

Gainesville Council on Aging, Inc.

PB-09-143 LUC

Large-scale Comprehensive Plan Amendment

City of Gainesville Commission

October 21, 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>



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

September 13, 2010

The Honorable Craig Lowe
Mayor, City of Gainesville
Post Office Box 490, Station 19
Gainesville, Florida 32601-0490

Dear Mayor Lowe:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the City of Gainesville, DCA Number 10-1, which was received on July 16, 2010. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes and the City of Gainesville Comprehensive Plan. **The Department does not identify any objections and this letter serves as the Objections, Recommendations and Comments report.**

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/ar

Enclosures: Review Agency Comments

cc: Mr. Scott Koons, AICP, Executive Director, North Florida Regional Planning Council
Mr. Dean Mimms, AICP, Chief of Comprehensive Planning, City of Gainesville

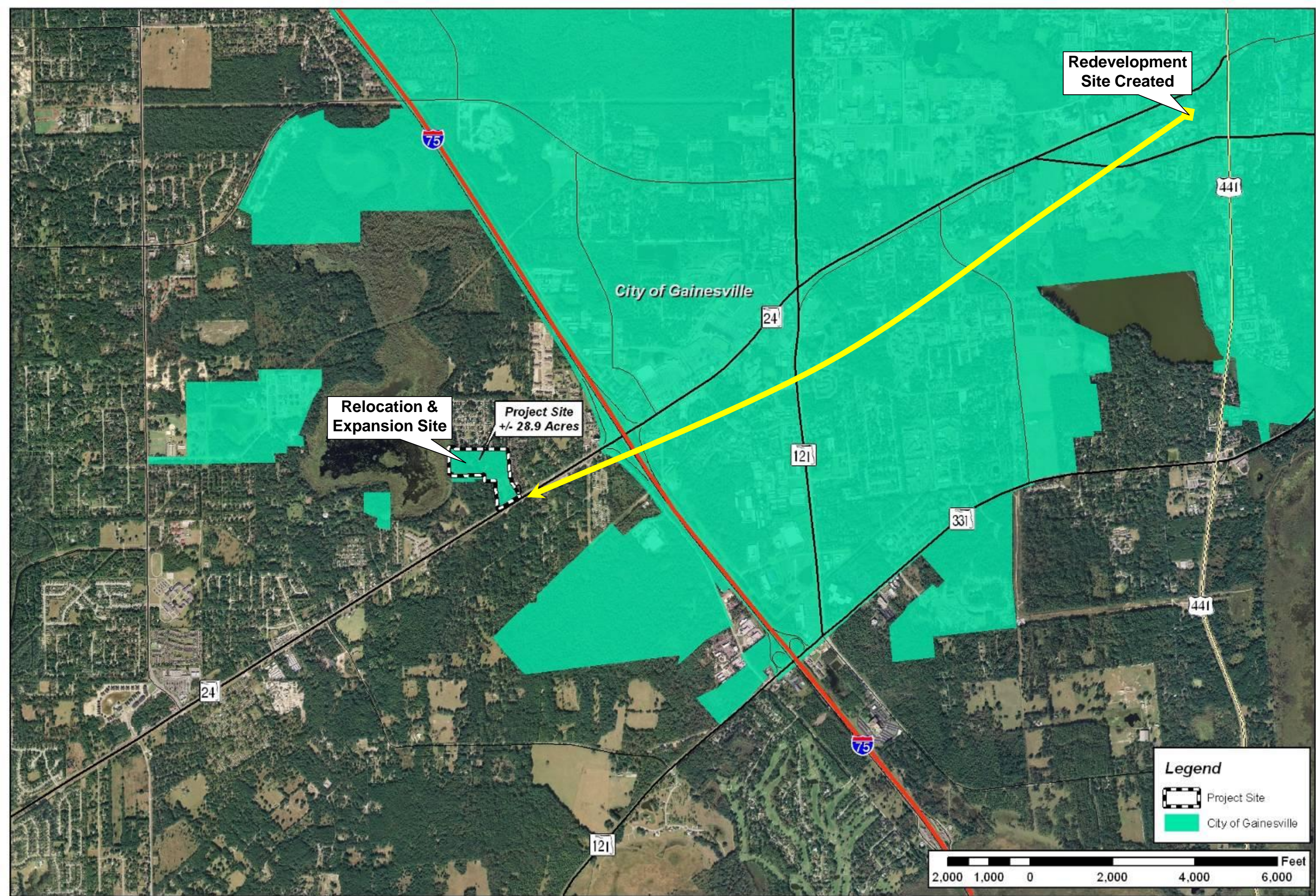
2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦



Prepared by: BHP/ISS 258
Project: No. 1963, City of Gainesville
Florida, North, FIPS 5000, Feet
Scale: 1:100,000
Date: 10/13/2010
City of Gainesville
Standard Parallel 1: 30.52000
Latitude of GCRN: 29.000000
GCRN, North, America, 1983

