

***Eaglesrock***  
***Small-scale Comprehensive Plan***  
***Amendment & Rezoning***

***City of Gainesville***  
***Commission***

***July 15, 2010***



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
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# Eaglesrock Small-scale Comprehensive Plan Amendment

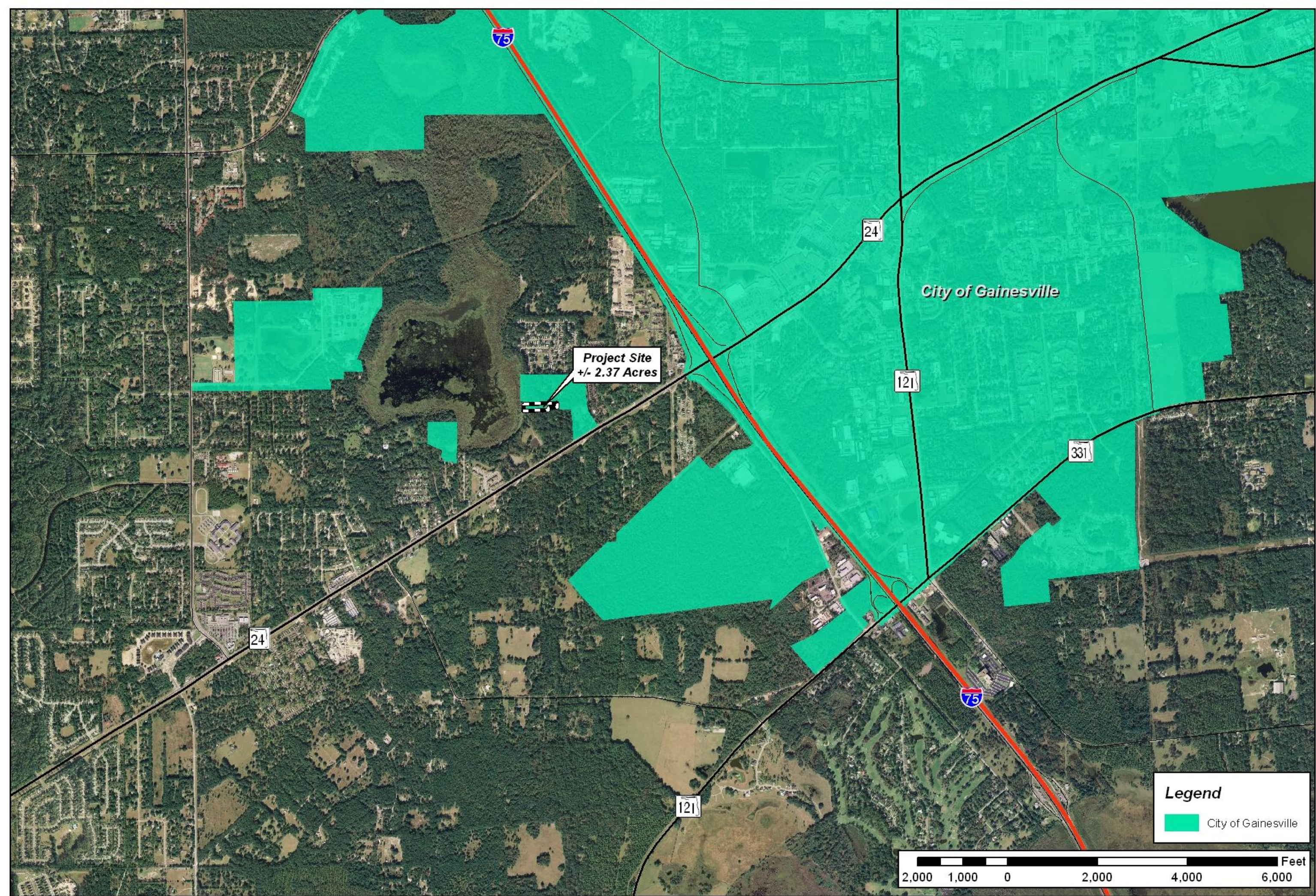


Prepared by: Engineer 208  
Projection: NAD 83  
Datum: NAD 83  
False Easting: 1658000.000000  
False Northing: 0.000000  
Scale: 1:25000  
Spheroid: GRS 80  
Semi-major Axis: 2970063.5  
Latitude origin: 29.000000  
UTM Zone: 18Q

