

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

PB-09-143 LUC

June 17, 2010



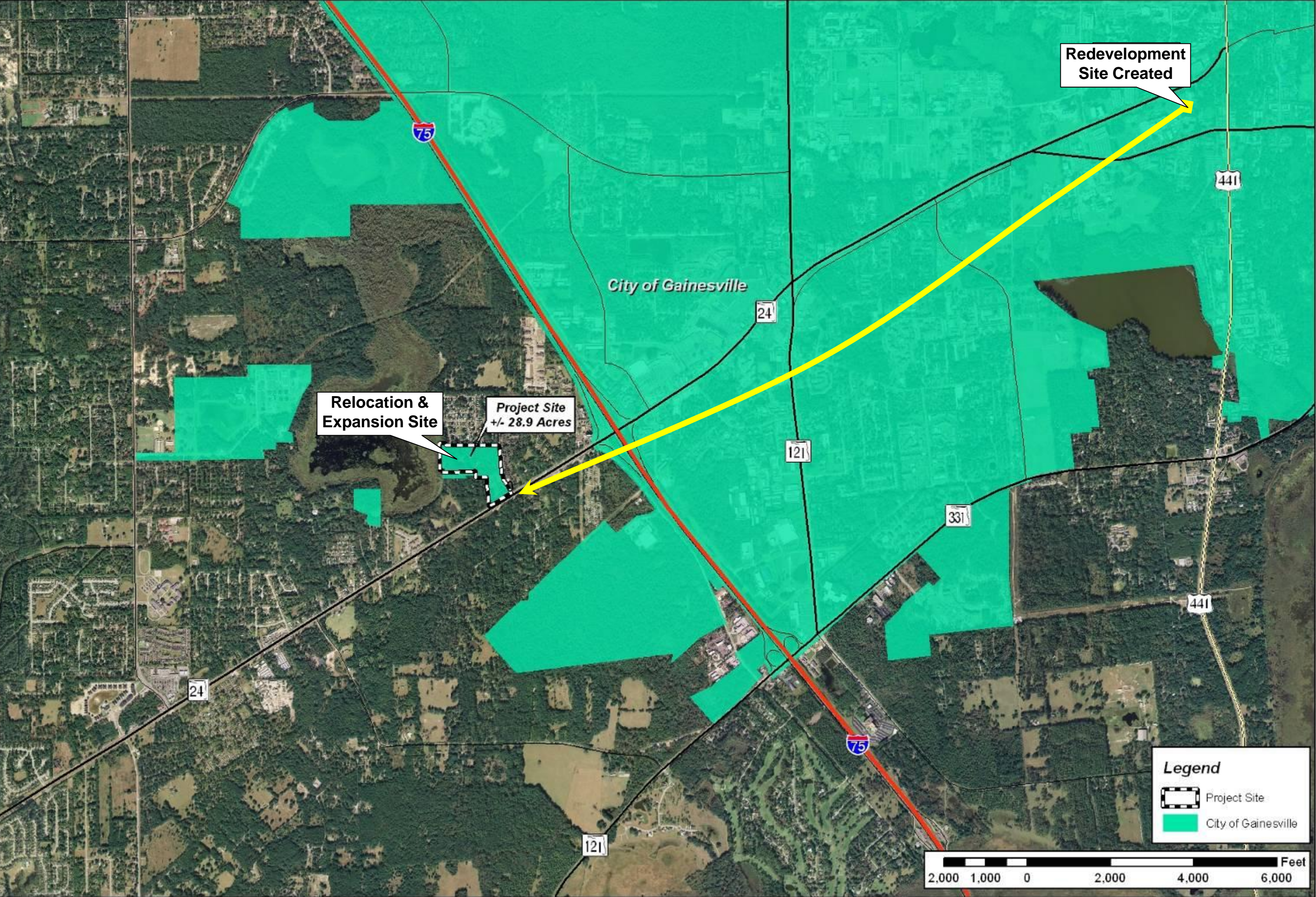
Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

