

COMMUNITY CENTER

1100 SE 17th Dr Gainesville, FL 32641



FOR SALE

FOR MORE INFORMATION:



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

COMMUNITY CENTER

EXECUTIVE SUMMARY

1100 SE 17th Dr Gainesville, FL 32641



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	17,080 SF
Lot Size:	6.34 Acres
Price / SF:	+/- \$69 per sf
Year Built:	1986
Zoning:	PS

PROPERTY OVERVIEW

Bosshardt Realty is proud to present this Community Center available for sale or lease. The property was formerly a Boys and Girls Club. The access to the property is through the Lincoln Estates neighborhood adjacent to the new Heartwood Development and close to the new Eastside UF Health and Shands Teaching Hospital and GTECH. Favorable Public Services Zoning allows for many uses. Sitting on over 6 acres. The property consists of a gym and two attached buildings with a football field and ample parking.

PROPERTY HIGHLIGHTS

- Field
- Gymnasium
- Recent renovations
- Ample Parking

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COMMUNITY CENTER

EXTERIOR AND ADJACENT DEVELOPMENTS

1100 SE 17th Dr Gainesville, FL 32641



Front Drive



Ample parking



Rear Exterior



Field



Adjacent Heartwood Neighborhood / City Development



Nearby UF Shands Teaching Hospital Development

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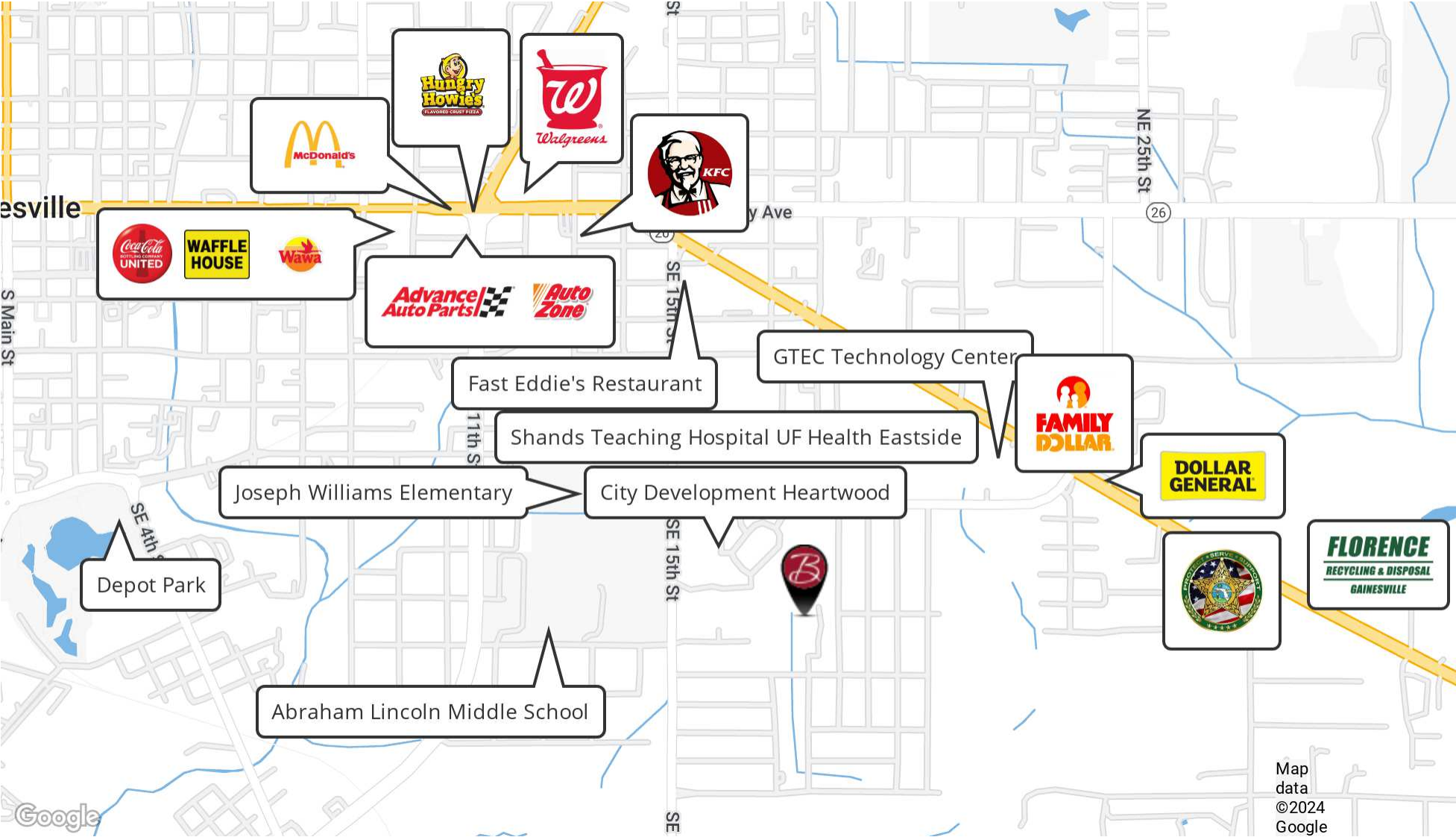
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COMMUNITY CENTER

