

***Gainesville Council on Aging, Inc.***  
***Large-scale Comprehensive Plan***  
***Amendment***

***PB-09-143 LUC***

***February 18, 2010***



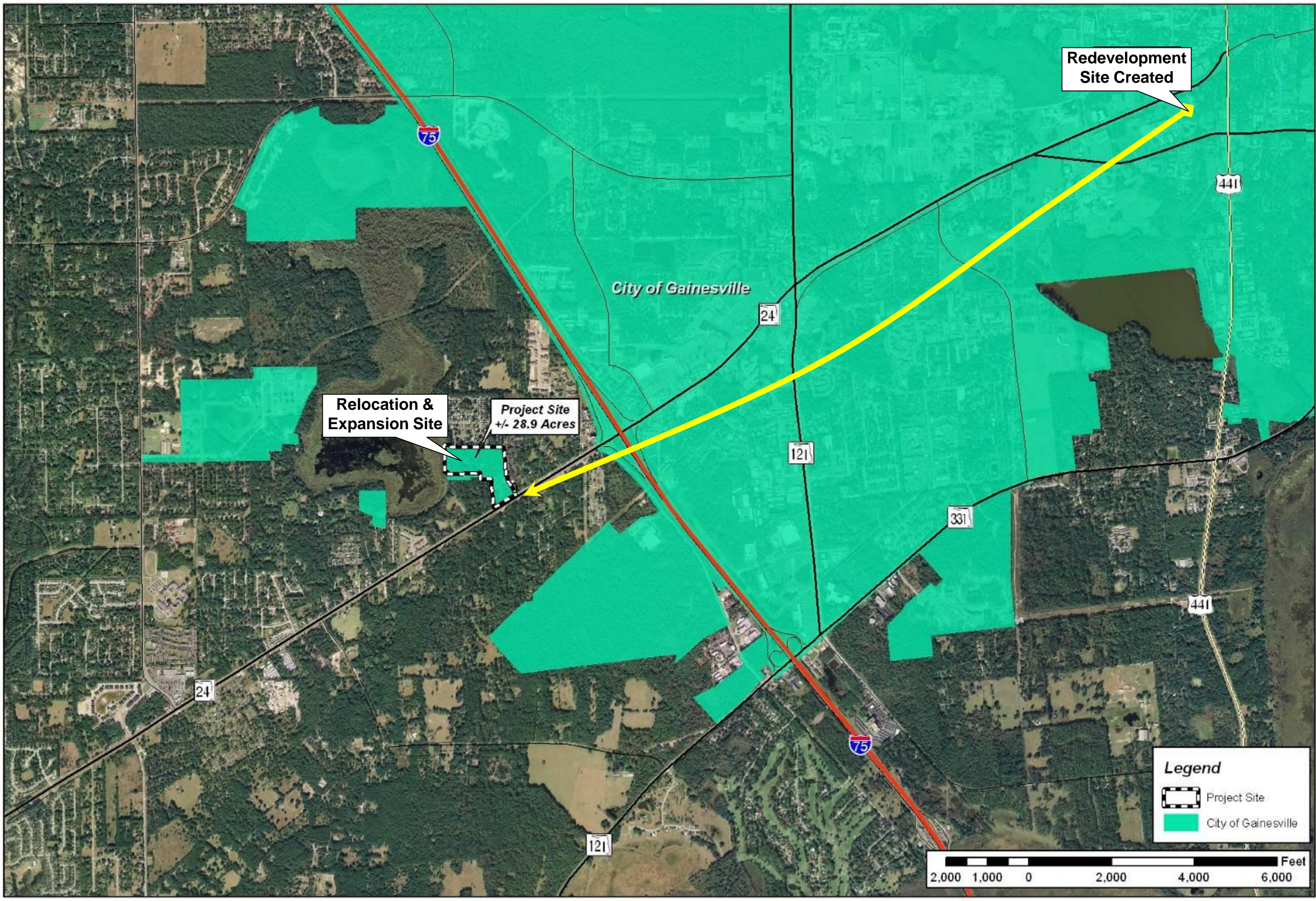
**Causseaux, Hewett, & Walpole, Inc.**

Engineering • Surveying • Planning

6011 NW 1st Place Gainesville, Florida 32607

Phone: (352) 331-1976 Fax: (352) 331-2476

<http://www.chw-inc.com>



Relocation & Expansion Site

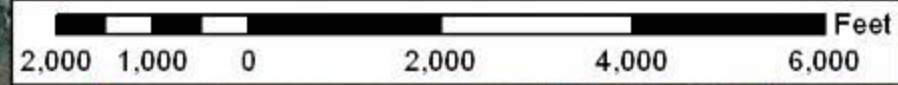
Project Site  
+/- 28.9 Acres

Redevelopment  
Site Created

City of Gainesville

**Legend**

-  Project Site
-  City of Gainesville



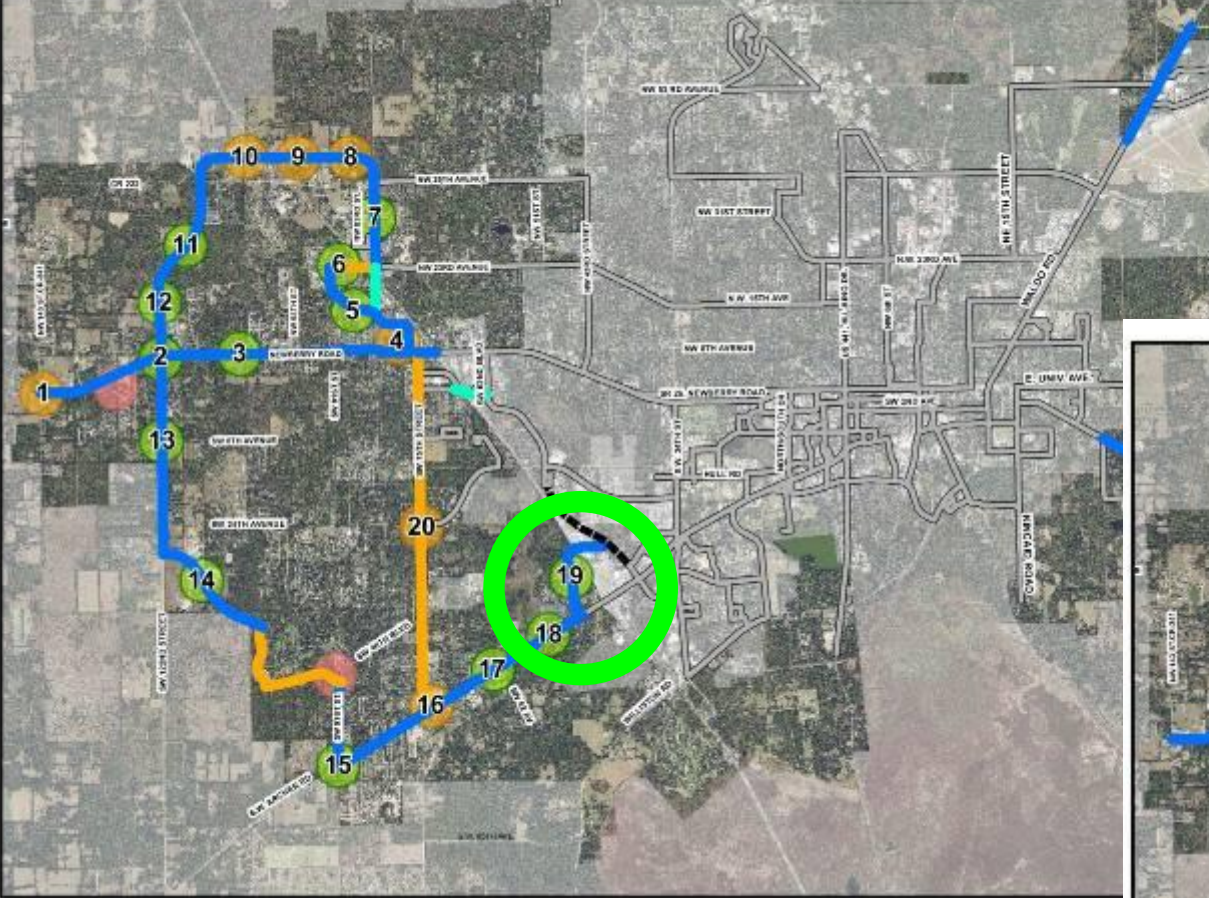
Alachua County Parcel # 0619-000-000, 0619-001-000,  
