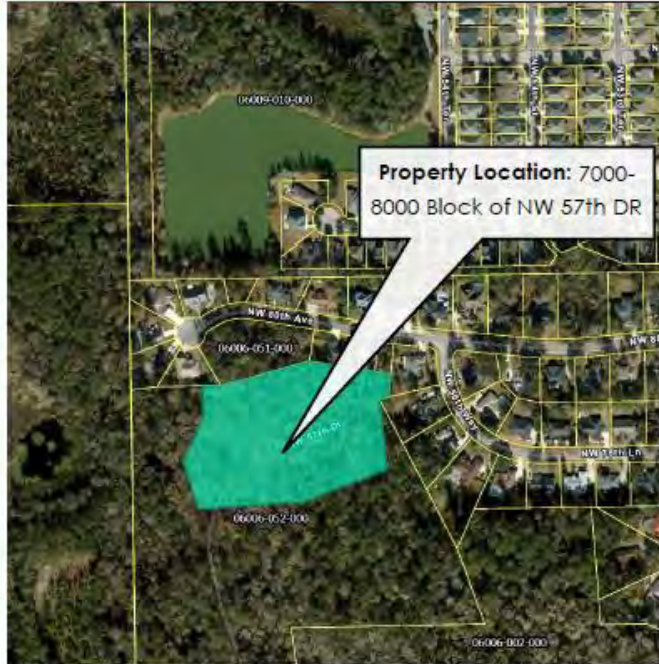
RECORDING SPACE

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



CITY OF GAINESVILLE PUBLIC MEETING

DEVELOPMENT REVIEW BOARD



Application ID: SUB23-000027

Name: Blues Creek Unit 5 — Design Plat

Lot Size: +/- 4.19 acres

Contact: Phimetto Lewis (Planner III)

lewispd@cityofgainesville.org

WHAT: Public meeting to discuss a subdivision application.

SUB23-000027 - Proposed 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. Approximately 4.19 acres in size, located in the 7000 – 8000 Block of NW 57th Drive on a portion of tax parcel 06006-052-000.

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

WHY: You are being notified because the development is on or near a property you own or lease and we want your input.

WHERE:

City Hall
200 E University Ave
Gainesville, FL

WHEN:

May 28, 2024
6:30 pm

CONTACT:



Department of Sustainable
Development
Planning Division
PO Box 490, Station 11



Thomas Center B,
306 N.E. 6th Ave.
Gainesville, FL



E: drb@gainesvillefl.gov

www.gainesvillefl.gov



P: (352)334-5023