RETAILER MAP

1100 SE 17th Dr Gainesville, FL 32641



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COMMUNITY CENTER

LOT LINES

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Provided for illustration purposes.

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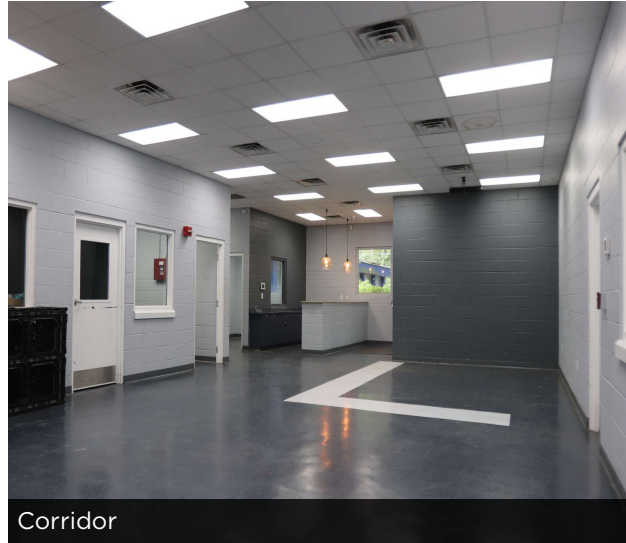
COMMUNITY CENTER