06929-000-000, 06933-000-000, & 06935-001-000  
Large-scale Comprehensive Plan Amendment



Prepared by: Burdette 200  
Projection: NAD 83, Zone 18  
Datum: North American 83  
Scale: 1" = 1000'  
File Path: \\server\GIS\Projects\GIS\CHW\1808000000\1808000000.aprx  
File Name: 1808000000.aprx  
Coordinate System: GCS\_North\_American\_1983  
Datum: North American 1983  
Units: Meter  
Datum: North American 1983

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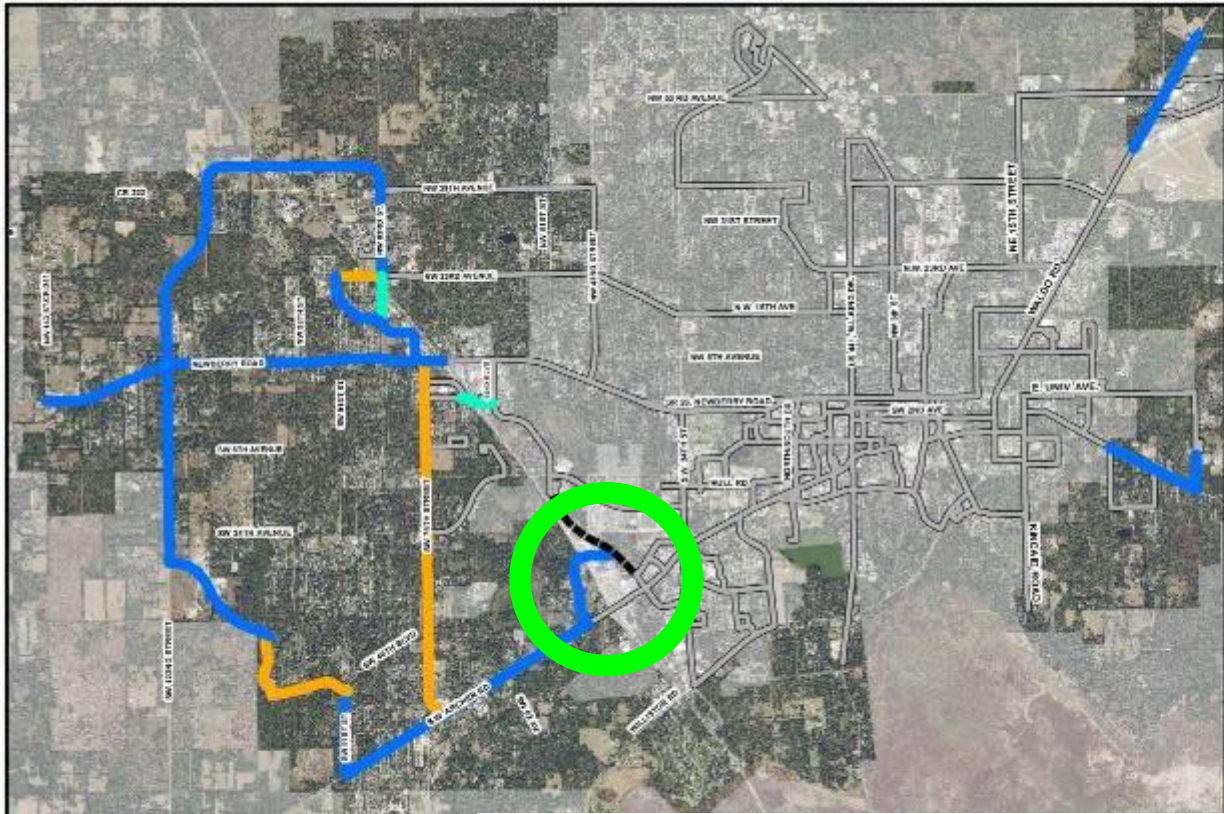
**Potential Transit Oriented Development or Traditional Neighborhood Development Locations**

**Legend**

- Dedicated Transit Lanes
- Conceptual I-75 Transit Overpass (Not in CIP)
- Shared Lanes
- RTS Routes