6011 NW 1st Place Gainesville, Florida 32607

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

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





Redevelopment
Site Created

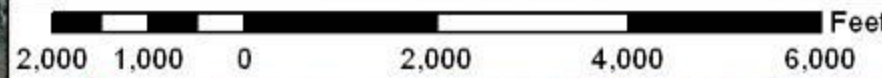
Relocation &
Expansion Site

Project Site
+/- 28.9 Acres

City of Gainesville

Legend

-  Project Site
-  City of Gainesville

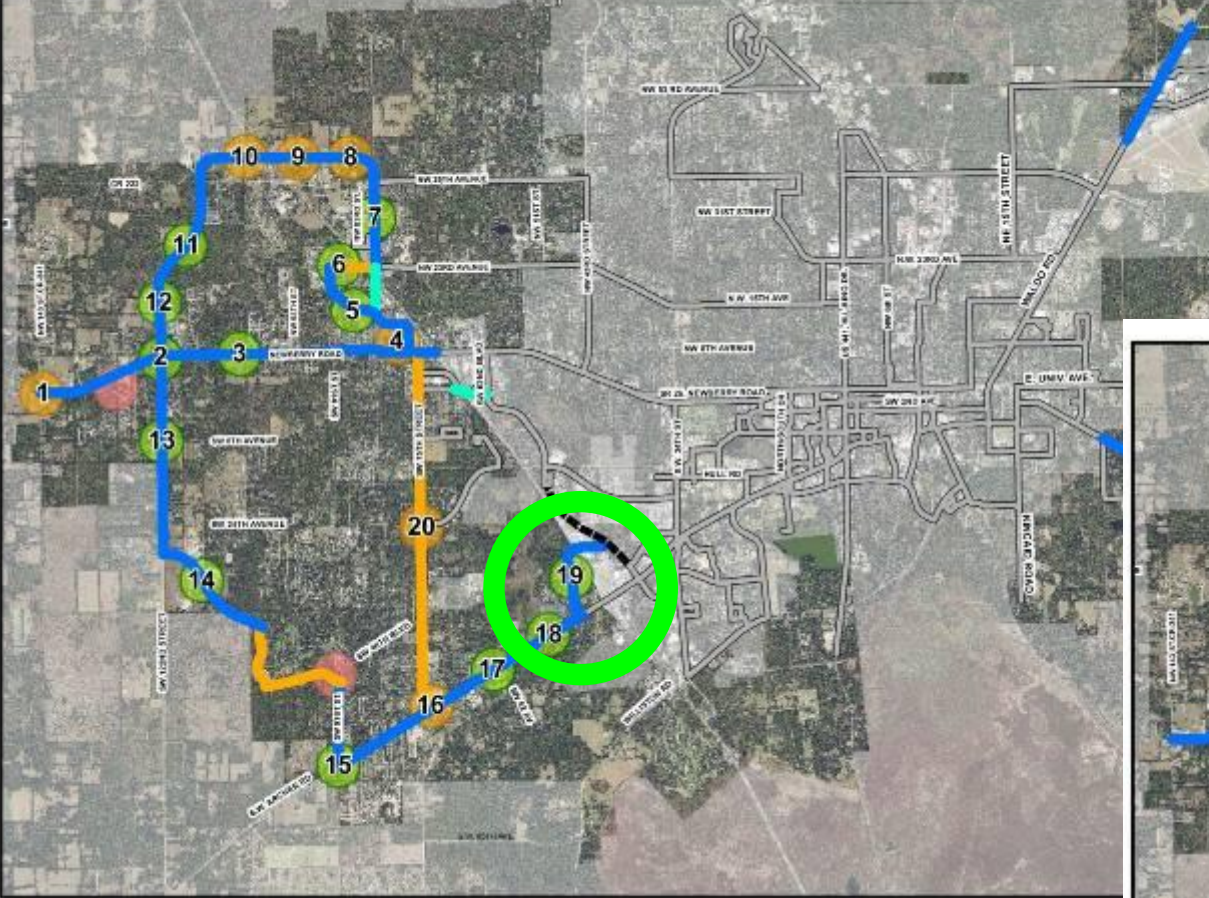


Alachua County Parcel # 0619-000-000, 0619-001-000,
06929-000-000, 06933-000-000, & 06935-001-000