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CHW  
Causeaux, Hewett & Waipole, Inc.  
Professional Engineers  
Professional Planners  
Professional Surveyors  
Florida License No. 12000  
Florida License No. 12000  
Florida License No. 12000

Doc: December 14, 2009  
File: I:\03\_03\09\09-04\8062\814.mxd



**Project Site**  
+/- 2.37 Acres

City of Gainesville

**Legend**

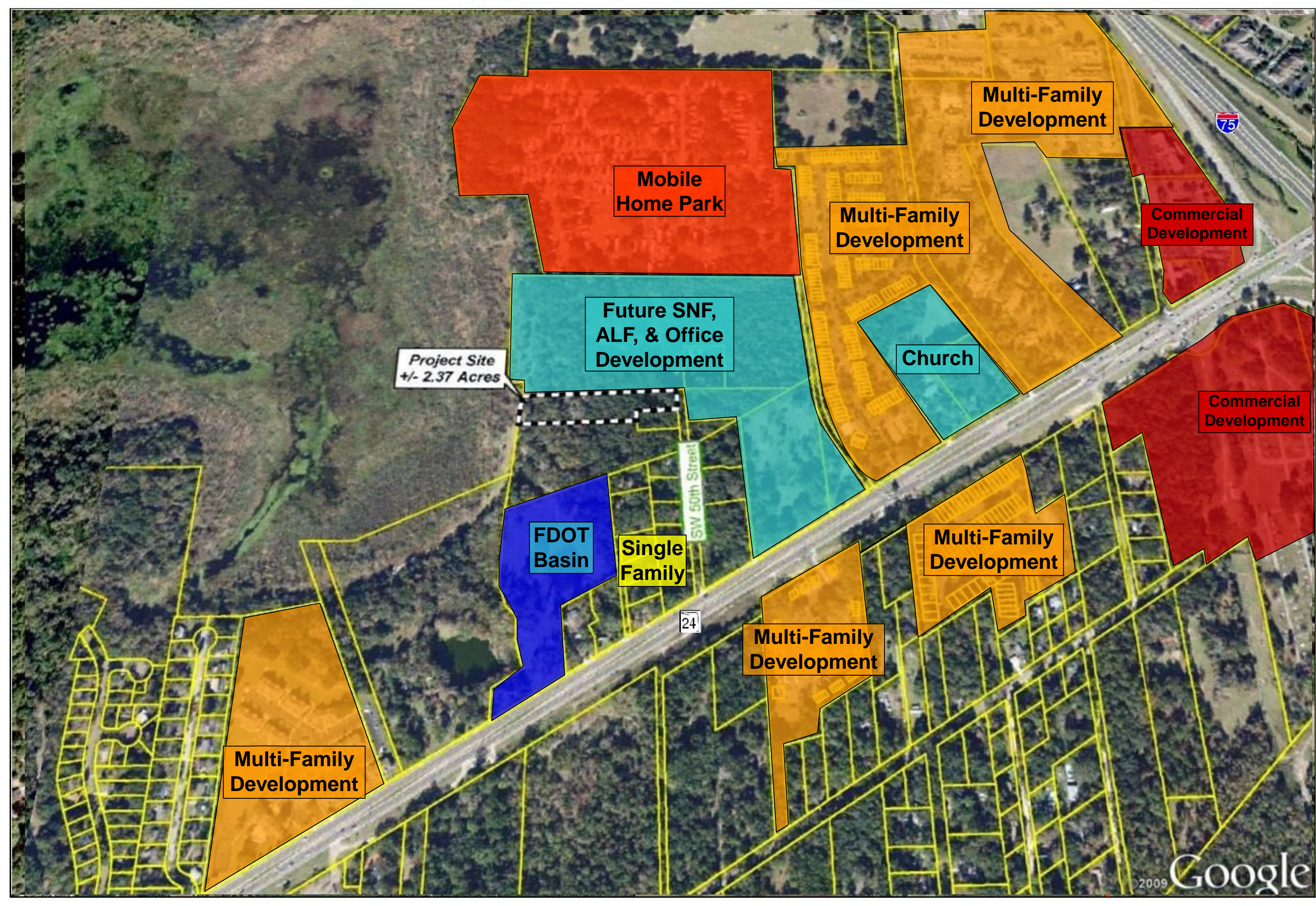
 City of Gainesville



**Eaglesrock**  
**Small-scale Comprehensive Plan Amendment**

Prepared by: Engineer 208  
Project No.: 09-0418  
Projection: Lambert Conformal Conic  
False Easting: 1658000.000000  
False Northing: 0.000000  
Semi-Major Axis: 6378137.000000  
Semi-Minor Axis: 6378137.000000  
Latitude (north): 29.000000  
Longitude (west): -82.000000

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# Eaglesrock Small-scale Comprehensive Plan Amendment



Prepared by: Eric Hines, 2011  
Project No.: 1003\_2010.Plan  
Florida, North, 71°52' 20.023\_West  
False Easting: 1000000.000000  
Central Meridian: -84.500000  
Spheroid Param: 25.568333  
Spheroid Param: 25.725000  
GCS: North\_American\_1983

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File: I:\001200905\04\F012\W04\CHW.mxd Date: December 14, 2009