FRONT SECTION 2772 SF

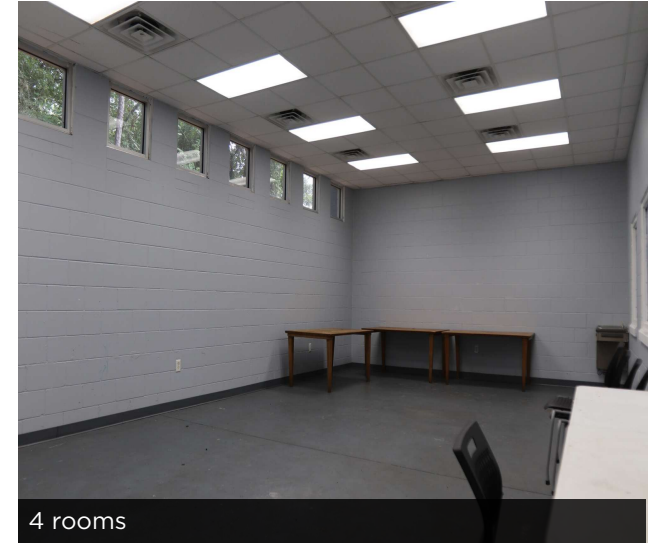
1100 SE 17th Dr Gainesville, FL 32641



Front door



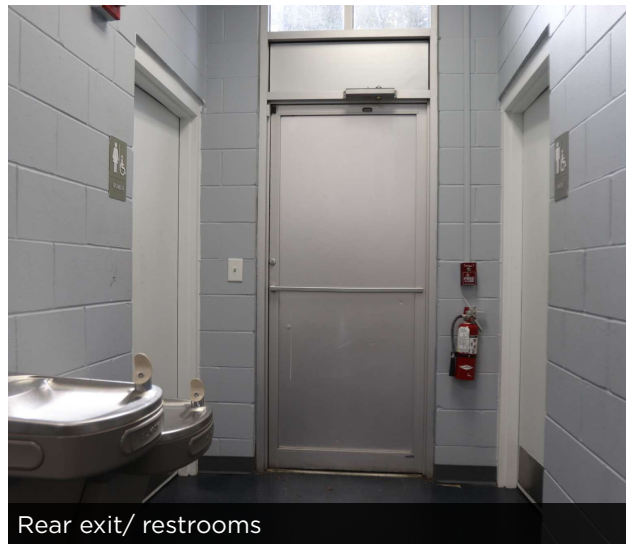
Corridor



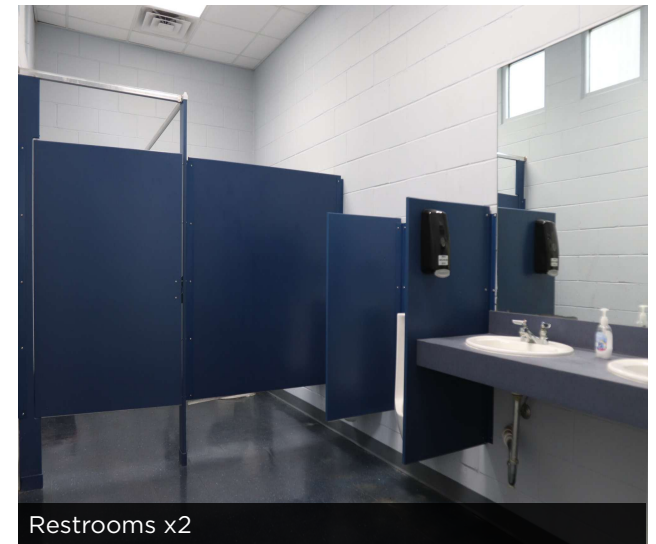
4 rooms



Reception



Rear exit/ restrooms



Restrooms x2

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REAR SECTION 6228 SF