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Redevelopment
Site Created

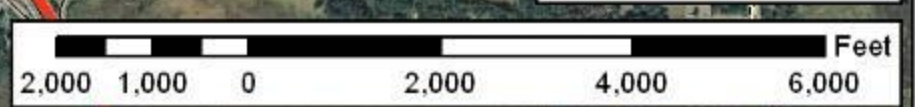
Relocation &
Expansion Site

Project Site
+/- 28.9 Acres

City of Gainesville

Legend

-  Project Site
-  City of Gainesville

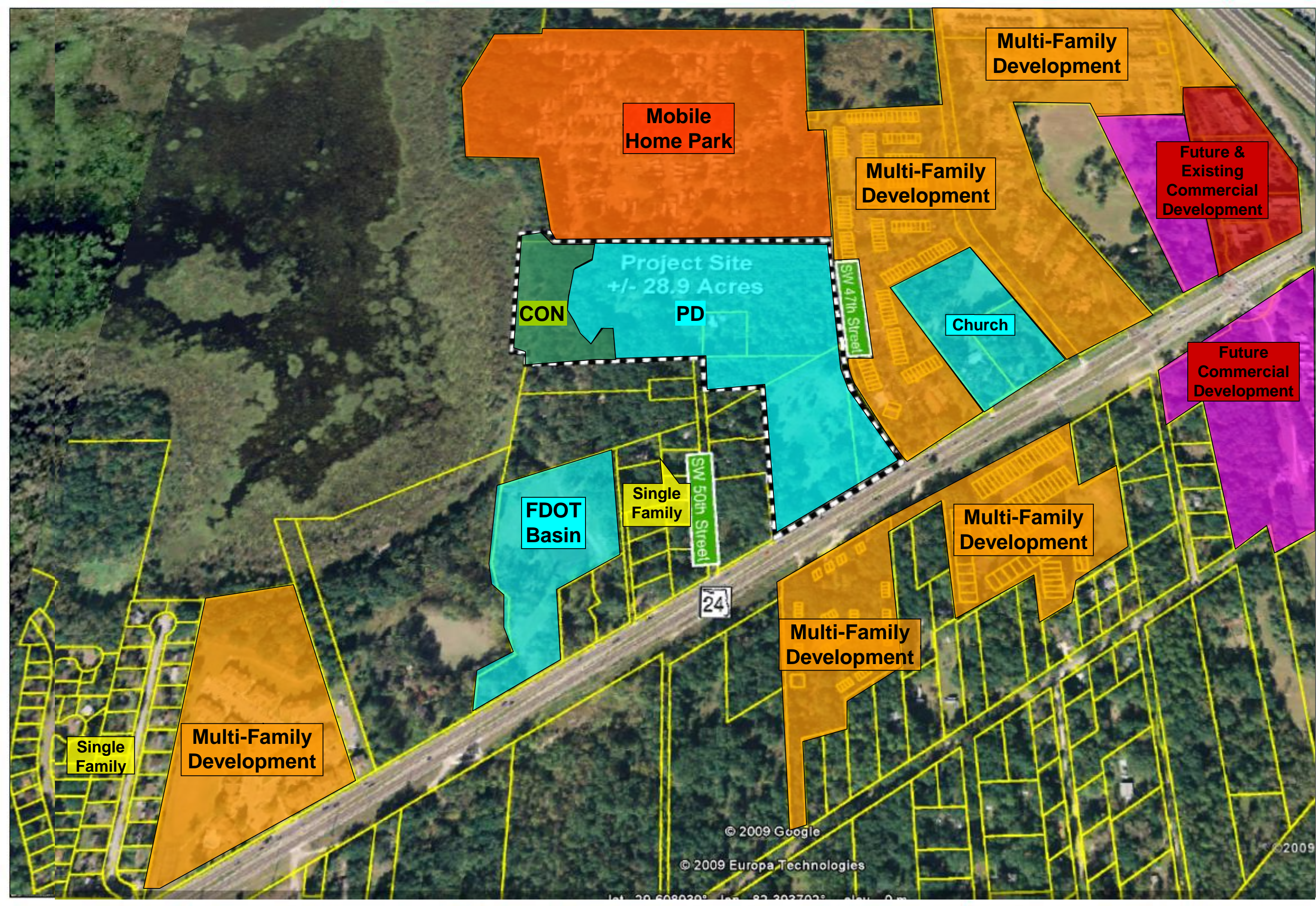


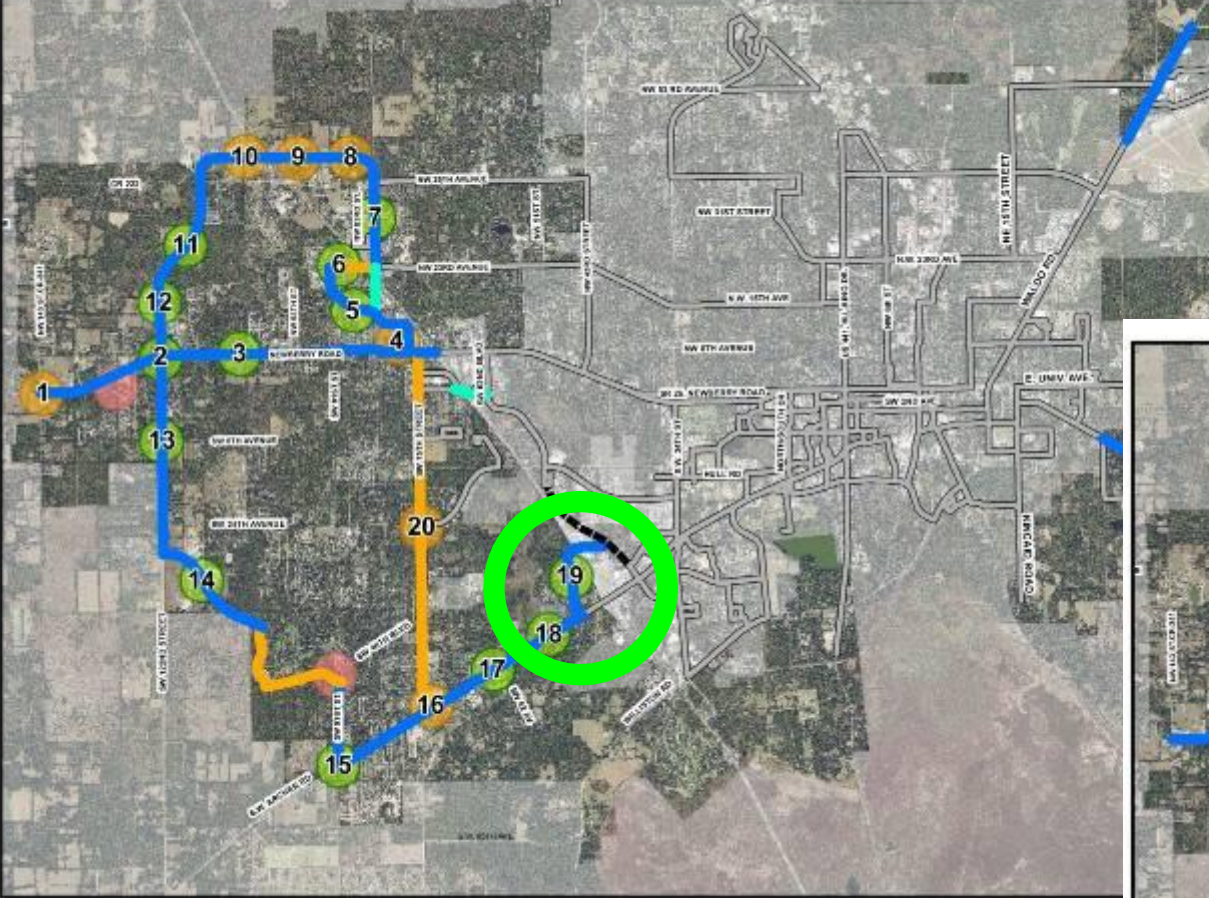


Prepared by: BHP/ISS 258
Project: 14-0_1963_Comp Plan
Florida, North, FIPS 0000, Feet
Scale: 1:10000
