



# **Archer Place Neighborhood Workshop**

## **Proposed Site Plan 3041 – 3155 Block of Old Archer Road**

February 2, 2022

# Agenda

- Introductions
- Property Location
- Property Description
- Zoning & Land Use
- Proposed Site Plan
- Next Steps
- Contact Information
- Questions

# Site Location: 3041-3155 Block Old Archer Road

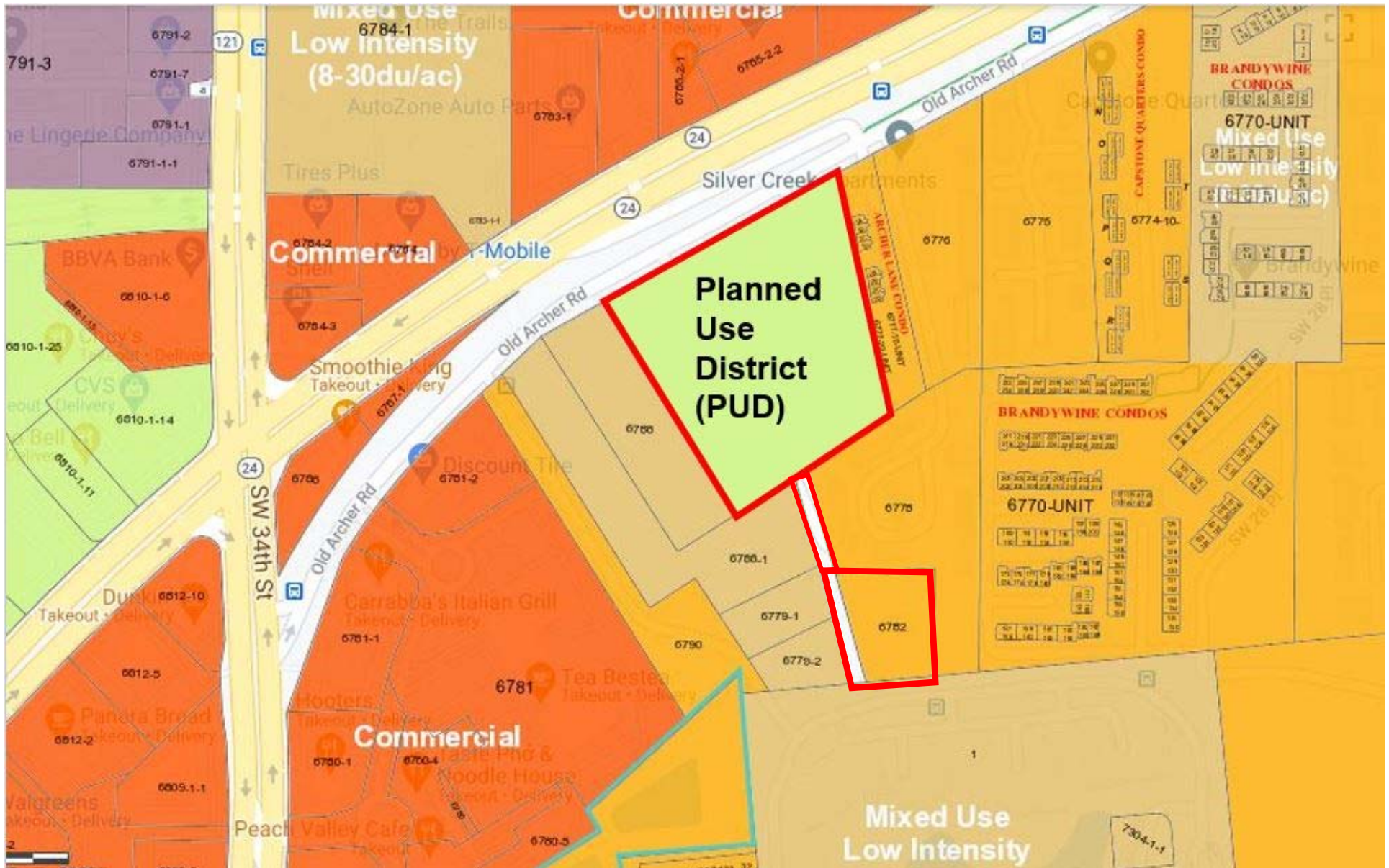


# Property Description

- Property Size: 6.875 +/- acres
- Current Use: SF, Duplexes, & Vacant Land
- 13 Tax Parcels south of Old Archer Road
- Current zoning (PD and RMF-8) allow residential & non-residential uses
- A site plan is proposed for a mixed-use development