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Large multipurpose room



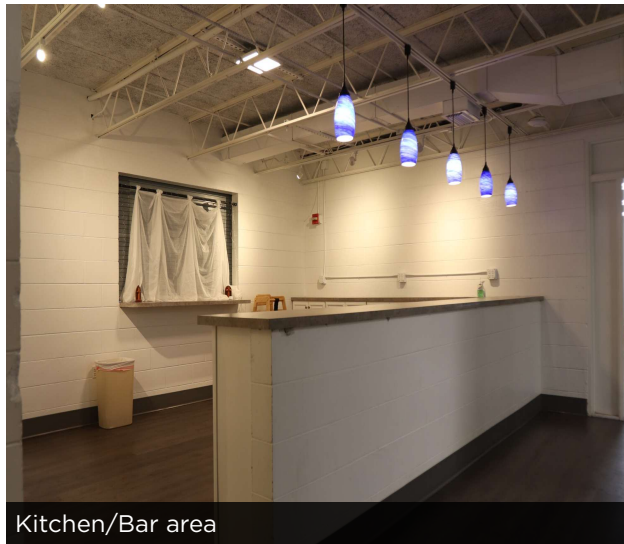
Reception



Five rooms



Commercial Kitchen with Stove



Kitchen/Bar area



Restrooms x2

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COMMUNITY CENTER

GYMNASIUM 8080 SF

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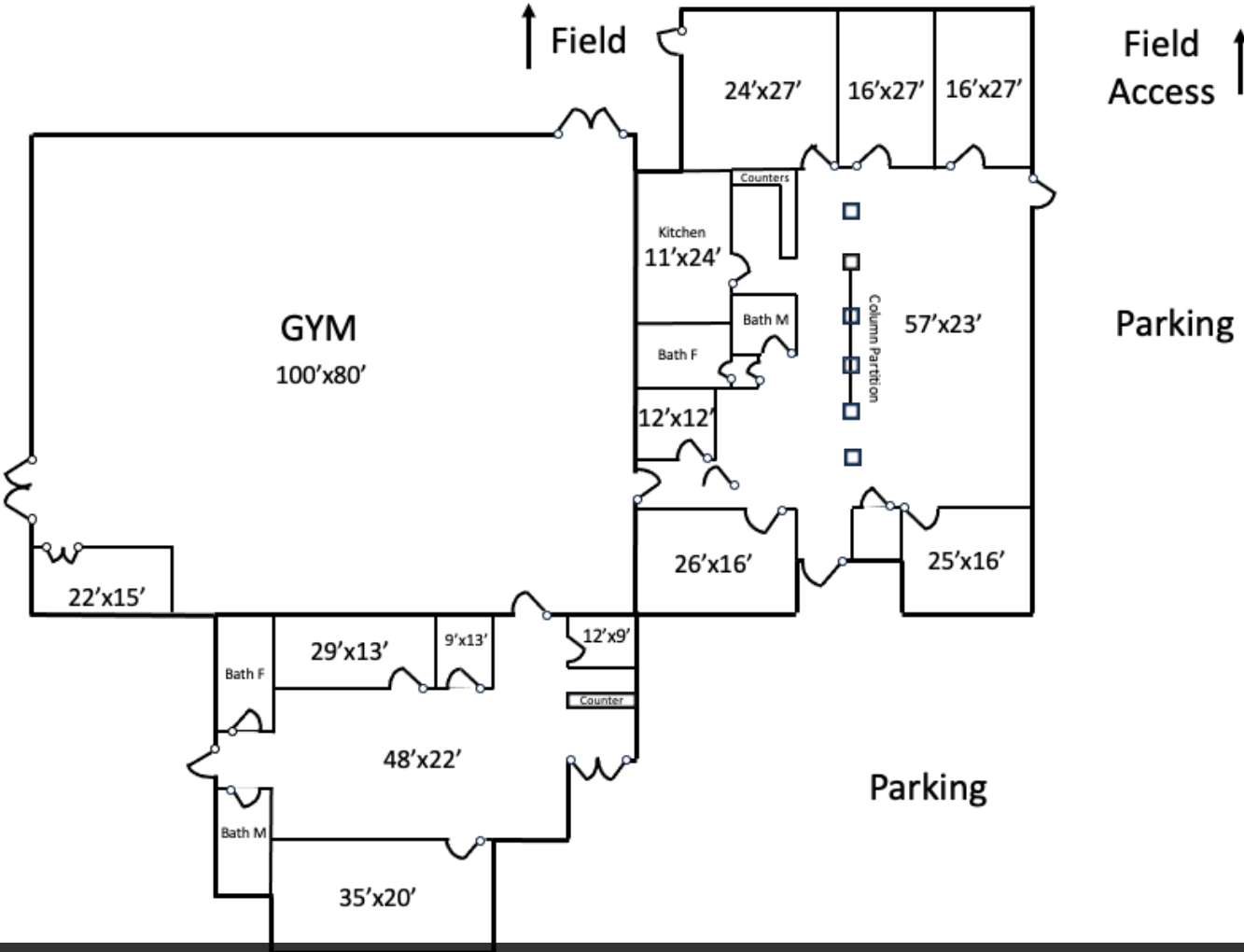