OUNTY

**Future Transportation Functional Classifications (2030)**



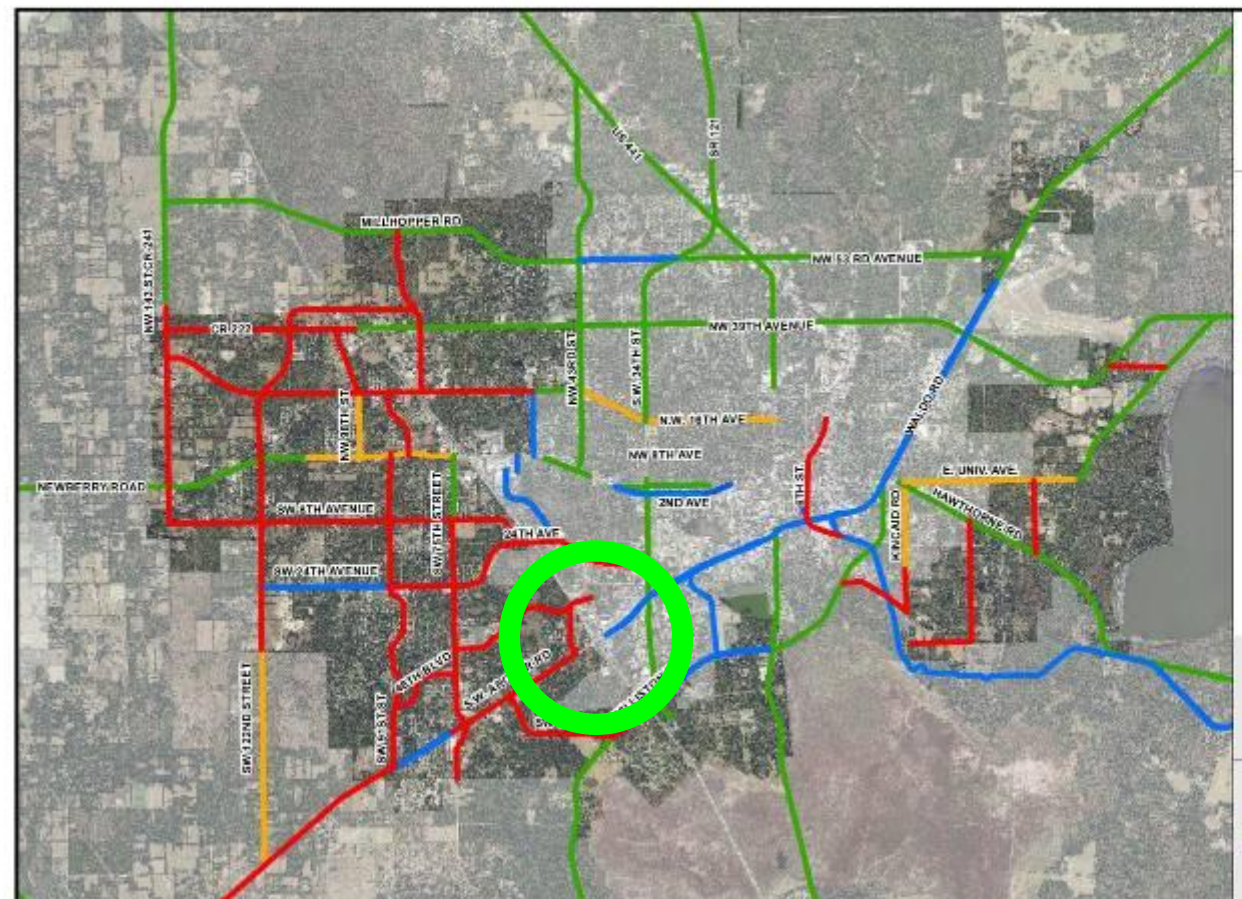
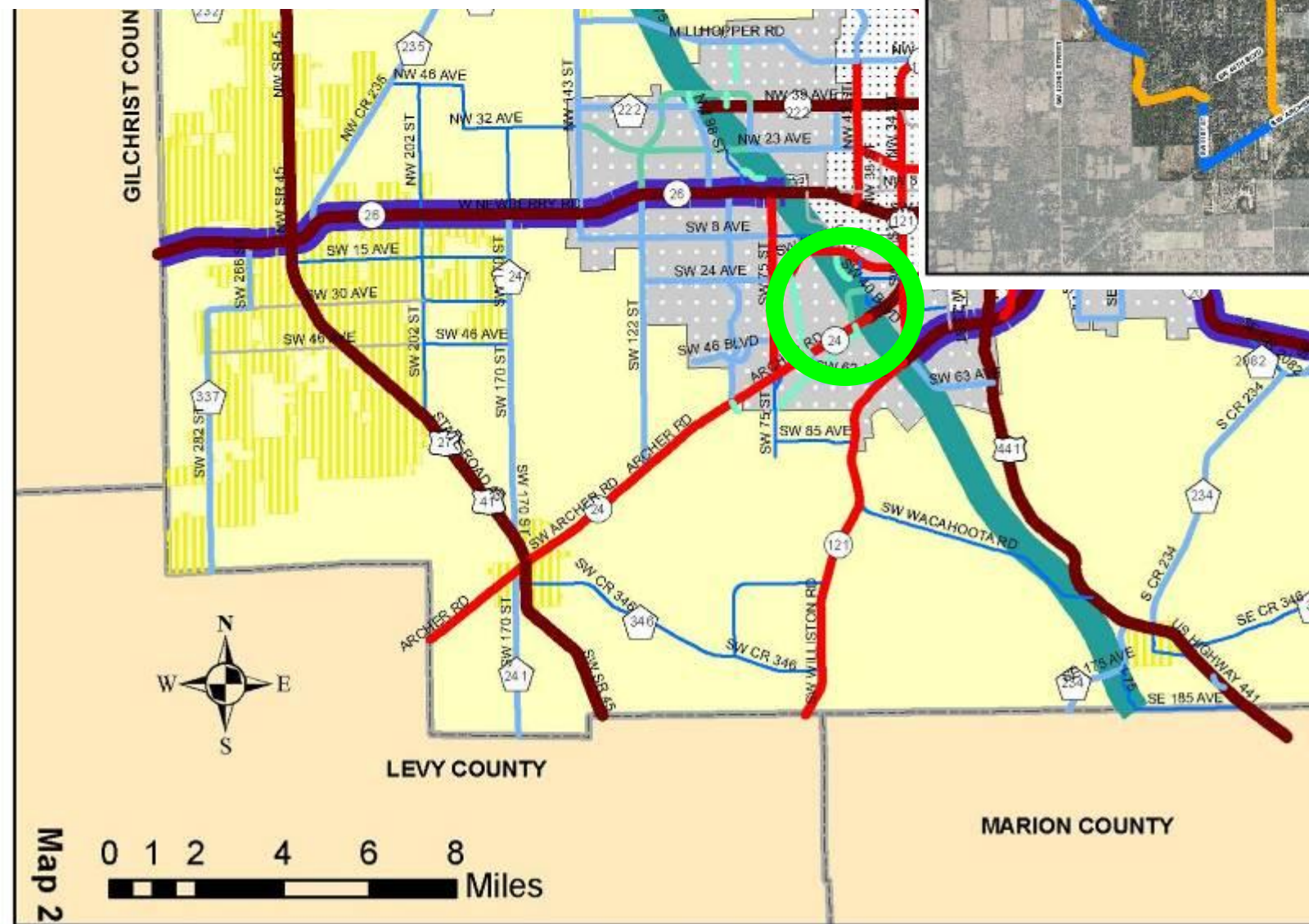
**Rapid Transit Corridors**