Large-scale Comprehensive Plan Amendment

Prepared by: Employee 260
Projection: NAD_1983_Geographic
Coordinate System, FIPS 3147, Feet
Datum: North American 1983
Scale: 100000
File: R:\Projects\06000000
Date: 11/11/2009 10:00:00 AM
User: jhewett
Job: 06000000
Date: 11/11/2009 10:00:00 AM

Causeaux, 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>





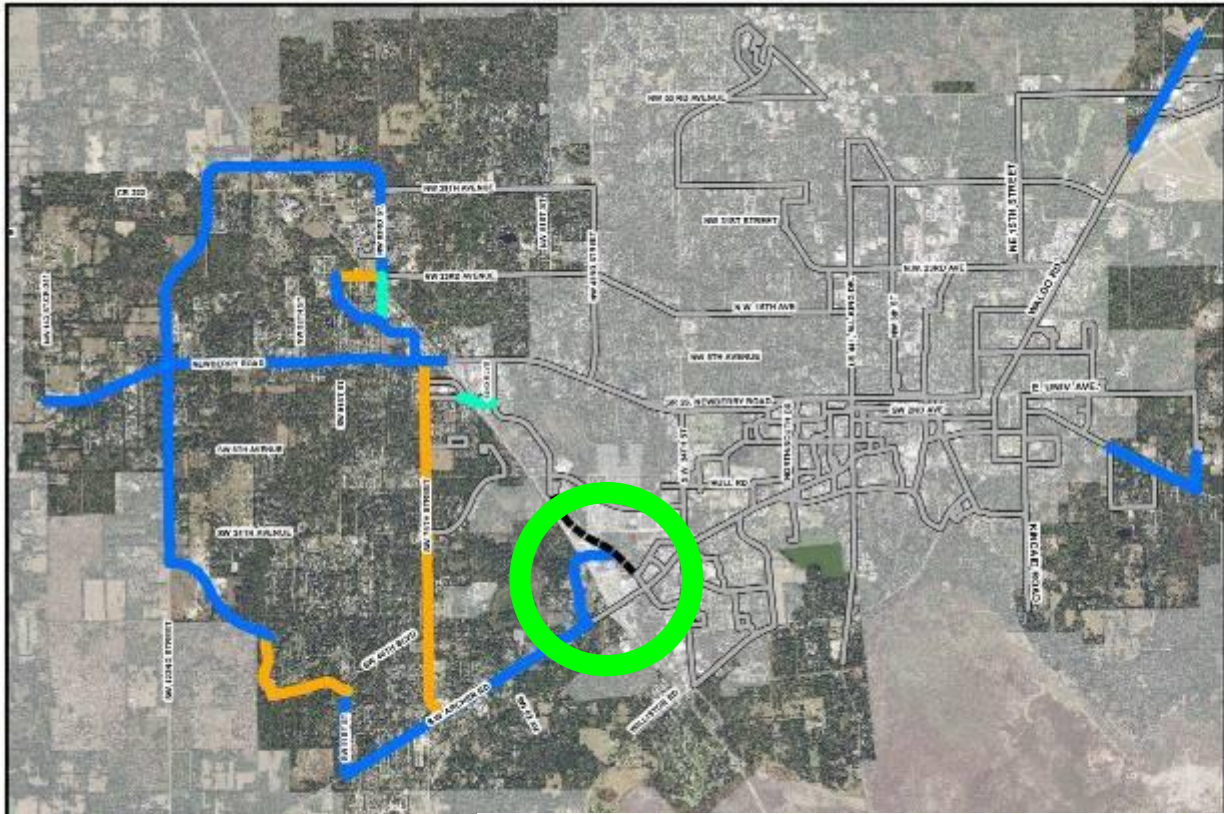
Potential Transit Oriented Development or Traditional Neighborhood Development Locations