Date: 11/11/2009
Coordinate System: NAD 83
Datum: North American 1983
Units: Meter
Projection: UTM
Zone: 18N

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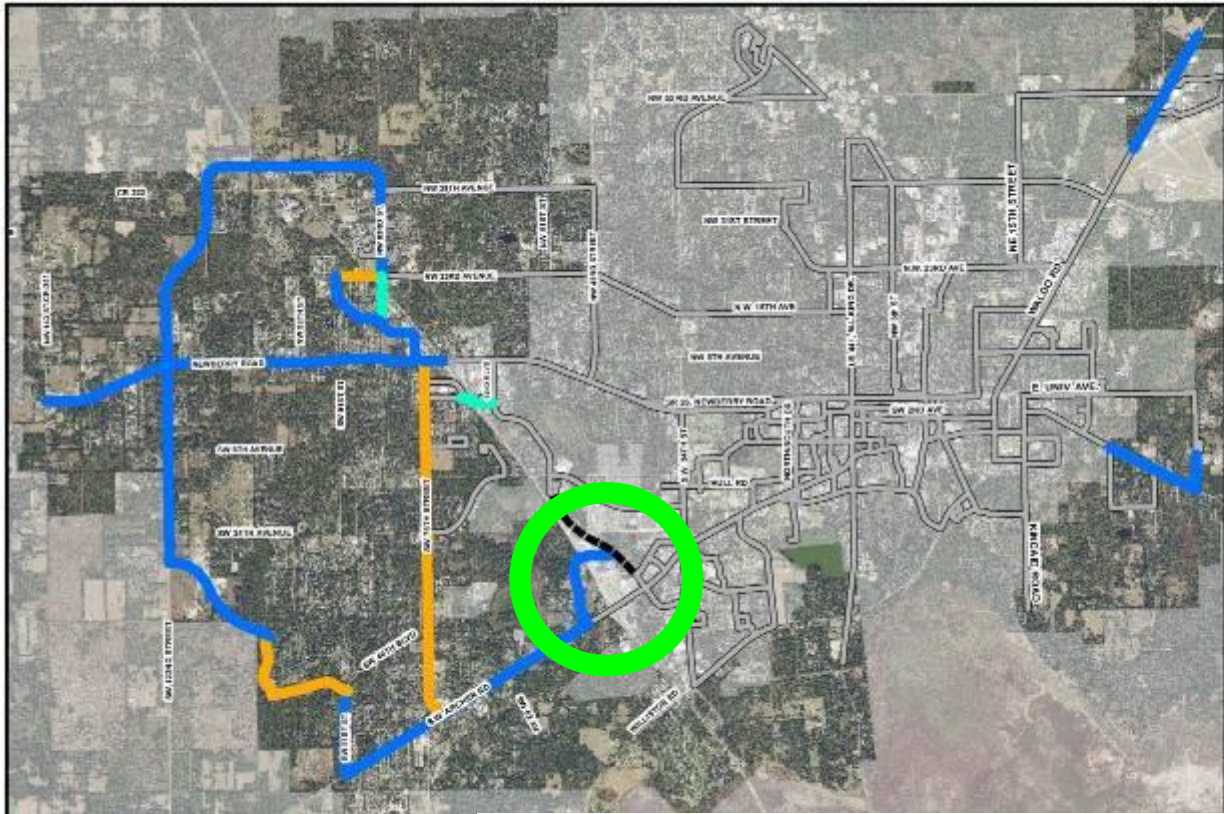
Potential Transit Oriented Development or Traditional Neighborhood Development Locations

Legend

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

OUNTY

Future Transportation Functional Classifications (2030)