**Legend**

- Dedicated Transit Lanes
- Conceptual I-75 Transit Overpass (Not in CIP)
- Shared Lanes
- RTS Routes
- MTPO SW 62nd Extension
- Area Outside of Urban Cluster

**Notes:**  
This map has not been adopted or approved by the Board of County Commissioners. It is a working draft only.  
Production Date: 6/02/09

**Prepared by:**  
Board of County Commissioners



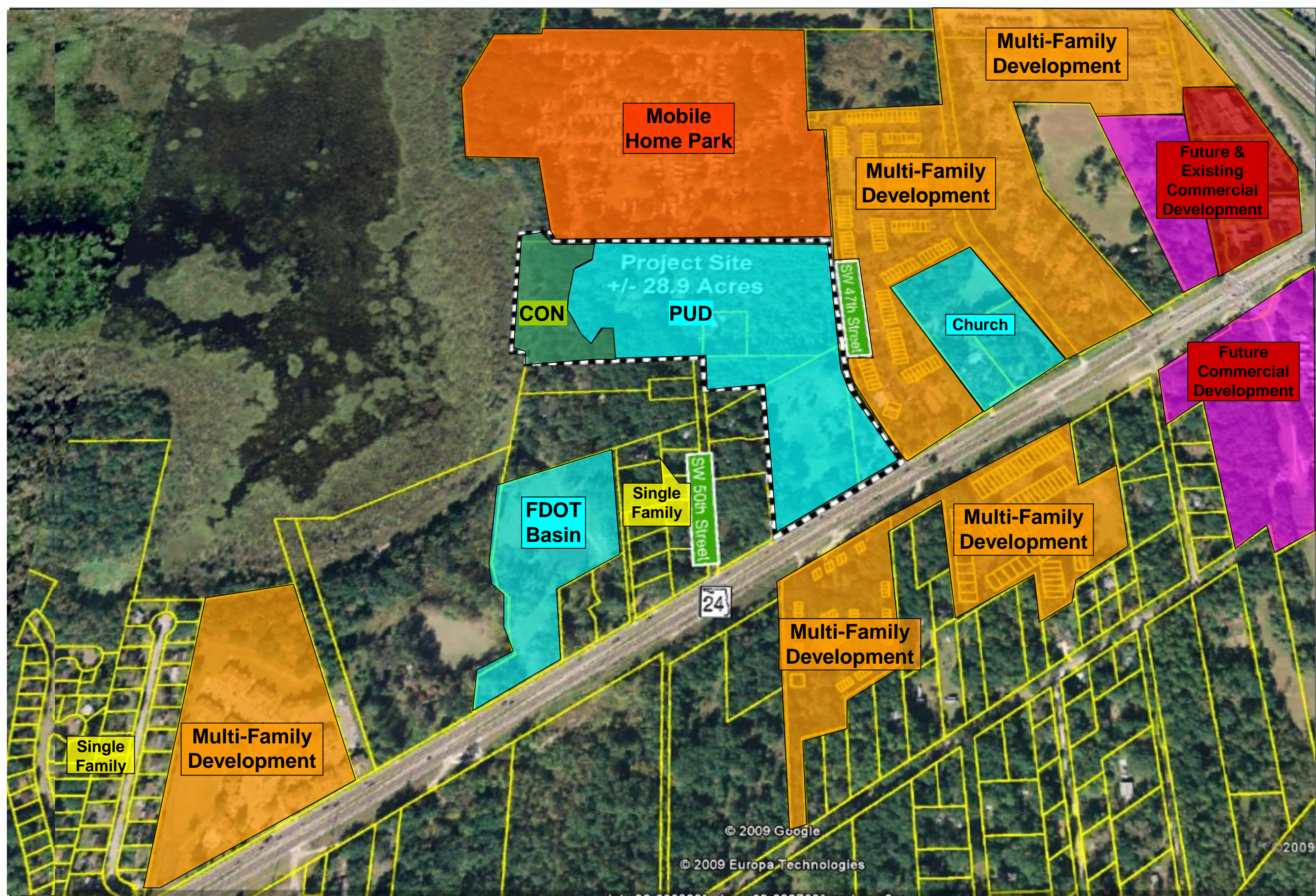
**Existing & Future Bicycle & Pedestrian Network**

**Legend**

- Existing multi-use path
- Existing bike lane/shoulder
- Future multi-use path
- Future bike lane/shoulder
- Area Outside of Urban Cluster

**Notes:**  
This map has not been adopted or approved by the Board of County Commissioners. It is a working draft only.  
Production Date: 06/13/09

**Prepared by:**  
Board of County Commissioners  
Department of Growth Management  
10 SW 2nd Avenue  
Gainesville, FL 32601  
(352) 374-5249  
<http://growthmanagement.alachua.fl.us/>



Alachua County Parcel # 0619-000-000, 0619-001-000,  
06929-000-000, 06933-000-000, & 06935-001-000  
Large-scale Comprehensive Plan Amendment



Prepared by: Eurolife 200  
Projection: NAD 83, Zone 18N  
Datum: NAD 83, Zone 18N  
Scale: 1:10000  
File Name: 0619-000-000  
Date: 11/11/2009  
Author: J. Smith  
Checked: J. Smith  
Date: 11/11/2009  
Scale: 1:10000  
File Name: 0619-000-000