Legend

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

OUNTY

Future Transportation Functional Classifications (2030)



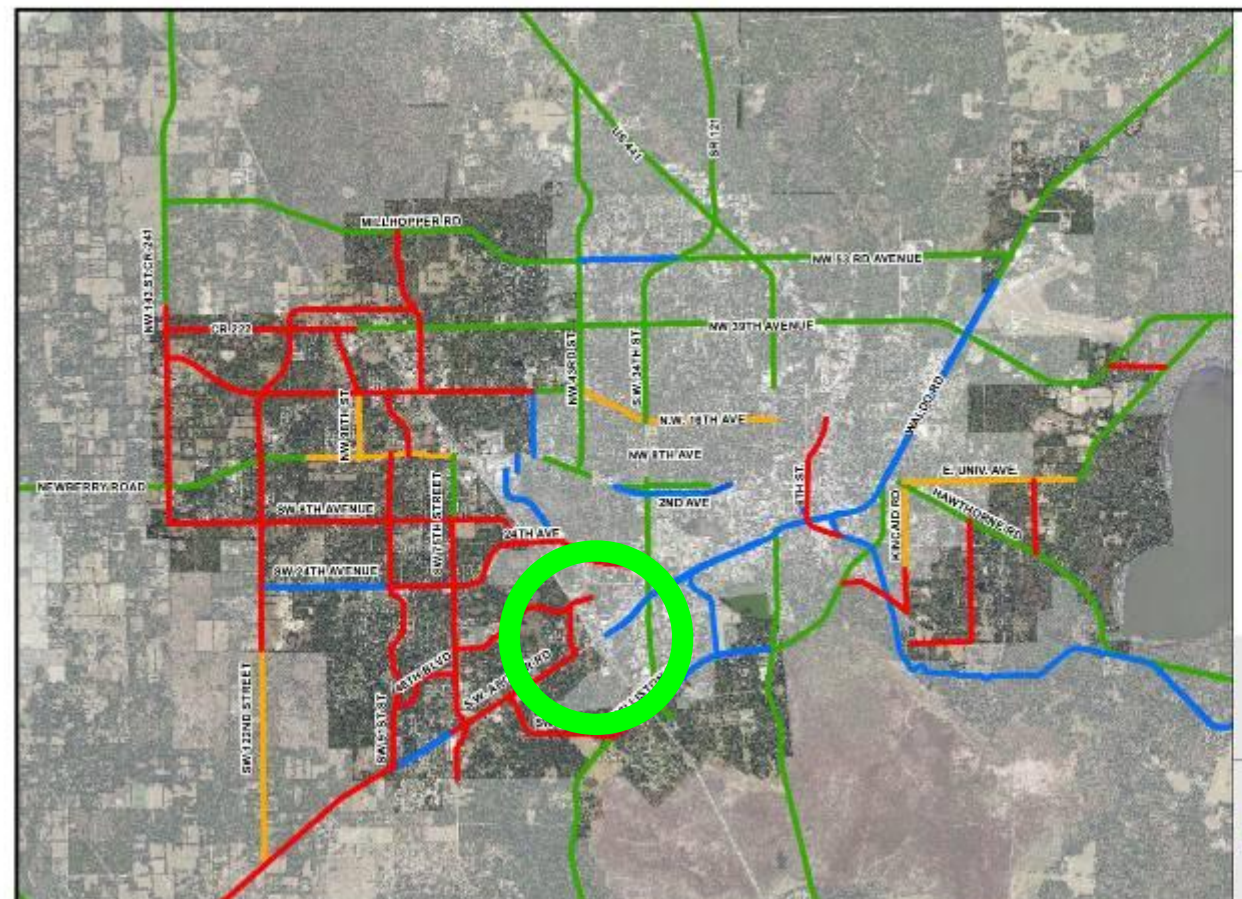
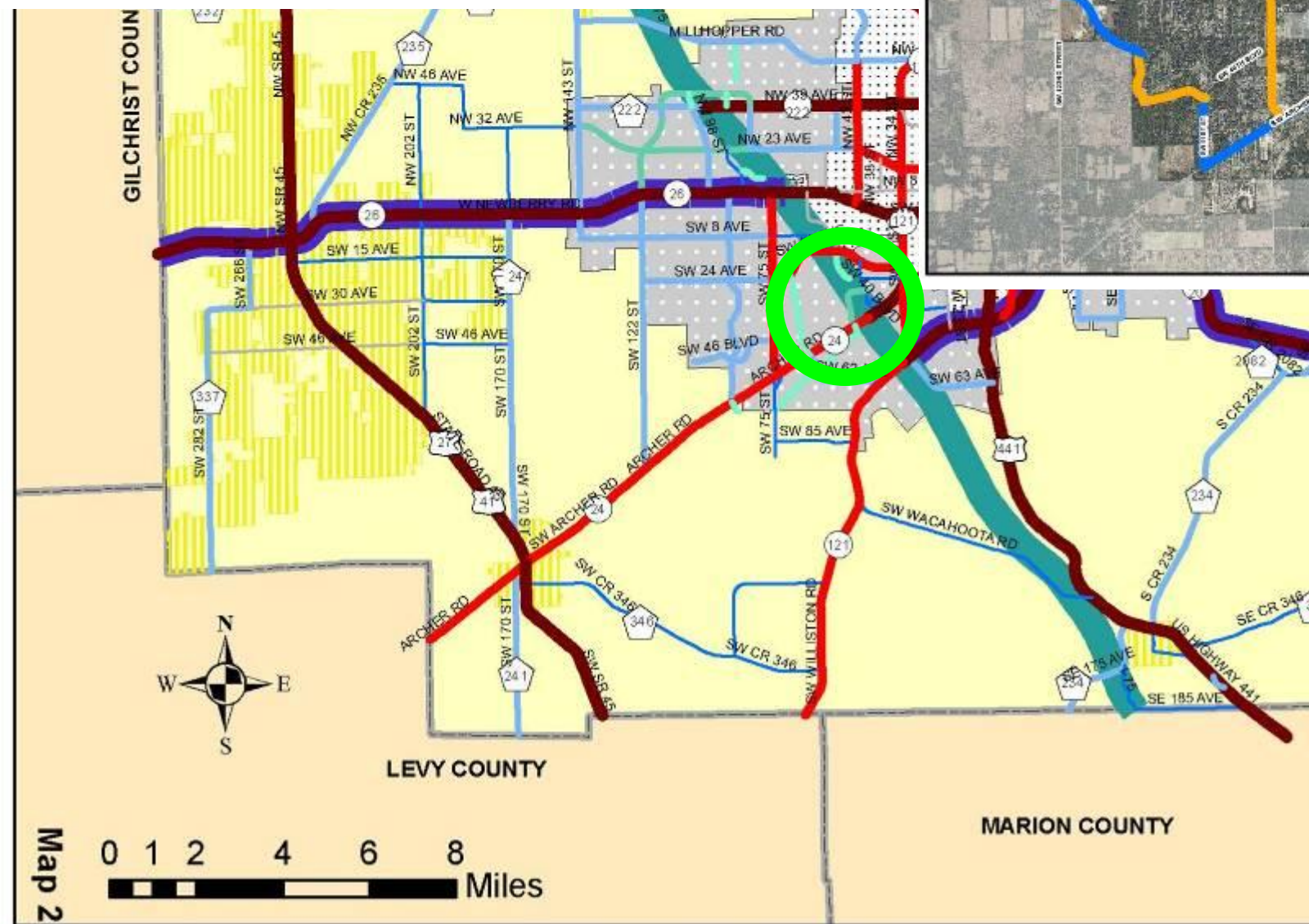
Rapid Transit Corridors