Alachua County  
City of Gainesville

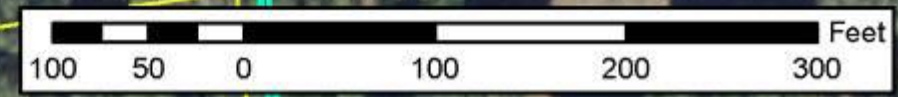
Project Site  
+/- 2.37 Acres

City of Gainesville  
Alachua County

SW 50th Street

### Legend

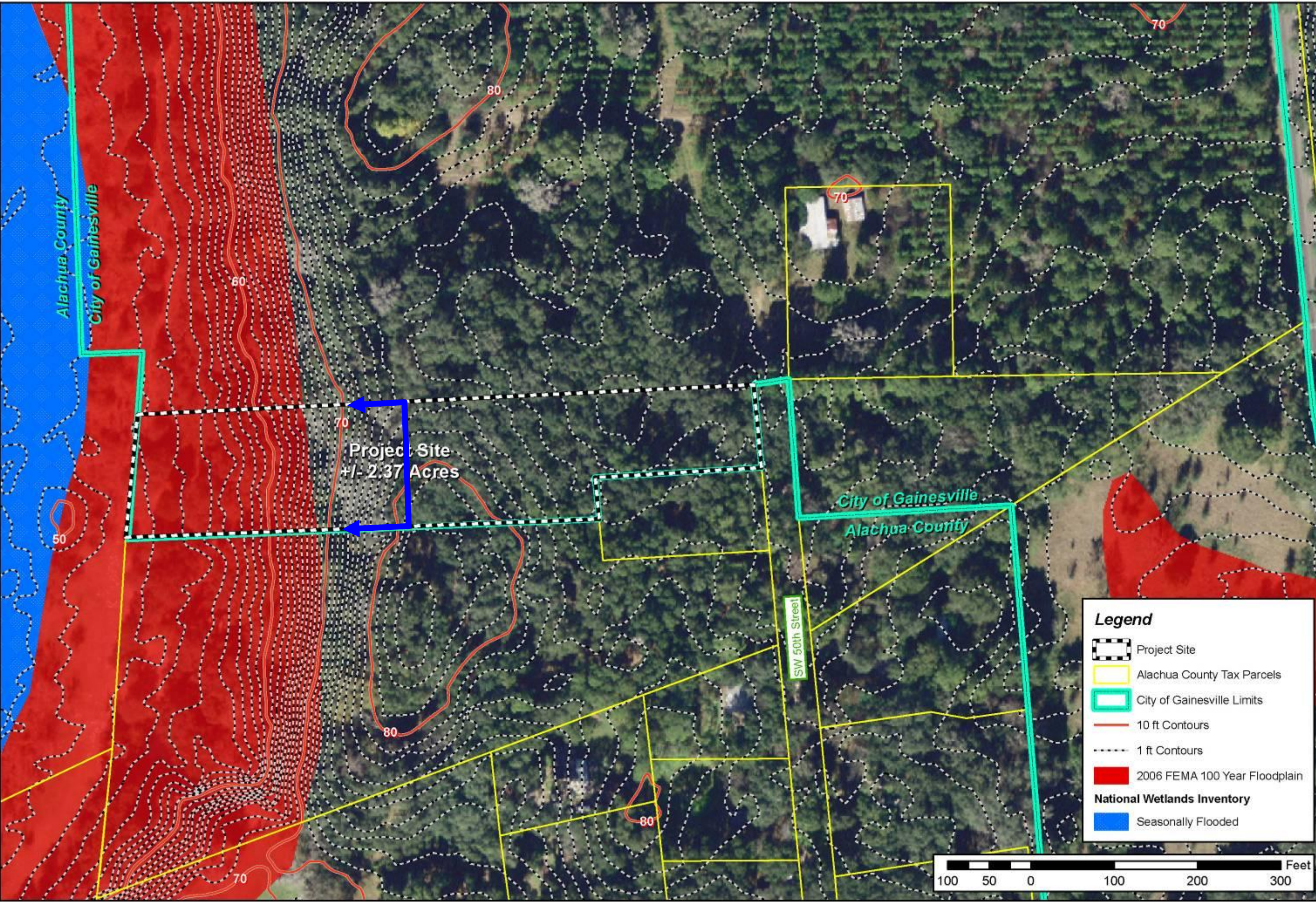
-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville Limits





Project: Eaglesrock  
 Location: SW 50th Street  
 Date: 11/14/2008

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**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Limits
- 10 ft Contours
- 1 ft Contours
- 2006 FEMA 100 Year Floodplain
- National Wetlands Inventory
- Seasonally Flooded