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© 2009 Google  
© 2009 Europa Technologies

Lat: 29.698229° Lon: 82.292702° elev: 0 m

1,700 sq. ft. Office  
+/- 300 trailers  
42 Acres

460 dwelling  
58 Acres

168 dwelling  
20.4 Acres

**Project Site**  
+/- 28.9 Acres  
Parcel # 06916-000-000  
+/- 19.34 Acres

Parcel #  
06916-001-000  
+/- 1.05 Acres

Parcel #06929-000-000  
+/- 1.43 Acres

Parcel #06933-000-000  
+/- 5.00 Acres

Parcel #06935-001-000  
+/- 1.1 Acres

Additional  
Access  
Point

76 DU  
9.55 Acres

635' State  
Roadway  
Frontage

58 Dwelling  
7.3 Acres



Alachua County  
City of Gainesville

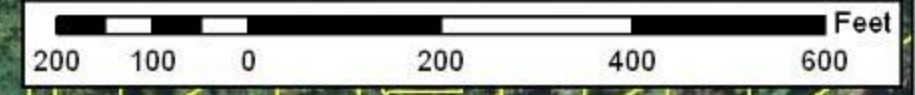
SW 47th Street

SW 50th Street

24

**Legend**

-  City of Gainesville
-  Alachua County Tax Parcels



Prepared by: Bishoye 300  
 Project No: 1803\_000-000-000  
 File No: 1803\_000-000-000  
 Date: 01/11/2018  
 Scale: 1" = 100'-0"

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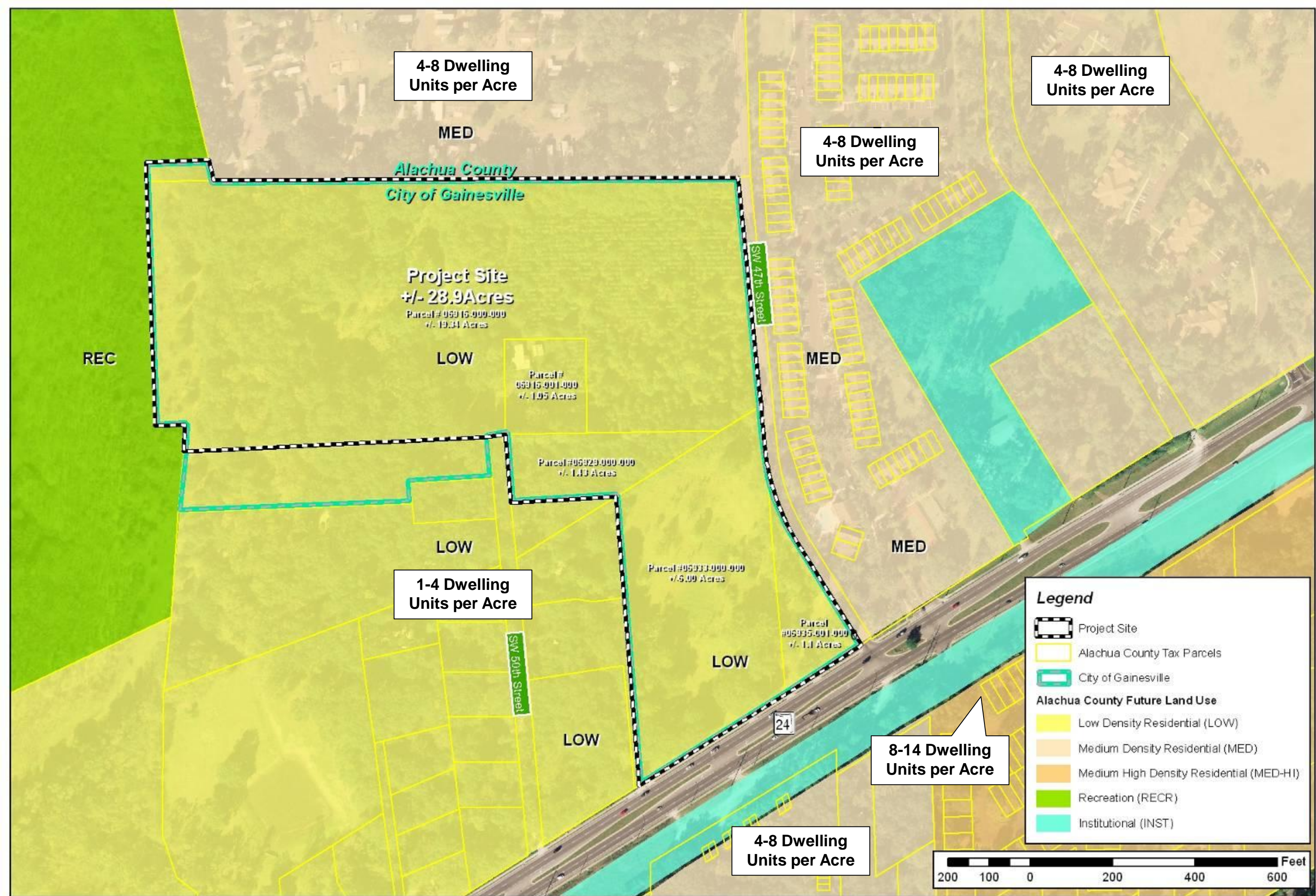


Alachua County Parcel # 0619-000-000, 0619-001-000,  
 06929-000-000, 06933-000-000, & 06935-001-000  
 Large-scale Comprehensive Plan Amendment



Prepared by: Baylyne 300  
Project No.: 1803\_0001-0001  
File Name: 1803\_0001-0001\_0001  
File Path: \\server\1803\_0001-0001\_0001  
Created Date: 1/11/2019 10:00:00 AM  
Last Modified: 1/11/2019 10:00:00 AM

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**4-8 Dwelling  
Units per Acre**

**4-8 Dwelling  
Units per Acre**

**4-8 Dwelling  
Units per Acre**

**Project Site  
+/- 28.9 Acres**  
Parcel # 06916-000-000  
+/- 19.34 Acres

Parcel #  
06916-001-000  
+/- 1.95 Acres

Parcel #06929-000-000  
+/- 1.13 Acres

Parcel #06933-000-000  
+/- 5.99 Acres

Parcel  
#06935-001-000  
+/- 1.1 Acres

**1-4 Dwelling  
Units per Acre**

**8-14 Dwelling  
Units per Acre**

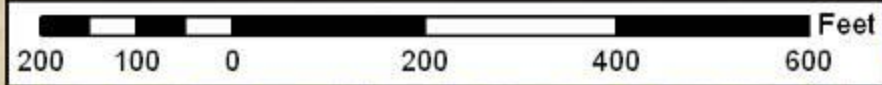
**4-8 Dwelling  
Units per Acre**

**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Alachua County Future Land Use**

- Low Density Residential (LOW)
- Medium Density Residential (MED)
- Medium High Density Residential (MED-HI)
- Recreation (RECR)
- Institutional (INST)