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



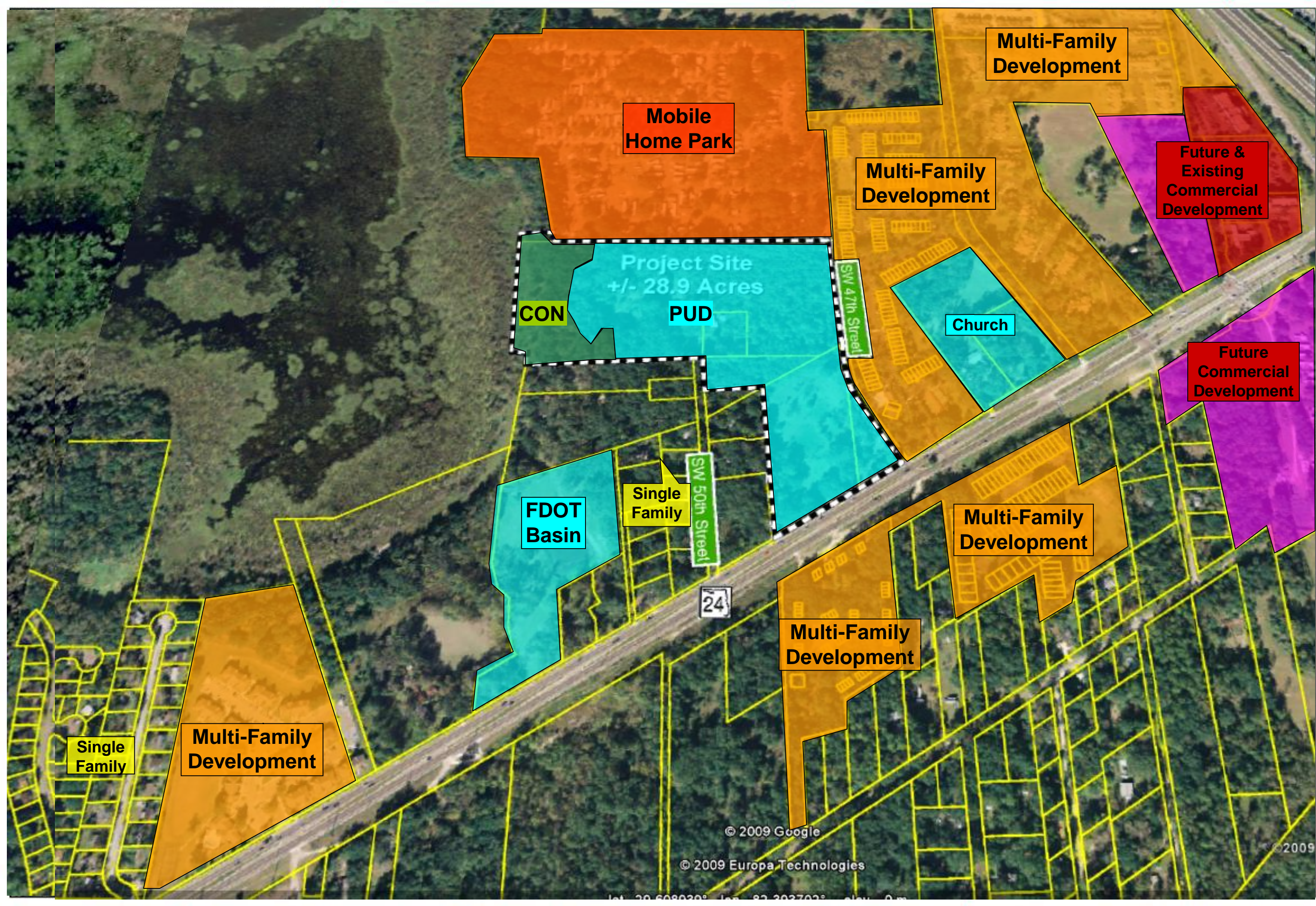
Existing & Future Bicycle & Pedestrian Network

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: 05/31/09

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
Scale: 1:10000
File: 0619-000-000.dwg
Date: 11/11/2009
Author: J. Smith
Checked: J. Smith
Date: 11/11/2009
Title: Large-scale Comprehensive Plan Amendment

Causeaux, 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



© 2009 Google
© 2009 Europa Technologies

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

1,700 sq. ft. Office
+/- 300 mobile homes
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

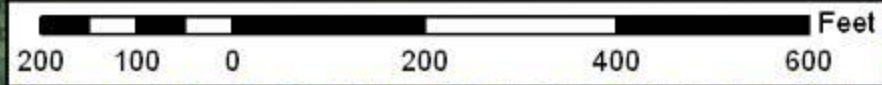
SW 47th Street

SW 50th Street

24

Legend

-  City of Gainesville
-  Alachua County Tax Parcels



Prepared by: Bishoye 300
 Project No.: 1803_000-000-000
 File Name: 1803_000-000-000_000
 File Path: 1803_000-000-000_000
 File Size: 1000000
 Date Created: 11/11/2010 10:00:00 AM
 Date Modified: 11/11/2010 10:00:00 AM
 User: Bishoye 300
 Job Name: 1803_000-000-000_000