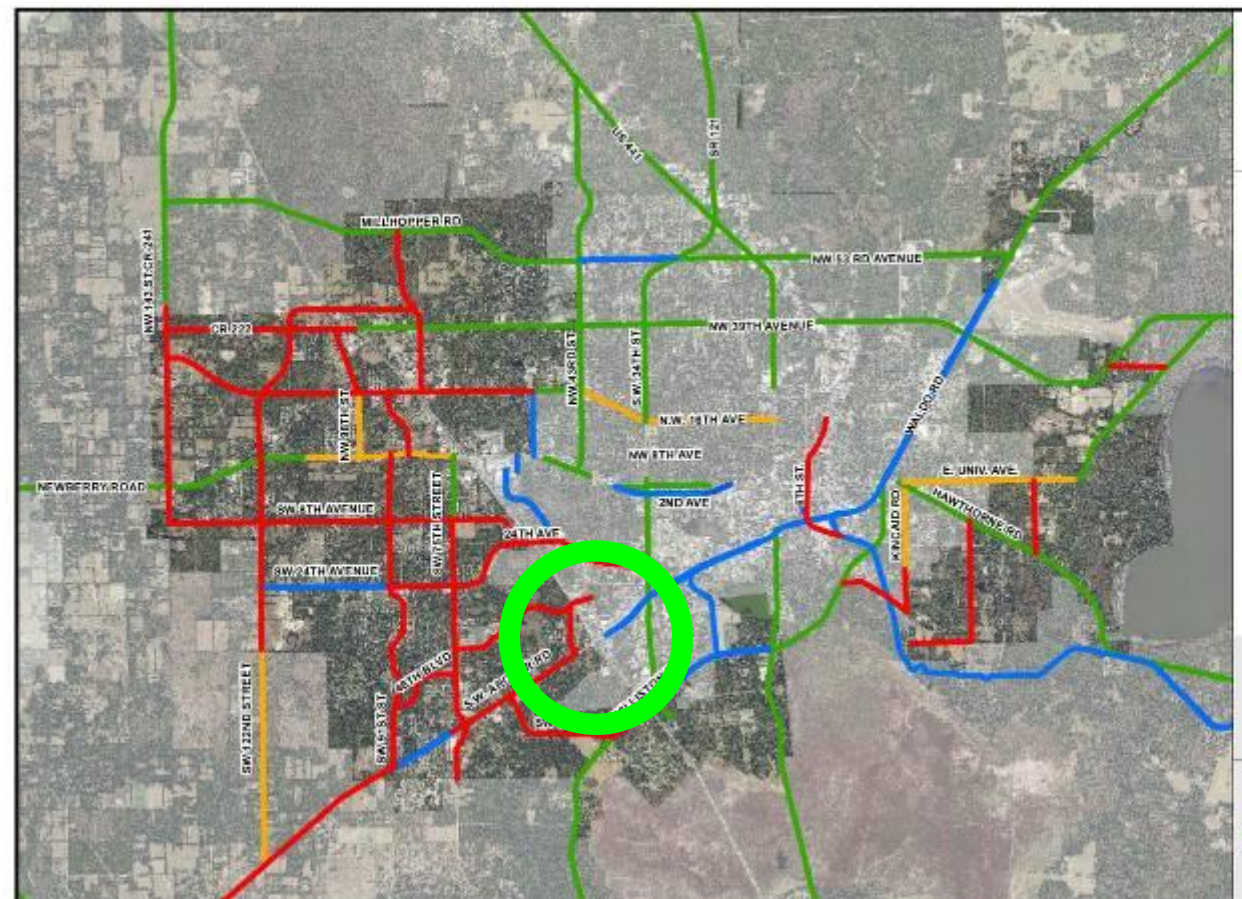
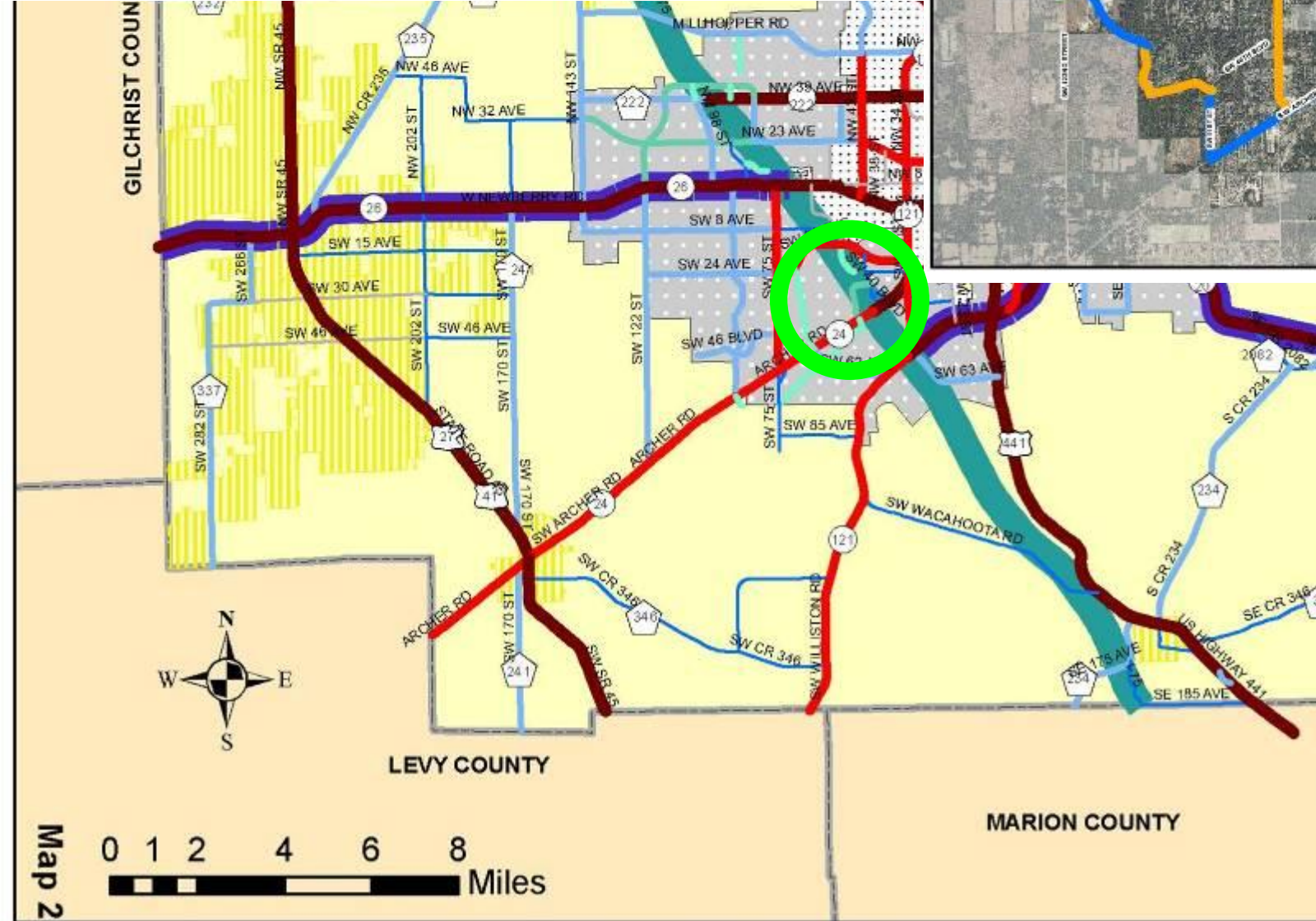
Rapid Transit Corridors