1,700 sq. ft. Office  
+/- 270 DU  
42 Acre  
6.43 DU/AC

454 dwelling  
58 Acres  
7.9 DU/AC

168 DU  
20.4 Acres  
8.24 DU/AC

310 Skilled Nursing Facility &  
Assisted Living Facility Beds  
75,000 sq. ft. Medical / Therapy /  
Renal Dialysis / Administration

1-4 Dwelling  
Units per Acre

76 DU  
9.55 Acres  
7.96 DU/AC

58 Dwelling  
7.3 Acres  
7.95 DU/AC

REC CON

MED

Alachua County  
City of Gainesville

PUD

Parcel #  
06916-001-000  
+/- 1.05 Acres

Parcel #06929-000-000  
+/- 1.43 Acres

Parcel #06933-000-000  
+/- 5.00 Acres

Parcel  
#06935-001-000  
+/- 1.1 Acres

PUD

LOW

MED

MED

SW 50th Street

SW 47th Street

24

**Legend**

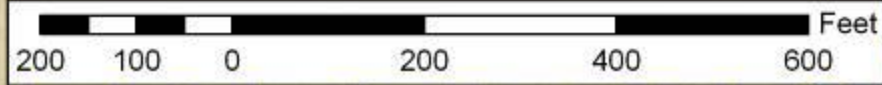
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Proposed City of Gainesville Future Land Use Map**

- Conservation (CON)
- Planned Use District (PUD)

**Alachua County Future Land Use Map**

- Low Density Residential (LOW)
- Medium Density Residential (MED)
- Medium High Density Residential (MED-HI)
- Recreation (RECR)
- Institutional (INST)



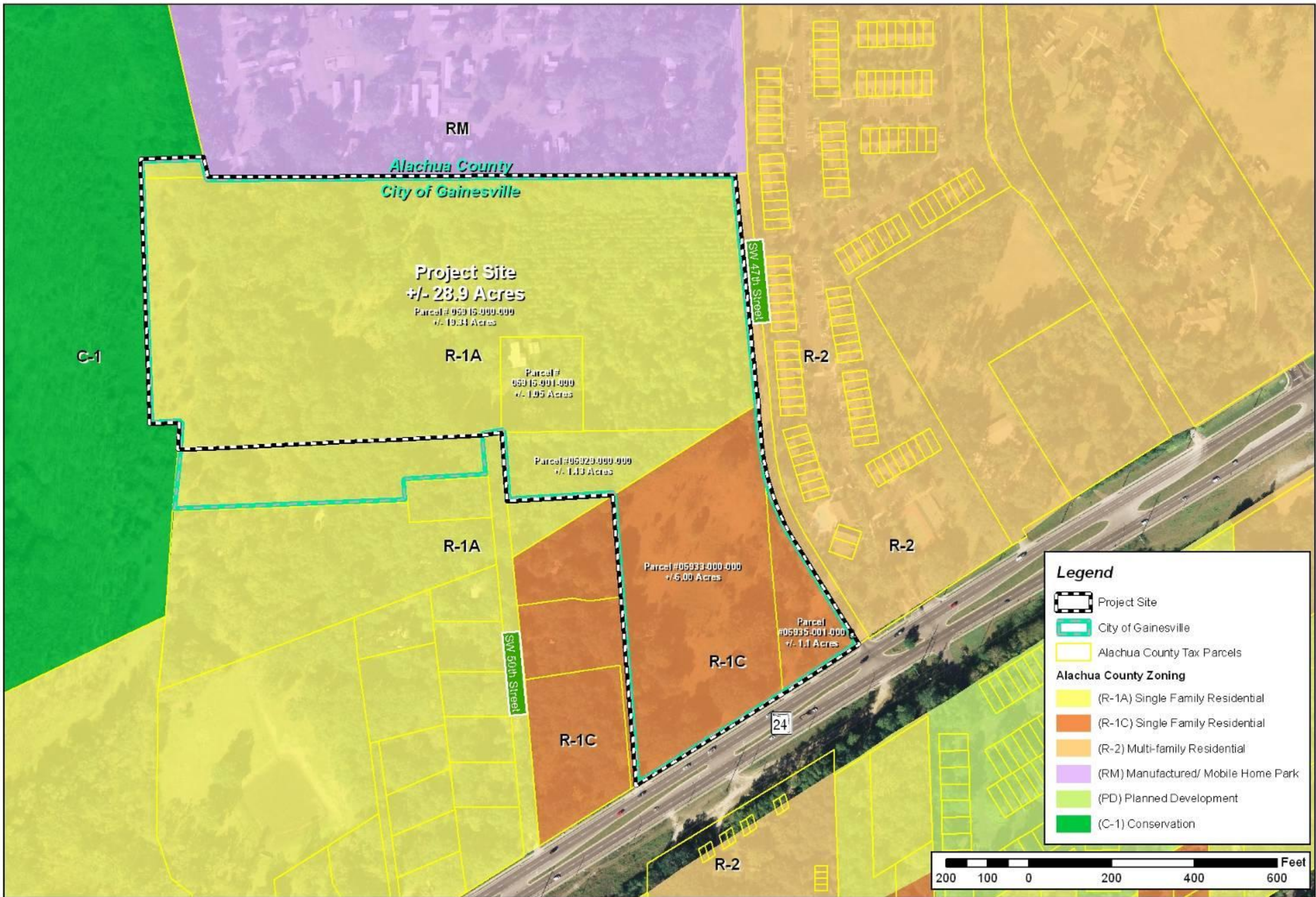
NORTH

Prepared by Employee 268  
Projection: NAD\_1983\_StatePlane  
Florida North FIPS\_5003 Feet  
Units: Feet  
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Created: 2/17/2009 10:00:00 AM  
Last Modified: 2/17/2009 10:00:00 AM  
User: jhewett  
Title: 03010001.dwg

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**CHW**  
Causseaux, Hewett, & Walpole, Inc.