Causeaux, 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>



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

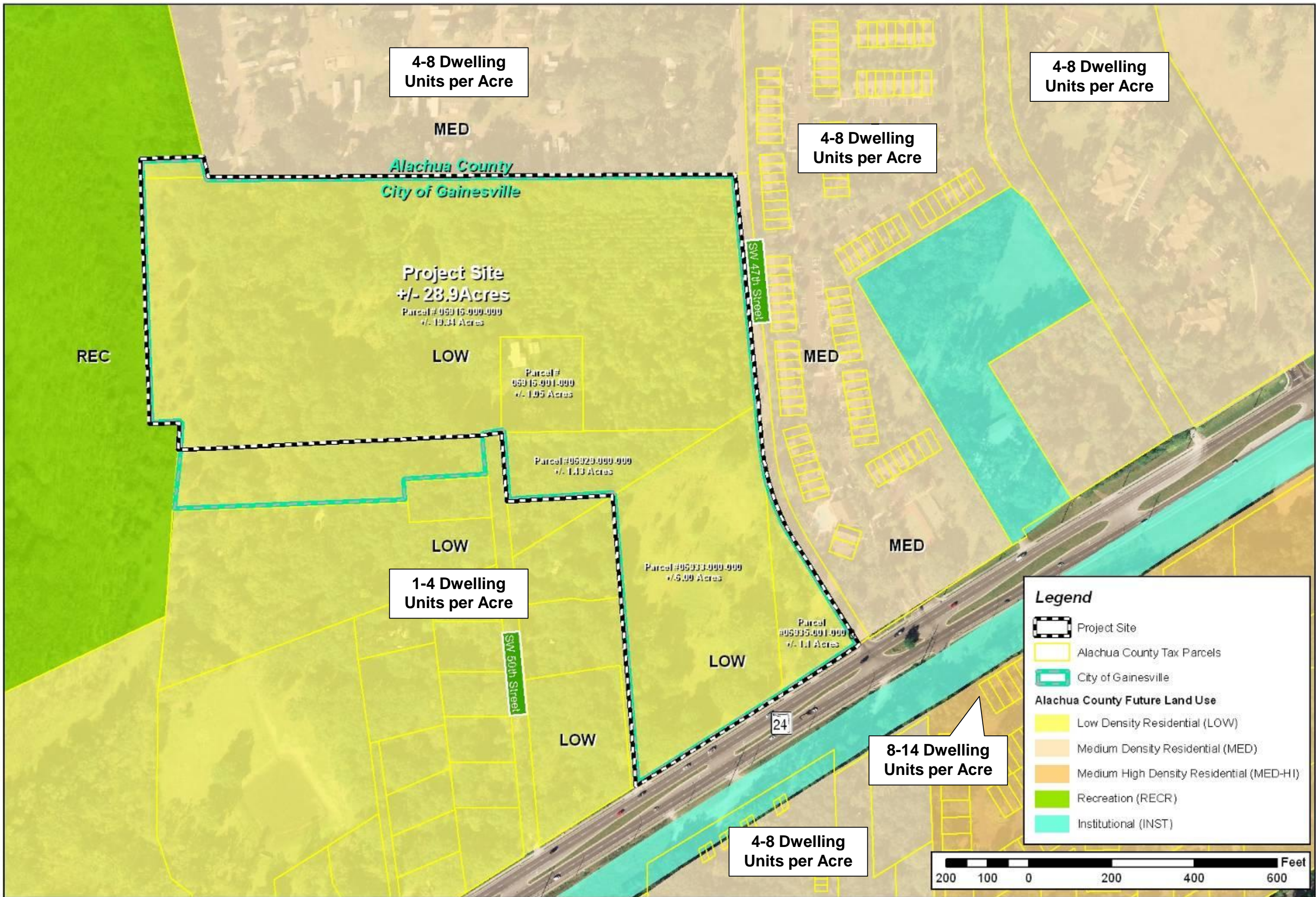


Prepared by: Bayshore 300
Project No.: 1803_0001-0001
Parcel No.: 0619-000-000, 0619-001-000,
06929-000-000, 06933-000-000, 06935-001-000
File No.: 1803000100010001
Contract No.: 1803000100010001
Scale: 1" = 200'
Date: 1/11/2018
Author: J. H. ...
Reviewer: J. H. ...