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: 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/>

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.)**

1,700 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

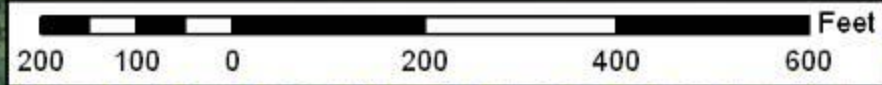
76 DU
9.55 Acres

635' State
Roadway
Frontage

58 Dwelling
7.3 Acres

Legend

- City of Gainesville
- Alachua County Tax Parcels



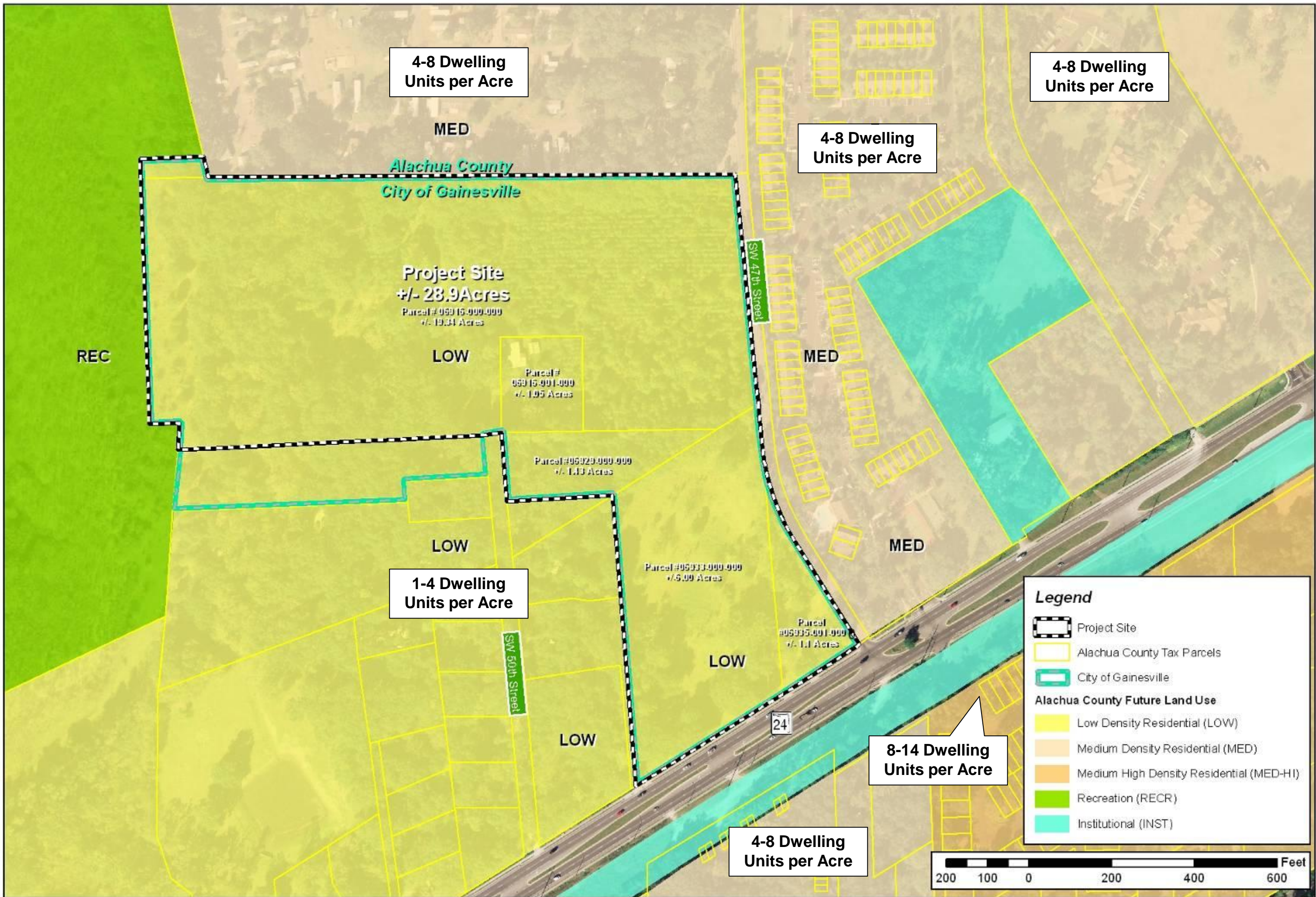
Gainesville Council on Aging, Inc.
Large-scale Comprehensive Plan Amendment
and Planned Development