# Eaglesrock Small-scale Comprehensive Plan Amendment

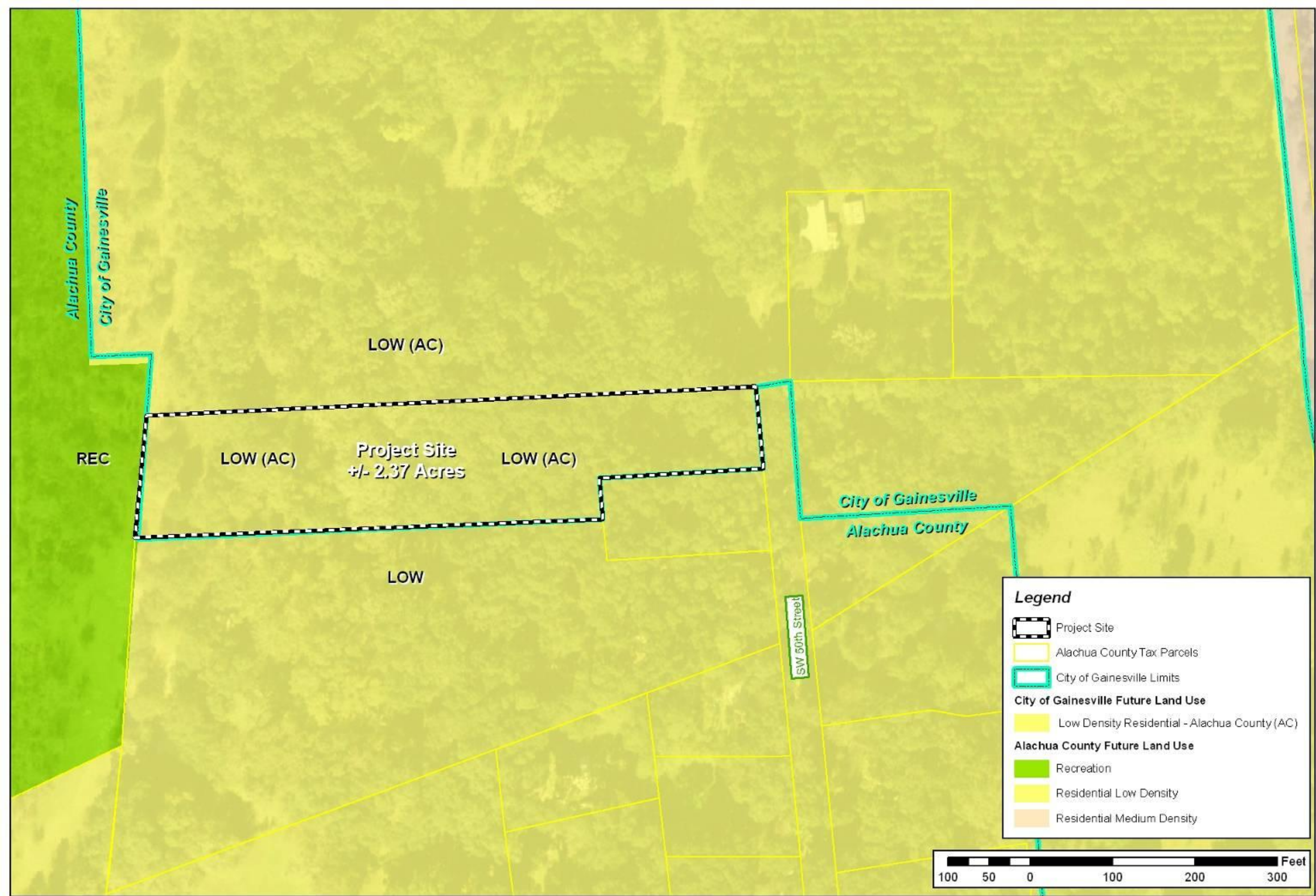


Prepared by: Blythe 2/08  
Project: Eagle Rock  
Project No: 100000000000  
Date: 02/08/08  
Scale: 1" = 1000'  
Author: J. H. ...  
Date: 02/08/08

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File: 02center 14 2008



**Legend**

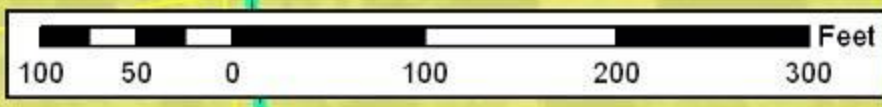
- Project Site
- Alachua County Tax Parcels
- City of Gainesville Limits

**City of Gainesville Future Land Use**

- Low Density Residential - Alachua County (AC)

**Alachua County Future Land Use**

- Recreation
- Residential Low Density
- Residential Medium Density



# Eaglesrock Small-scale Comprehensive Plan Amendment

Alachua County  
City of Gainesville

CON

PUD

REC

LOW (AC)

**Project Site  
+/- 2.37 Acres**

LOW (AC)

LOW

City of Gainesville  
Alachua County

SW 50th Street

### Legend

-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville Limits
- City of Gainesville Future Land Use**
-  Low Density Residential - Alachua County (AC)
-  Planned Use District (PUD)
-  Conservation(CON)
- Alachua County Future Land Use**
-  Recreation
-  Residential Low Density
-  Residential Medium Density



Prepared by: Blythe 208  
 Project: Eagle Rock  
 Location: 1500 SW 50th Street  
 Date: 11/10/2010  
 Scale: 1" = 1000'  
 Author: Blythe 208  
 Date: 11/10/2010

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**Eaglesrock  
Small-scale Comprehensive Plan Amendment**