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COMMUNITY CENTER

FLOOR PLAN

1100 SE 17th Dr Gainesville, FL 32641



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FOR MORE INFORMATION:



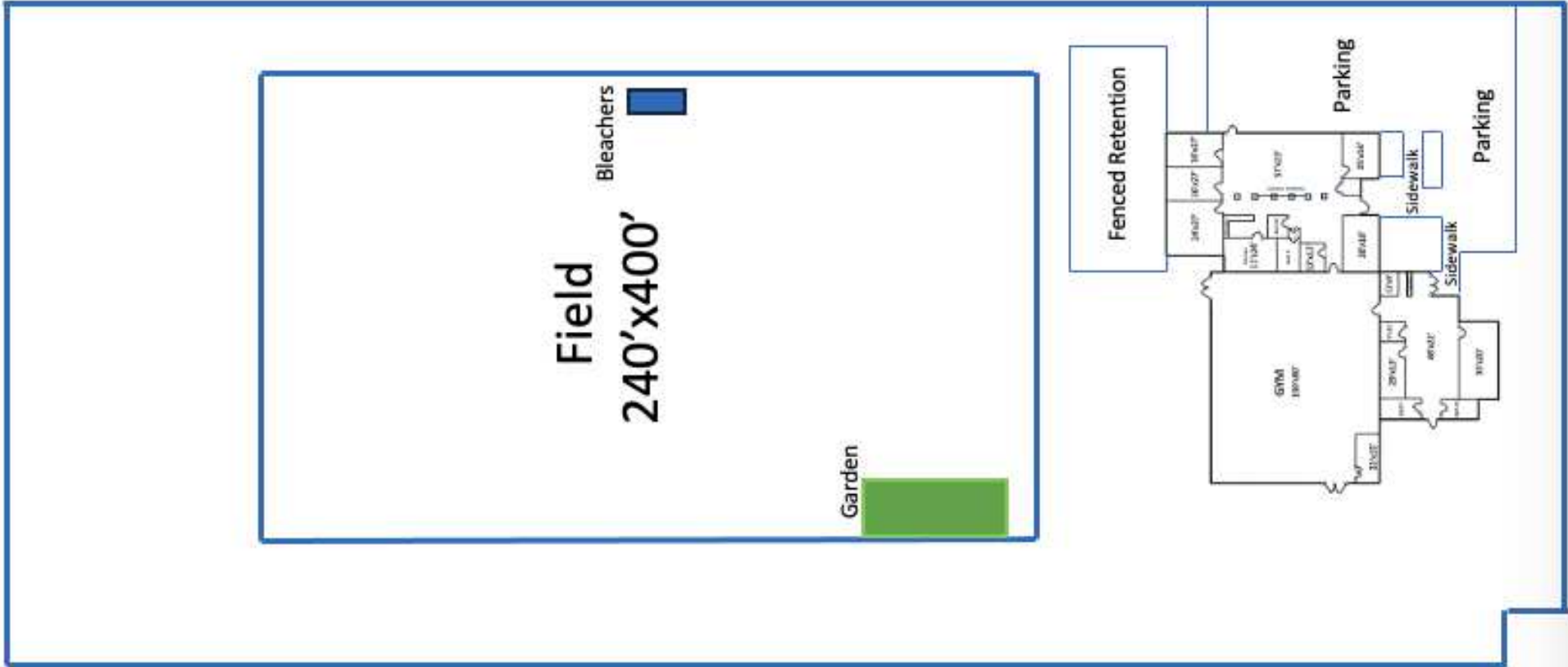
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COMMUNITY CENTER

SITE LAYOUT

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- 1 2. ~~Objectives. The provisions of the MD district are intended to:~~
- 2 a. ~~Encourage such development to locate in close proximity to the community's major~~
- 3 ~~transportation arteries so as to provide maximum accessibility for emergency vehicles and~~
- 4 ~~the general public.~~
- 5 b. ~~Discourage encroachment by unrelated retail and office activities and other incompatible~~
- 6 ~~uses.~~
- 7 c. ~~Ensure through development plan review that development is undertaken in a manner~~
- 8 ~~compatible with less intense uses of land or buildings in the area.~~