Causeaux, 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



Date: February 11, 2018
File: I:\10_03200000-0420-0001-0001-0001.dwg



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

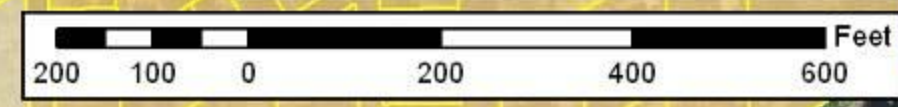
1-4 Dwelling
Units per Acre

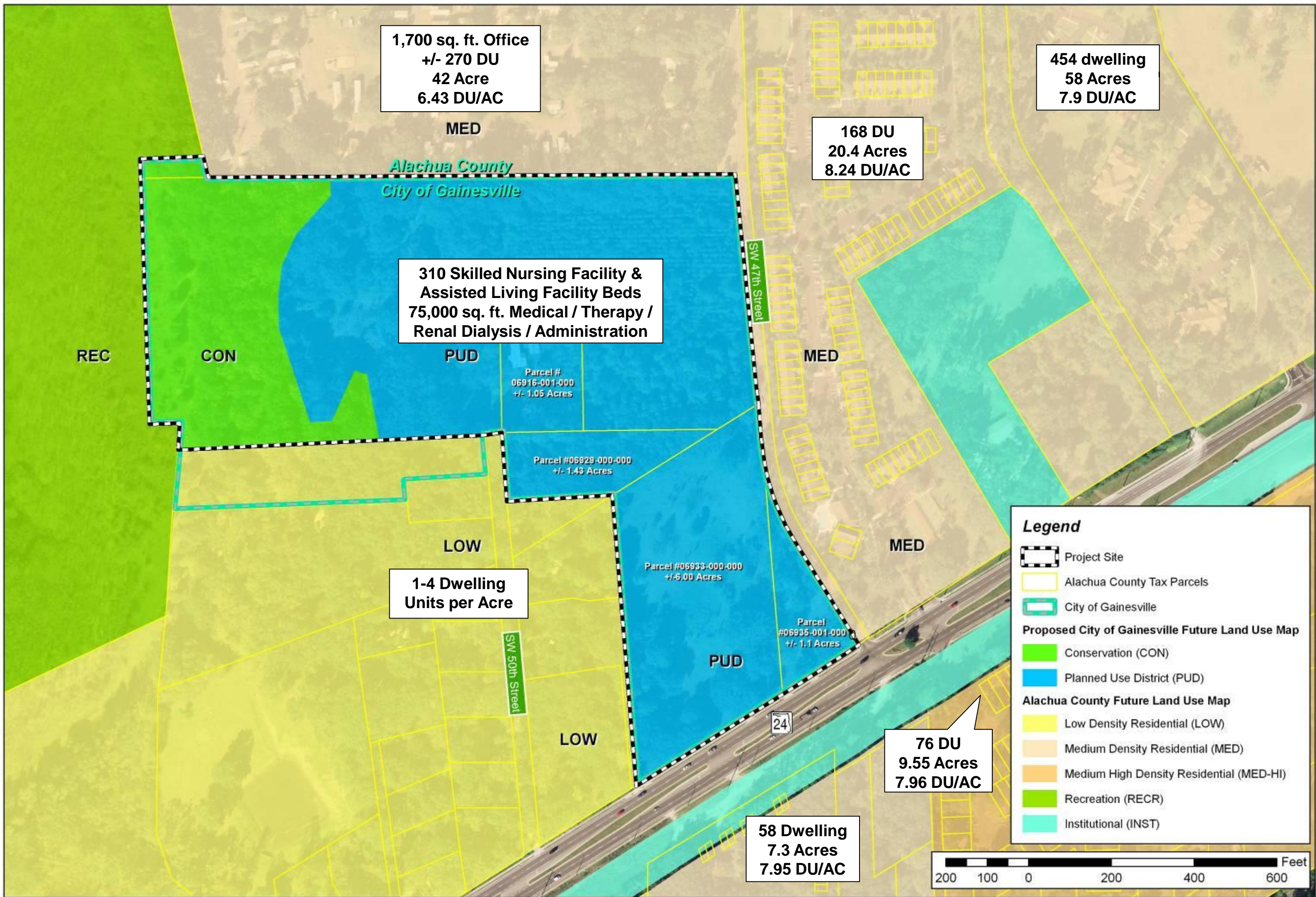
8-14 Dwelling
Units per Acre

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

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

1-4 Dwelling
Units per Acre

76 DU
9.55 Acres
7.96 DU/AC

58 Dwelling
7.3 Acres
7.95 DU/AC

Legend

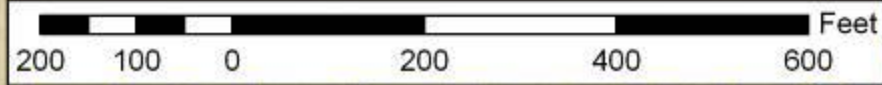
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

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)