File: I:\03010001\0010001000.dwg Date: February 17, 2009



RM  
Alachua County  
City of Gainesville

**Project Site**  
**+/- 28.9 Acres**  
Parcel # 06916-000-000  
+/- 19.34 Acres

R-1A  
Parcel # 06916-001-000  
+/- 1.95 Acres

Parcel # 06929-000-000  
+/- 1.13 Acres

R-1A

Parcel # 06933-000-000  
+/- 5.00 Acres

R-1C

Parcel # 06935-001-000  
+/- 1.1 Acres

SW 50th Street

SW 47th Street

C-1

R-1A

R-2

R-2

R-2

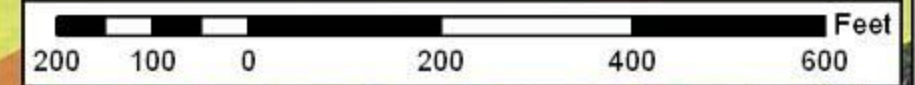
24

**Legend**

- Project Site
- City of Gainesville
- Alachua County Tax Parcels

**Alachua County Zoning**

- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (R-2) Multi-family Residential
- (RM) Manufactured/ Mobile Home Park
- (PD) Planned Development
- (C-1) Conservation



Alachua County Parcel # 0619-000-000, 0619-001-000,  
06929-000-000, 06933-000-000, & 06935-001-000  
Large-scale Comprehensive Plan Amendment

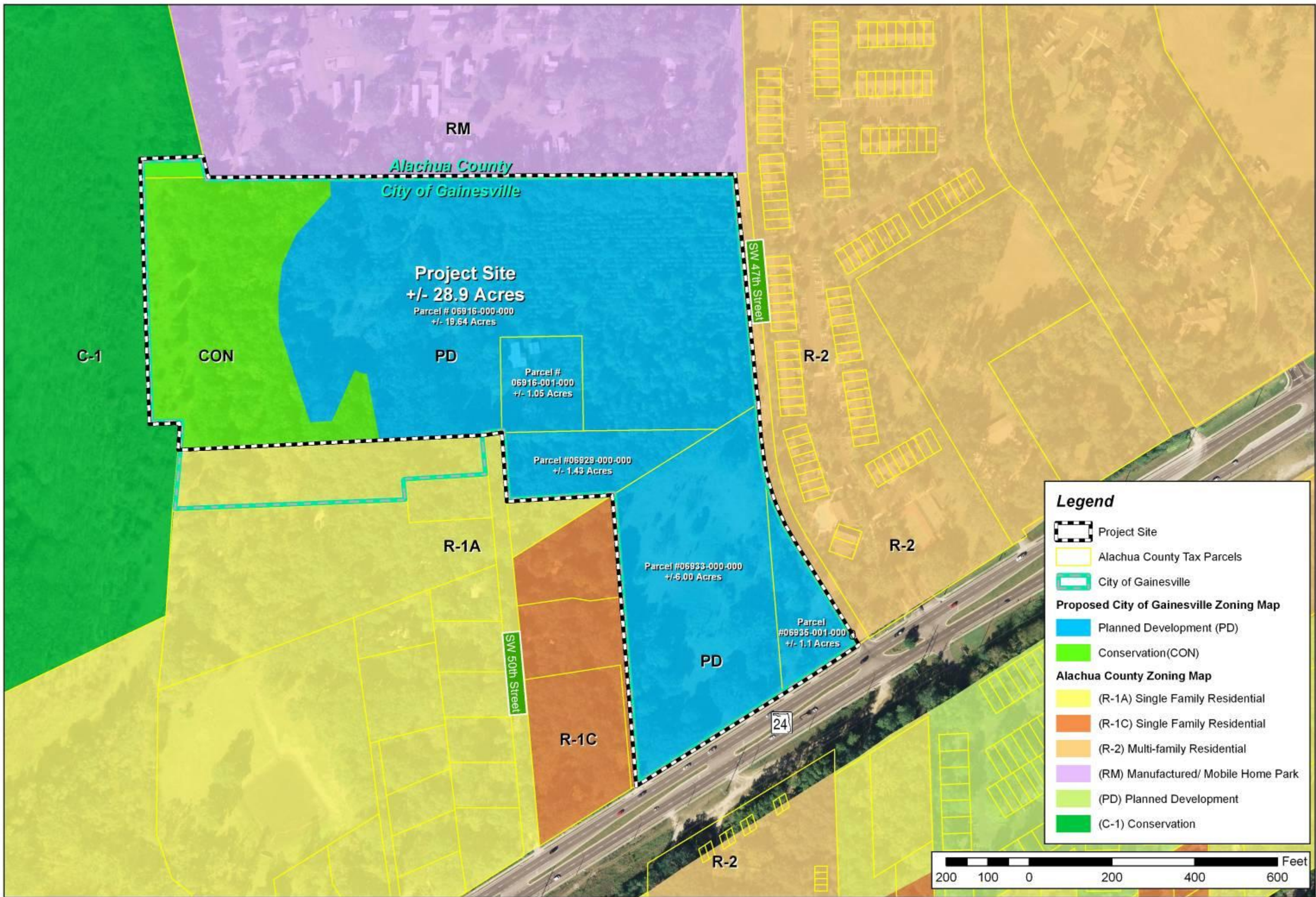
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File No. 1803000100010001  
Date: 11/11/2010  
Created by: jh  
Last Modified: 11/11/2010 10:00:00 AM  
User: jh

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Date: February 11, 2010  
File: L:\03\2010\08-04\2010\08-04\031.dwg





**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

**Proposed City of Gainesville Zoning Map**

- Planned Development (PD)
- Conservation(CON)

**Alachua County Zoning Map**

- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (R-2) Multi-family Residential
- (RM) Manufactured/ Mobile Home Park
- (PD) Planned Development
- (C-1) Conservation



**NORTH**

Prepared by Employee 268  
Projection: NAD\_1983\_StatePlane  
Florida North FIPS 5003 Feet  
Units: U.S. Feet  
Scale: Graphic  
File Path: \\GIS\Projects\GIS\Projects\0619-000-000\_0619-001-000\_06929-000-000\_06933-000-000\_06935-001-000  
Project Name: 0619-000-000, 0619-001-000, 06929-000-000, 06933-000-000, 06935-001-000  
Drawing Date: 2/18/2020  
Drawing Time: 10:15:00  
Drawing User: jh  
Drawing Title: Zoning Map Amendment  
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Drawing Scale: 1:10000  
Drawing Units: Feet