9 ~~F. *Planned Development (PD)*. See Article III.~~

10 G. *Public Services and Operations (PS)*.

11 1. *Purpose*. The Public Services and Operations (PS) district is established for the purpose of

12 identifying and providing suitable locations for the necessary public and private utility, public-

13 private partnerships or other legal arrangements where the land title is vested in a government

14 and the use(s) serves a public purpose, and recreation activities that serve and are used directly

15 by the public for their own benefit and are necessary to the normal conduct of the community's

16 activities. This district may be isolated and surrounded by any other zoning district compatible

17 with the intended use of the facility.

- 18 2. *Objectives*. The provisions of the PS district are intended to:
- 19 a. Accommodate utilities, recreation and public facilities, at appropriate locations, necessary
- 20 to serve the public.
- 21 b. Ensure public awareness of the location of existing or potential utilities, recreation and
- 22 public facilities.
- 23 c. Ensure, by requiring development plan review where necessary, that such uses are designed
- 24 to minimize negative impacts on surrounding properties.

- 25 3. *Additional requirements*. The following criteria shall apply to all uses within the PS district:
- 26 a. *Site design*.
- 27 i. Building scale and massing shall relate to that of adjacent buildings to the extent
- 28 practical.
- 29 ii. Public developments shall be exemplary in their use of signage and landscaping and in
- 30 the preservation of existing trees.
- 31 iii. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic
- 32 circulation should be safe, convenient and designed according to sound engineering
- 33 practices.
- 34 iv. The design of the site and facilities shall promote energy conservation through proper
- 35 solar access, shading and other measures, where appropriate.
- 36 v. Appropriate access for emergency vehicles, garbage trucks and other service vehicles
- 37 shall be provided.
- 38 vi. All site elements shall be designed to protect natural and community resources, such as
- 39 wildlife habitats, historic structures and ecologically sensitive areas.

1 b. *External compatibility.*

- 2 i. Buffering and screening of public service facilities shall be provided commensurate with
3 the facility's degree of impact and incompatibility with surrounding developments.
- 4 ii. Electrical transformers and other utility equipment shall be screened from public view.
- 5 iii. Site illumination and public address systems, particularly for recreation areas, shall be
6 designed so as to create no interference with the privacy of adjoining properties.
- 7 iv. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be
8 mitigated through site design. Where necessary, building construction methods or
9 mechanical equipment should also be used to mitigate these adverse impacts.

10 c. *Preliminary development plan in conjunction with rezoning.* When a property is rezoned to
11 the PS district, the plan board shall recommend to the City Commission whether a
12 preliminary development plan is required before the property is rezoned or the uses
13 permitted on the property are changed. The City Commission may require such
14 development plan, or those specific items or portions of a preliminary development plan
15 that the City Commission deems necessary, to be included as part of any petition to rezone
16 property to this classification or to change the permitted uses on the property if the newly
17 permitted use has not been previously approved. Should the City Commission deem a
18 preliminary development plan is needed to judge whether the proposed use can be
19 accommodated on the site without detriment to the health, safety and general welfare of
20 surrounding properties, the development plan shall meet the requirements of this chapter.

21 A preliminary development plan is intended to help further the purpose of this district by
22 providing the plan board and City Commission with additional information on site-specific
23 conditions that will assist the City Plan Board and City Commission in their decision-making
24 process relating to the accommodation of the proposed use(s) at appropriate locations
25 necessary to serve the public; the assurance of public awareness of the proposed location of
26 potential public facilities, utilities and recreation; and the assurance that the conditions
27 placed upon the rezoning are designed to minimize any potential negative impacts on
28 surrounding properties.