Prepared by: BHP/MS 208
Project: 14-0_1963_Comp Plan
Date: 10/11/10
Scale: 1" = 100' (Horizontal)
Scale: 1" = 100' (Vertical)
Author: BHP/MS
Checked: BHP/MS
Date: 10/11/10
Doc. No.: 14-0_1963_Comp Plan

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4-8 Dwelling
Units per Acre

4-8 Dwelling
Units per Acre

4-8 Dwelling
Units per Acre

Project Site
+/- 28.9Acres
Parcel # 06915-000-000
+/- 19.34 Acres

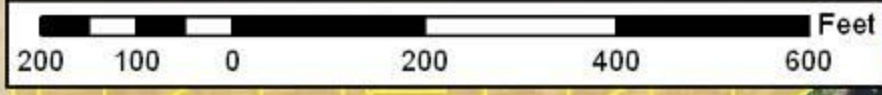
1-4 Dwelling
Units per Acre

8-14 Dwelling
Units per Acre

4-8 Dwelling
Units per Acre

Legend

- Project Site (dashed black border)
- Alachua County Tax Parcels (yellow outline)
- City of Gainesville (green outline)
- Alachua County Future Land Use**
 - Low Density Residential (LOW) (yellow)
 - Medium Density Residential (MED) (light orange)
 - Medium High Density Residential (MED-HI) (orange)
 - Recreation (RECR) (green)
 - Institutional (INST) (teal)



Prepared by: BHP/ISS 258
Project No.: 140_1963_CapeRale
Florida, North, F.P.S., 0000, Feet
Scale: Graphic 1:100,000, 1/8"=100'
File No.: 196300_000000
County: Alachua
City: Gainesville
Standard Parcel #: 06915-000-000
Standard Parcel #: 06915-001-000
Standard Parcel #: 06929-000-000
Standard Parcel #: 06933-000-000
Standard Parcel #: 06935-001-000
Date: 08/13/2010
Doc: North_America_1963

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Prepared by: BHP/ISS 258
Project: AG_1963_Comp Plan
Plan: AG_1963_Comp Plan
File: AG_1963_Comp Plan
Date: 11/18/2009 10:00:00 AM
C:\Users\BHP\Documents\AG_1963_Comp Plan
Standard Parcel: 1: 250000
Landscape: 1: 250000
Doc: AG_1963_Comp Plan

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DATE: 8/13/11, 2010
FILE: I:\08-09-09-0400\08-09-09-0400.dwg