Alachua County  
City of Gainesville

CON

PUD

REC

CON

Project Site  
+/- 2.37 Acres

LOW

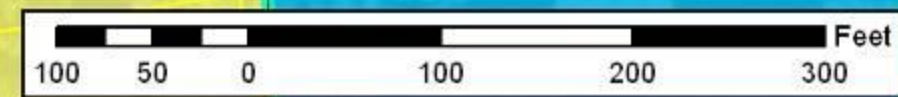
City of Gainesville  
Alachua County

LOW

SW 50th Street

**Legend**

-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville Limits
- Proposed City of Gainesville Future Land Use Map**
-  Planned Use District (PUD)
-  Residential Low-Density (LOW)
-  Conservation (CON)
- Alachua County Future Land Use Map**
-  Recreation
-  Residential Low Density
-  Residential Medium Density



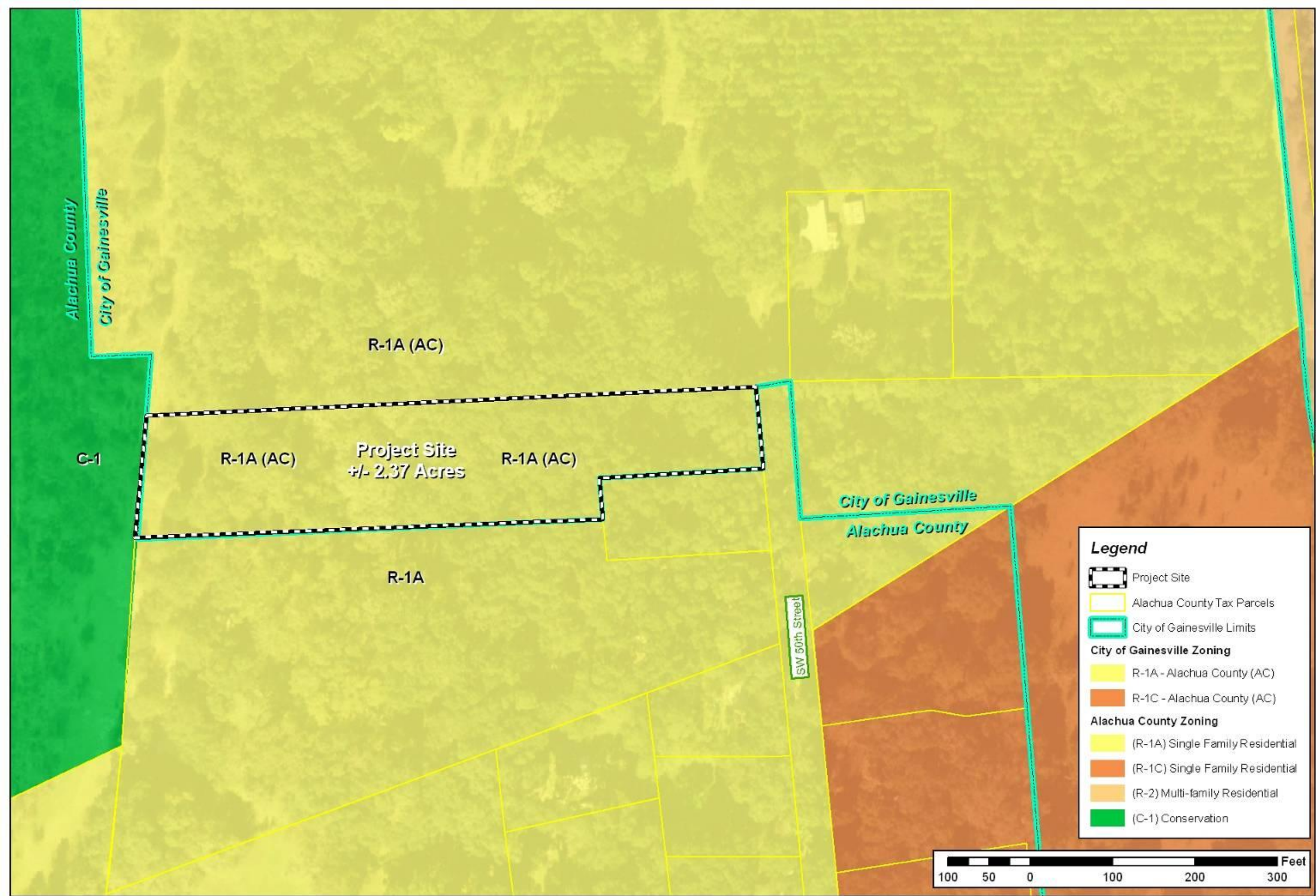
Prepared by: Bayliver 208  
 Project: Eagle Rock  
 Date: 11/11/2010  
 Scale: 1" = 1000'  
 Author: [unreadable]  
 Date: 11/11/2010