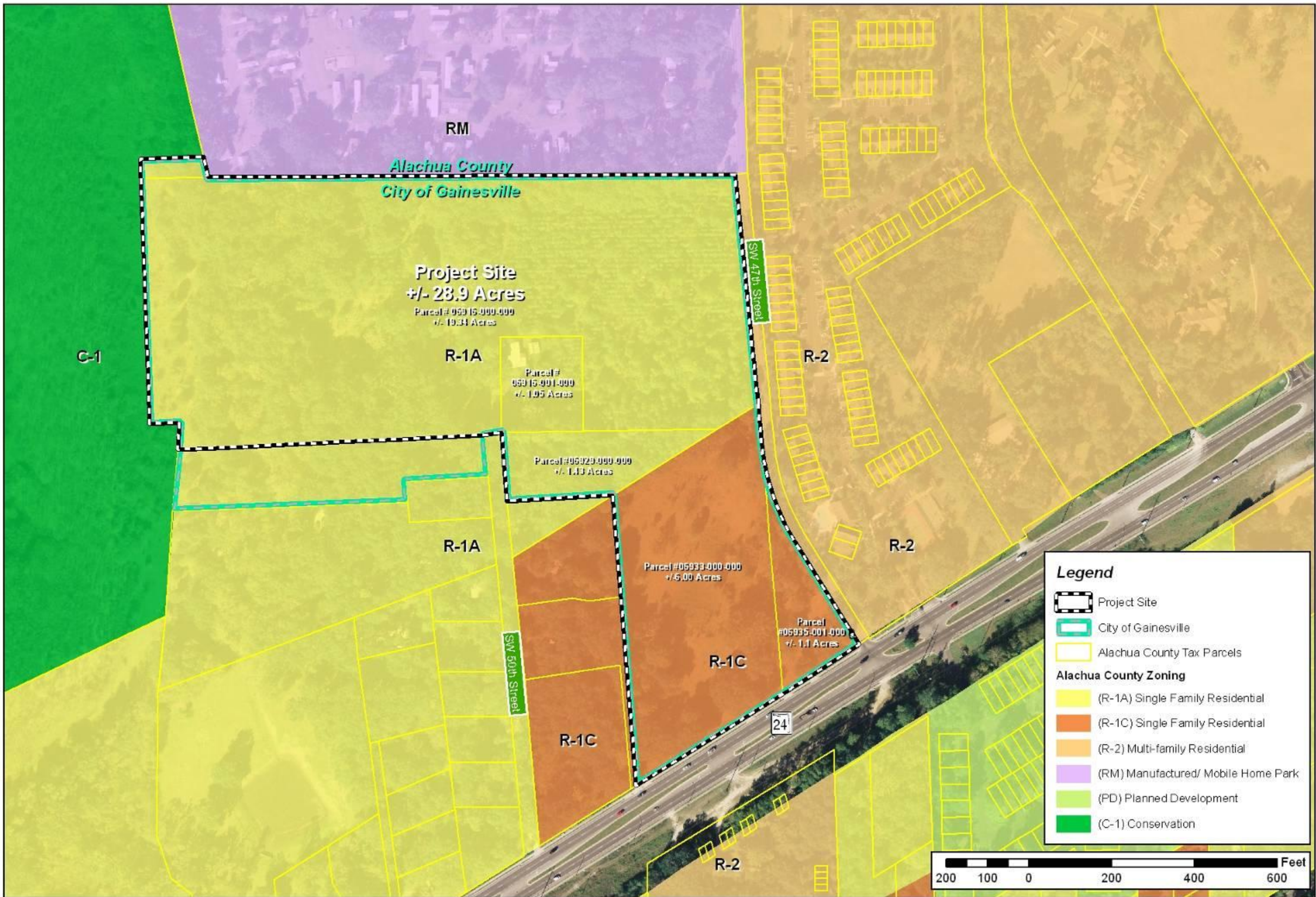


Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>

CHW
Causseaux, Hewett, & Walpole, Inc.

Prepared by Employee 268
Projection: NAD_1983_StatePlane
Florida North FIPS_5003 Feet
Units: Feet
Scale: Graphic
File Path: \\server\GIS\Projects\2009\02\01\000
Parcel #06933-000-000
Control Message: 44.500000
Source: Parcel # 06933-000-000
SW 47th Street 2 28 231000
SW 50th Street 28 000000
06933-000-000-000

Date: February 17, 2009



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



Prepared by: Bayshore 300
 Project No: 1603_0001-0001-0001
 File No: 1603_0001-0001-0001-0001
 Date: 01/11/2011
 Scale: 1" = 1000'
 Drawing No: 1603_0001-0001-0001-0001-0001
 Date: 01/11/2011
 Scale: 1" = 1000'
 Drawing No: 1603_0001-0001-0001-0001-0001

Causeaux, 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>



Planned Use District

➤ Intensity of Uses

➤ 310 Total Beds

➤ Skilled Nursing Facility

➤ Assisted Living Facility

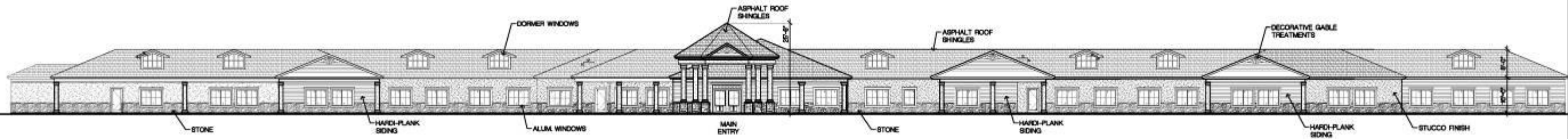
➤ Medical Office / Administration (75,000 sq. ft.)

➤ 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 SOUTH ELEVATION (SNF) VIEW FROM ARCHER ROAD
SCALE: NOT TO SCALE



3 FRONT ELEVATION (ALF)
SCALE: NOT TO SCALE

BESSOLO
DESIGN GROUP, INC.
ARCHITECTURE ■ DEVELOPMENT
License RAJ-002217
658 CENTRAL AVENUE
ST. PETERSBURG, FL 33701
727 894-4433 www.bessolo.com

PROFESSIONAL SEAL

KEVIN J. BESSOLO - AR12069

DESIGNER AND ARCHITECT

CLIENT APPROVAL:

SIGNATURE _____

DATE _____

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

ISSUED:

DATE	ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.: 890800
DRAWN BY: PAC
PROJECT MANAGER: KJB
CHECKED BY: KJB
DATE: 04-14-09
SCALE: NOT TO SCALE

A201
BUILDING ELEVATIONS

Printed from the desk of: bsd

C:\000\000000 Gainesville Council on Aging Master Plan - Drawings\B - Architecture\A201 ELEVATIONS.dwg
Apr 15, 2010 - 12:30pm

PUD Conditions

Condition 10 (Page 5):

The PD zoning ordinance shall include a gridded network street system that allows connectivity routes to adjacent and surrounding developments. Additionally, the zoning ordinance shall include the placement and construction of mass transit stops commensurate with the impact of this development and use of mass transit. ~~The transportation impacts shall be evaluated based upon the impact of the entire development rather than for individual phases of development.~~

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

PB-09-143 LUC

June 17, 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>

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

PB-09-143 LUC

June 17, 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>