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

Legend

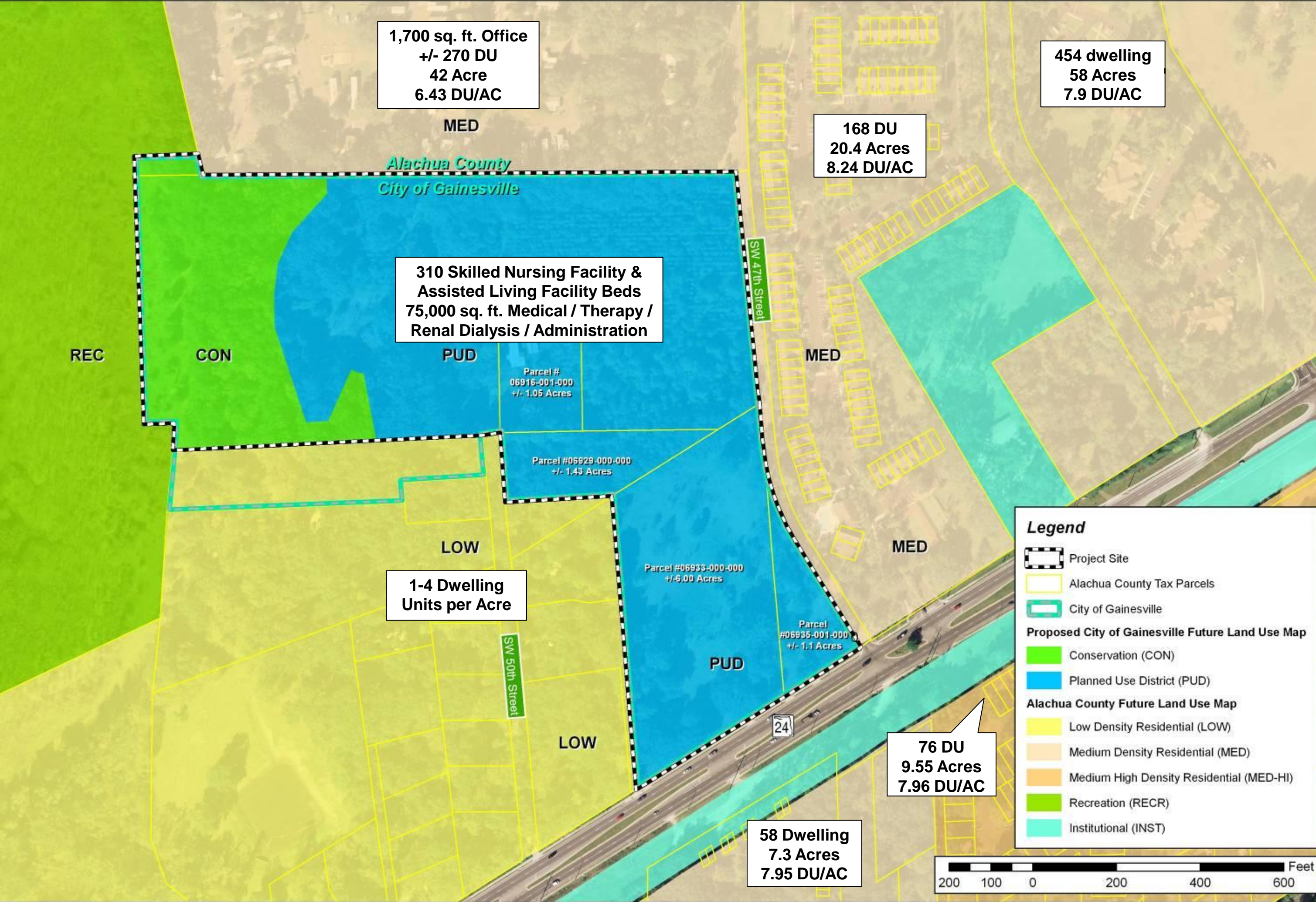
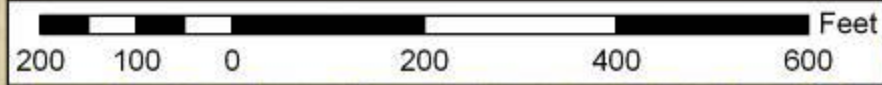
- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Proposed City of Gainesville Future Land Use Map

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

Alachua County Future Land Use Map

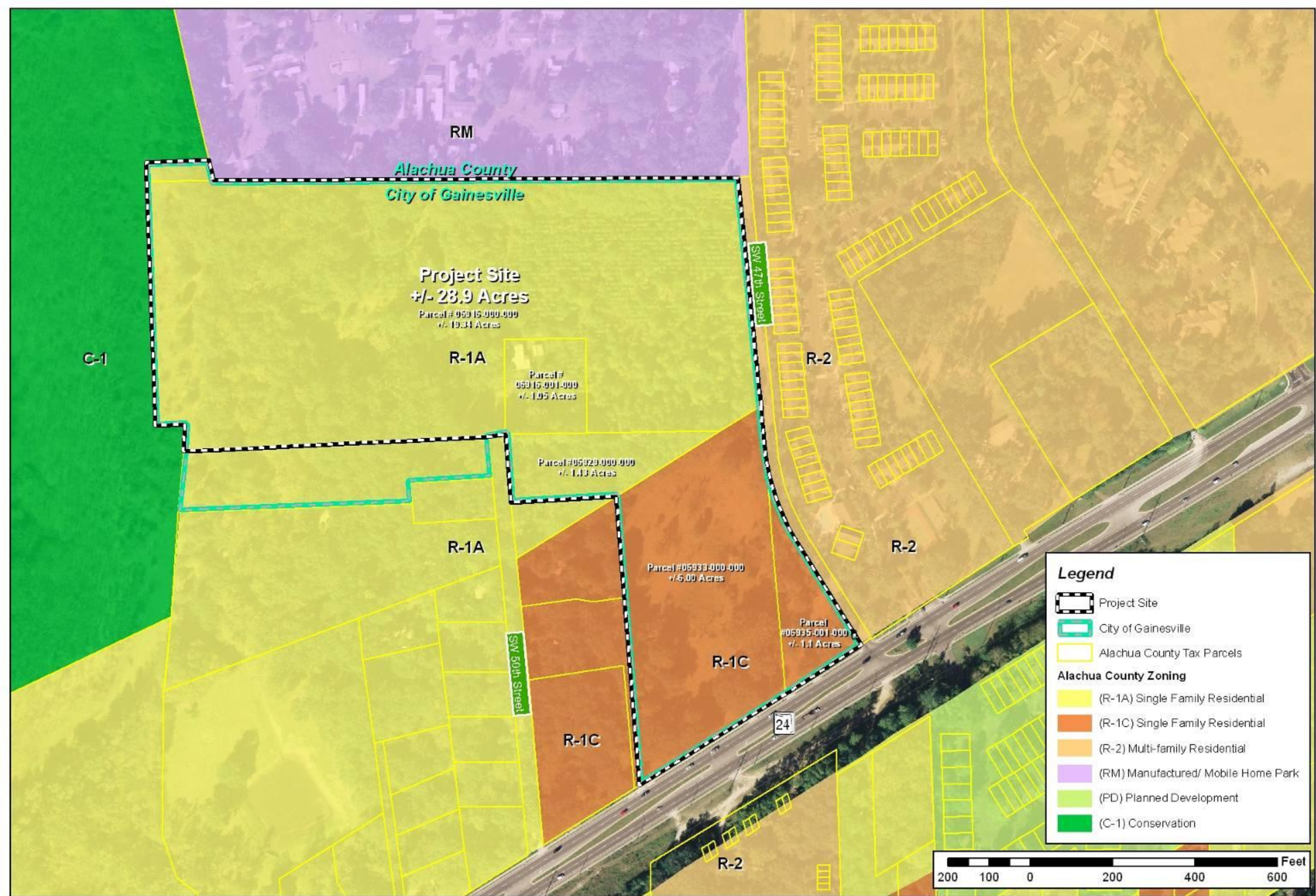
- Low Density Residential (LOW)
- Medium Density Residential (MED)
- Medium High Density Residential (MED-HI)
- Recreation (RECR)
- Institutional (INST)