29 **Section 30-4.23. Permitted Uses.**

30 The following table contains the list of uses allowed, and specifies whether the uses are **allowed by right**
31 **(P)**, **accessory to a principal use (A)**, or by **special use permit approval (S)**. Blank cells indicate that the
32 use is not allowed. No variances from the requirements of this section shall be allowed.

33 **Table V - 9: Permitted Uses in Special Districts.**

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airports		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological gardens		-	-	P	-	-	P
Armor systems manufacturing and assembly		-	P	-	-	-	-

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campgrounds		P	-	-	-	-	P
Cemeteries		-	-	-	-	-	P
Community residential homes (up to 6 residents)	30-5.6	P	-	P	-	-	-
Correctional institutions		-	-	-	-	-	P
Day care center	30-5.7	-	-	-	-	P	P
Drive-through facilities	30-5.9	-	P	-	-	-	-
Emergency shelters		-	-	P	P	P	P
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers markets		P	-	-	-	-	P
Food distribution center for the needy	30-5.12	-	-	-	-	P	P
Food trucks	30-5.35	-	P	-	P	P	A
Fuel dealers		-	P	-	-	-	-
Funeral service and crematories		S	-	-	-	P	-
Gasoline/alternative fuel stations	30-5.13	-	P	-	-	-	P
Golf courses		P	P	-	-	-	P
Health services		-	P	-	-	P	P
Heliports		-	P	-	-	S	-
Hospitals		-	-	-	-	P	-
Hotels and motels		-	P	-	-	P	-
Libraries		-	-	-	-	-	P
Light assembly, fabrication and processing		-	P	-	-	-	-
Medical and dental laboratories		-	P	-	-	P	-
Medical marijuana dispensaries		-	-	-	-	A	-
Membership sports and recreation clubs		P	P	-	-	-	P
Mini-warehouses, self-storage		-	P	-	-	-	-
Museums and art galleries		-	-	-	P	-	P
Offices		-	P	-	-	P	P
Offices, medical and dental		-	P	-	-	P	-
Outdoor storage, principal use	30-5.19	S	S	-	-	-	-
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Places of religious assembly	30-5.21	-	P	-	P	-	-
Public administration buildings		-	P	-	P	-	P
Public maintenance and storage facilities		-	P	-	-	-	P
Public parks and recreational facilities		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P
Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle parks and campsites		-	-	-	-	-	P

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Rehabilitation centers	30-5.24	-	-	-	-	P	P
Research, development and testing service		-	P	-	-	P	-
Residences for destitute people	30-5.22	-	-	-	-	P	P
Restaurants		-	P	-	-	P	-
Retail nurseries, lawn and garden supply stores		S	P	-	-	-	-
Retail sales		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
Schools, elementary, middle & high (public & private)		-	-	-	P	-	-
Schools, professional		-	P	-	P	-	-
Schools, vocational and trade		-	P	-	P	-	-
Shooting ranges, outdoor	30-5.24	S	-	-	-	-	-
Single-family dwellings		P	-	P	-	-	-
Skilled nursing facility		-	-	-	-	P	-
Social service facilities (not elsewhere classified)	30-5.25	-	-	-	-	P	-
Solar generation station	30-5.27	P	P	-	-	-	P
Stadiums and athletic/sports arenas		-	-	-	P	-	P
Theaters, drive-in		-	S	-	-	-	-
Truck, train or bus terminal/maintenance facilities		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	30-5.28	-	P	-	-	-	P
Vehicles sales and rental		-	P	-	-	-	-
Veterinary services	30-5.29	P	P	-	-	-	-
Warehouse/distribution facilities (≤50,000 SF)		-	P	-	-	-	-
Warehouse/distribution facilities (>50,000 SF)		-	P	-	-	-	-
Waste management facilities		-	-	-	-	-	S
Water conservation areas, water reservoirs and control structures, drainage wells and water wells.		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facilities	See 30-5.30						

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 * = Other uses may be allowed as designated by the ordinance rezoning a property to PS.



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PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

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