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# Eaglesrock Small-scale Comprehensive Plan Amendment



**Legend**

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

**City of Gainesville Zoning**

- R-1A - Alachua County (AC)
- R-1C - Alachua County (AC)

**Alachua County Zoning**

- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (R-2) Multi-family Residential
- (C-1) Conservation

Prepared by: Blythe 208  
 Project: Eagle Rock  
 Project No: 100000000000  
 Date: 10/11/2007  
 Author: Blythe 208  
 Date: 10/11/2007  
 Project: Eagle Rock  
 Project No: 100000000000  
 Date: 10/11/2007  
 Author: Blythe 208  
 Date: 10/11/2007

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# Eaglesrock Small-scale Comprehensive Plan Amendment

Alachua County  
City of Gainesville

CON

PD

C-1

R-1A (AC)

Project Site  
+/- 2.37 Acres

R-1A (AC)

R-1A

City of Gainesville  
Alachua County

SW 50th Street

**Legend**

-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville Limits
- City of Gainesville Future Land Use**
-  R-1A - Alachua County (AC)
-  Planned Development (PD)
-  Conservation (CON)
- Alachua County Zoning Map**
-  (R-1A) Single Family Residential
-  (R-1C) Single Family Residential
-  (R-2) Multi-family Residential
-  (C-1) Conservation



Prepared by: Blythe 2/08  
 Project: Eagle Rock  
 Location: SW 50th Street  
 Parcel: 10000000000000000000  
 File # 10000000000000000000  
 Date: 11/11/2008  
 Author: Blythe  
 Date: 11/11/2008  
 File # 10000000000000000000  
 Date: 11/11/2008

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# Eaglesrock Small-scale Comprehensive Plan Amendment

Alachua County  
City of Gainesville

CON

PD

C-1

CON

Project Site  
+/- 2.37 Acres

RSF-4

R-1A

City of Gainesville  
Alachua County

SW 50th Street

**Legend**

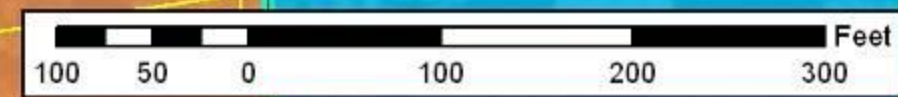
-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville Limits

**Proposed City of Gainesville Zoning Map**

-  Planned Development (PD)
-  Conservation(CON)
-  Residential Single Family 4 (RSF-4)

**Alachua County Zoning Map**

-  (R-1A) Single Family Residential
-  (R-1C) Single Family Residential
-  (R-2) Multi-family Residential
-  (C-1) Conservation



Prepared by: Blythe 2/08  
 Project: Eagle Rock  
 Location: 10000 SW 50th St  
 Date: 11/11/08  
 Scale: 1" = 1000'  
 Author: Blythe  
 Date: 11/11/08

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**Residential Low Density Land Use**

**RSF- 4 Zoning District**

**➤ Density and Uses**

- Up to 12 dwelling units per acre
- Single-family development
- Zero-lot line
- Special needs
- Institutional

**➤ Density and Uses**

- Up to 8 dwelling units per acre
- Single-family dwellings
- Community Residential homes
- Family day care homes
- Adult day care homes

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