Prepared by: BHP/ISS 208
Project: 140_1963_ConsPlan
Plan: 140_1963_ConsPlan
Scale: 1" = 1000 Feet
Date: 08/11/2010
City of Gainesville
Standard Parcel #: 20, 25000
Landscape Code: 20, 25000
Doc: 140_1963_ConsPlan

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RM
Alachua County
City of Gainesville

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

R-1A
Parcel # 06916-001-000
+/- 1.05 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

R-1C

R-2

R-2

R-2

C-1

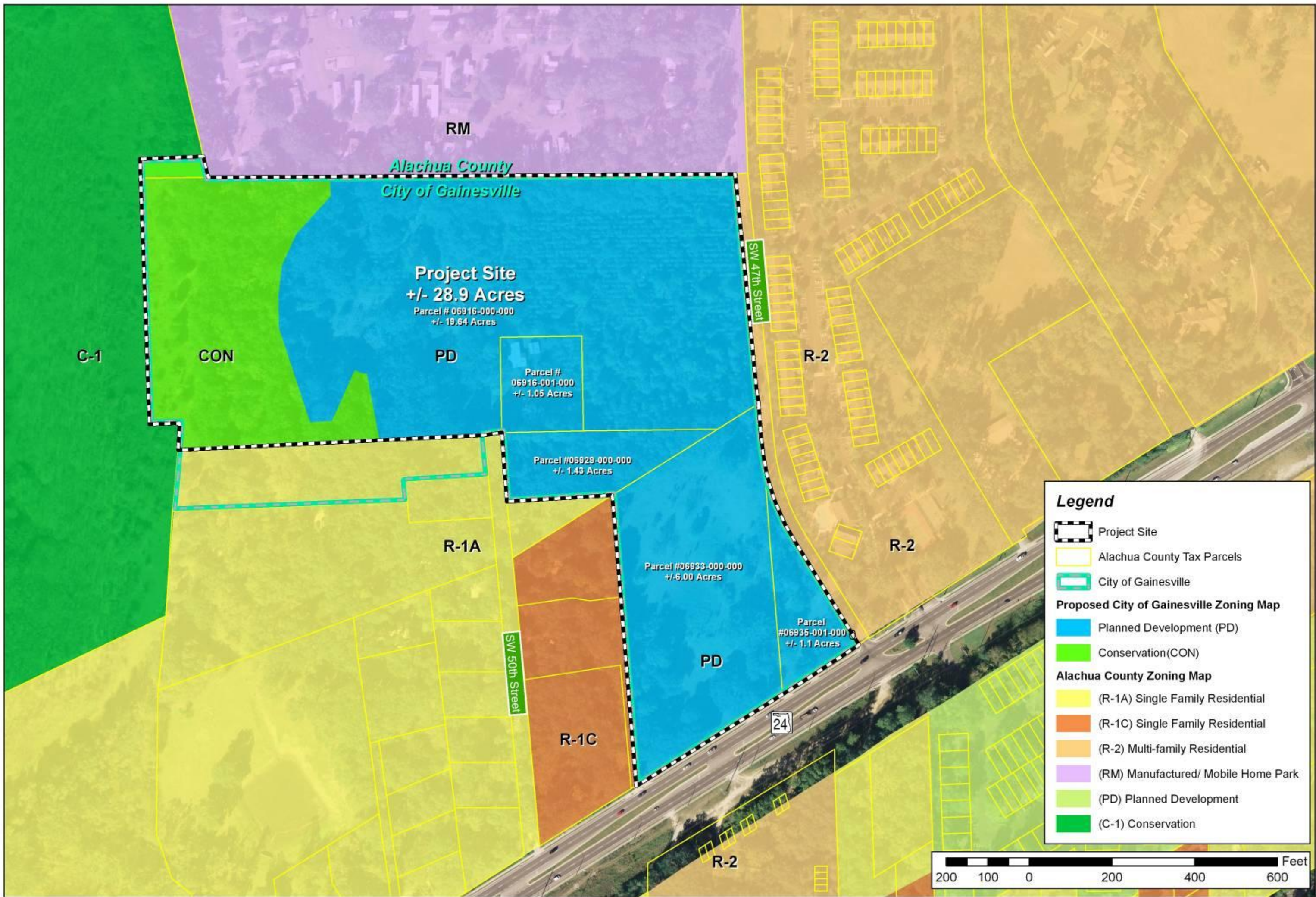
Legend

- 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





RM
Alachua County
City of Gainesville

Project Site
+/- 28.9 Acres
Parcel # 06916-000-000
+/- 19.64 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

SW 47th Street

SW 50th Street

24

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: BHP/ISS 208
Project No: 140_1963_ConsPlan
Plan No: 140_1963_P15_000_Feet
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Standard Parallel 1: 29.520000
Standard Parallel 2: 29.520000
Latitude of GCRS: 29.000000
Longitude of GCRS: -81.520000
Date: 11/15/2009 10:00:00 AM
Doc: 140_1963_ConsPlan_1963

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CHW

DATE: 11/15/2009 10:00:00 AM

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