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http://www.chw-inc.com

Date: May 19, 2020  
File: I:\0619-000-000\_0619-001-000\_06929-000-000\_06933-000-000\_06935-001-000\Drawings\Zoning Map Amendment.dwg

## **Planned Use District**

### **➤ Intensity of Uses**

#### **➤ 310 Total Beds**

**➤ Skilled Nursing Facility**

**➤ Assisted Living Facility**

#### **➤ Medical Office / Administration (75,000 sq. ft.)**

**➤ Physical Therapy / Occupational Therapy (5,000 sq. ft.)**

**➤ Renal Dialysis (5,000 sq. ft.)**

**➤ Administrative Office (5,000 sq. ft.)**

**➤ Medical Office Building (<60,000 sq. ft.)**



① FRONT ELEVATION (SNF)  
SCALE: NOT TO SCALE



② FRONT ELEVATION (ALF)  
SCALE: NOT TO SCALE

**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE ■ DEVELOPMENT  
License AA-0002117  
558 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727 894-4453 www.bessolo.com

PROFESSIONAL SEAL

KEVIN J. BESSOLO - AR12069

I, the undersigned, being a duly licensed Architect under the laws of the State of Florida, do hereby certify that this is a true and correct copy of the original design and specifications for the above described project, and that I am a duly licensed Architect under the laws of the State of Florida, and that I am the author of the design and specifications herein.

CLIENT APPROVAL:

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**GAINESVILLE COUNCIL  
ON AGING - MASTER PLAN**  
ARCHER ROAD  
GAINESVILLE, FL

ISSUED:

DATE	ISSUED FOR:

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 090800  
DRAWN BY: \_\_\_\_\_  
PROJECT MANAGER: PM INITIALS  
CHECKED BY: \_\_\_\_\_  
DATE: 1/11/11  
SCALE: \_\_\_\_\_

**A201**  
BUILDING ELEVATIONS

***Gainesville Council on Aging, Inc.***  
***Large-scale Comprehensive Plan***  
***Amendment***

***PB-09-143 LUC***

***February 18, 2010***



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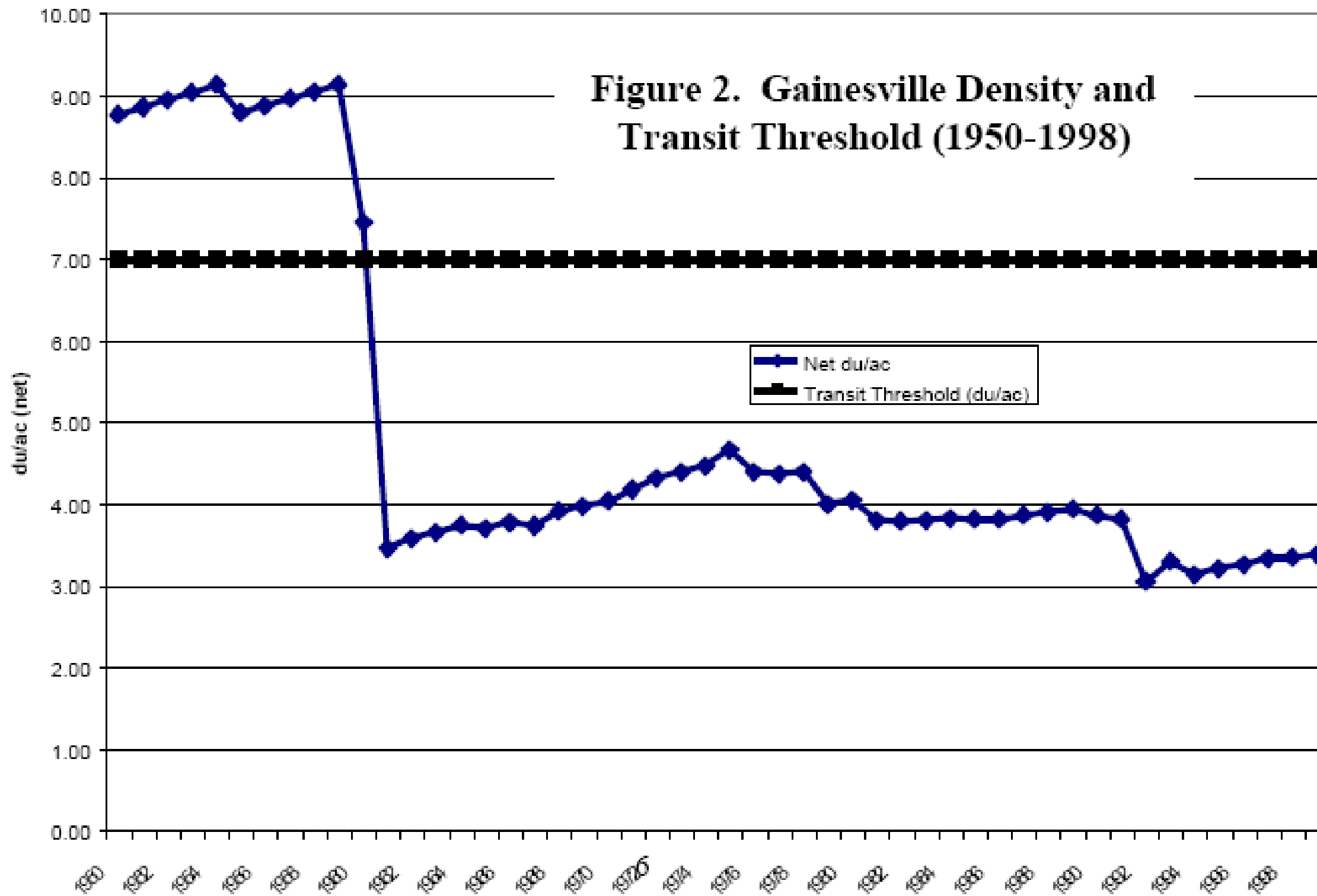








have such growth occur at high densities. Cervero and Bernick<sup>2</sup> concur by indicating that the most substantial transit benefits are realized when development goes “from very low to moderate densities, say from an average of 4 units per acre to 10 to 15 units per acre – that is, from a



Source: Gainesville Dept of Community Development