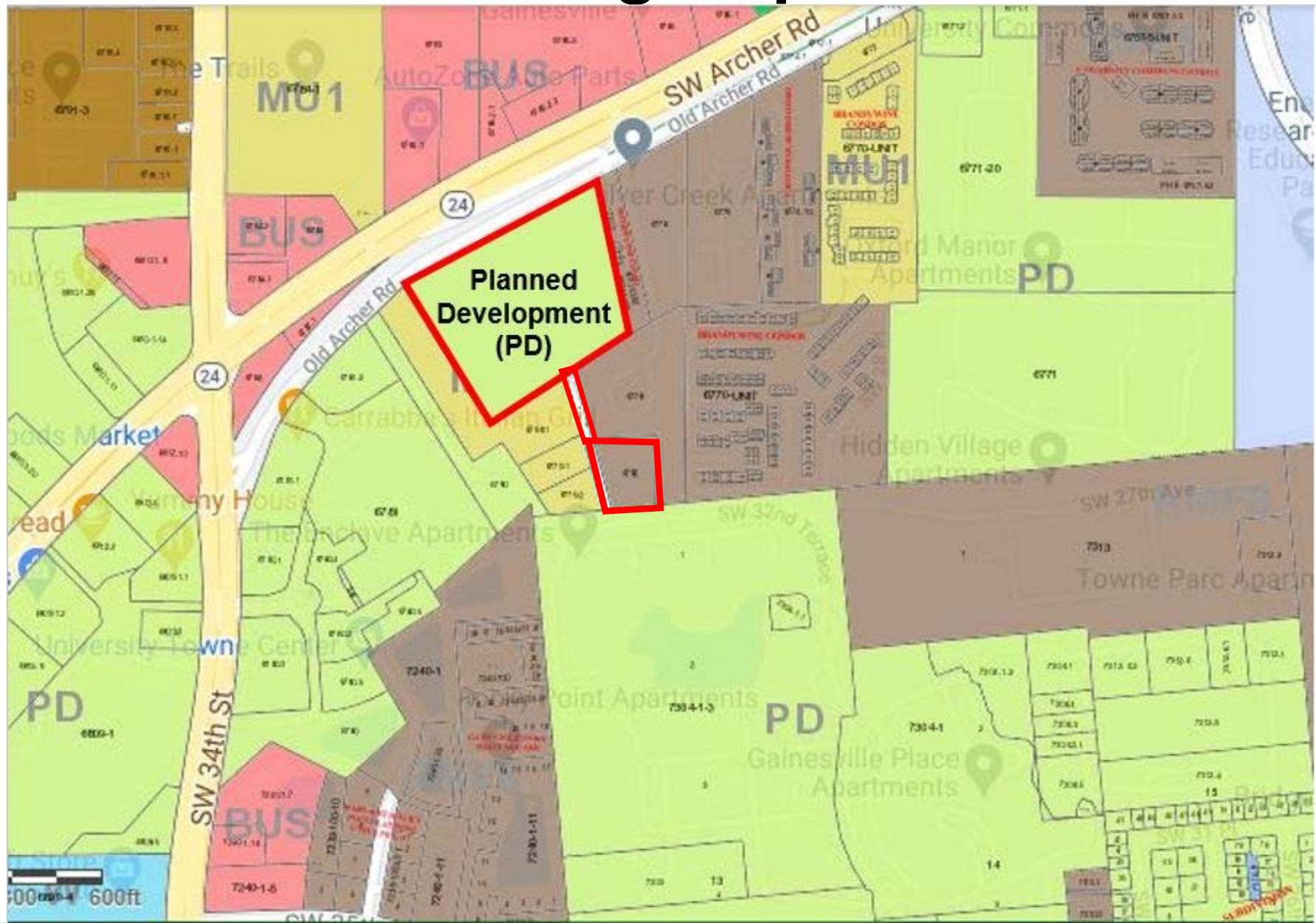


# Future Land Use Map





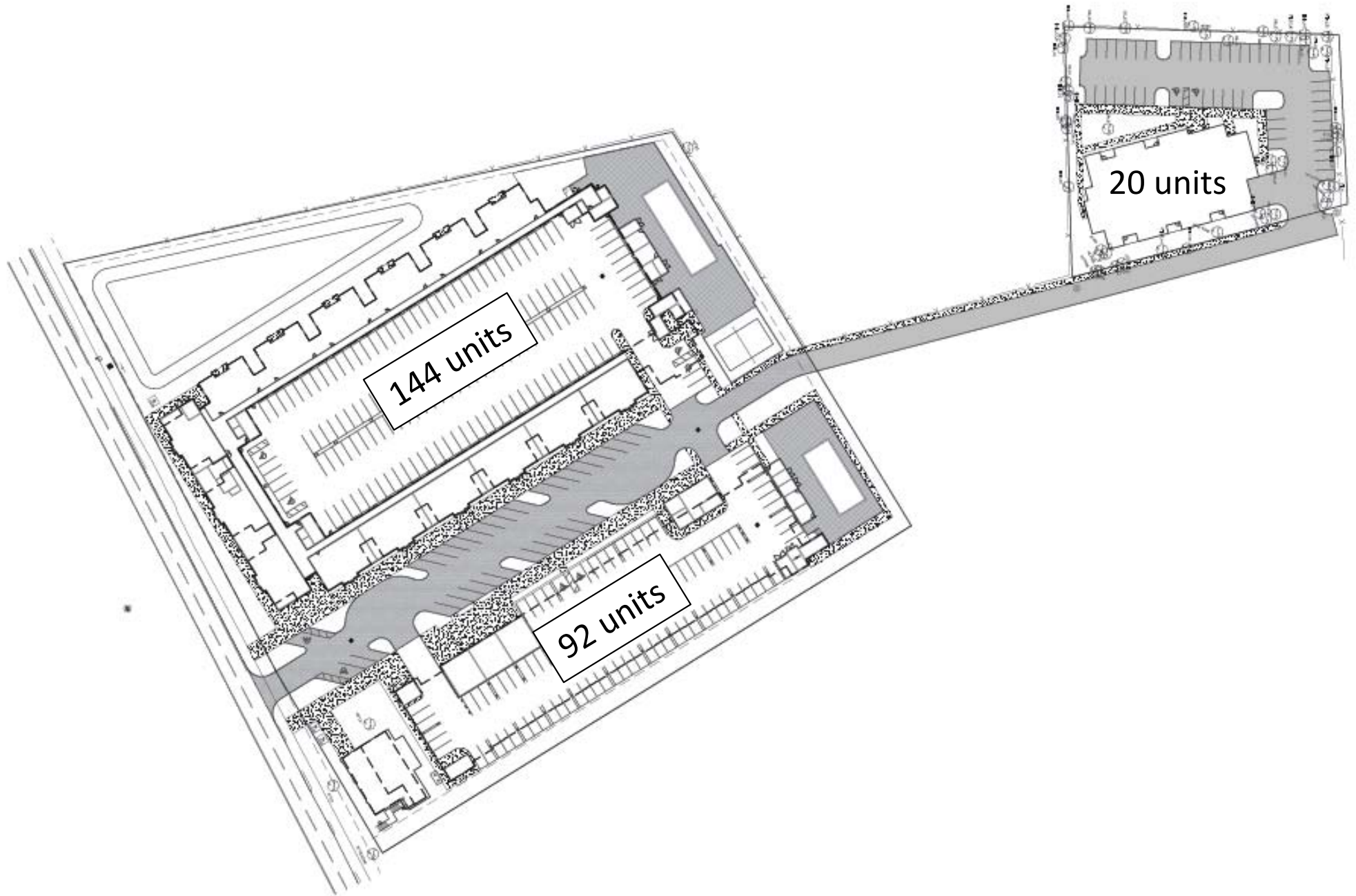
# Zoning Map



# Archer Place Mixed Use PUD / PD

- Permitted uses include Condominiums, Apartments; Commercial/Retail Uses; & Parking Garage
- Maximum Residential Units: 260 Units (41 UPA in PUD and 20 UPA in RMF-8)
- Up to 16,500 SF of Commercial
- Maximum height: 7 stories
- Urban Transect Design Compliance
  - Blocks, Streets, Building Frontage, Glazing, etc.
- Provision of minimum 10% affordable housing and binding agreement for the provision of affordable housing

# Proposed Site Plan

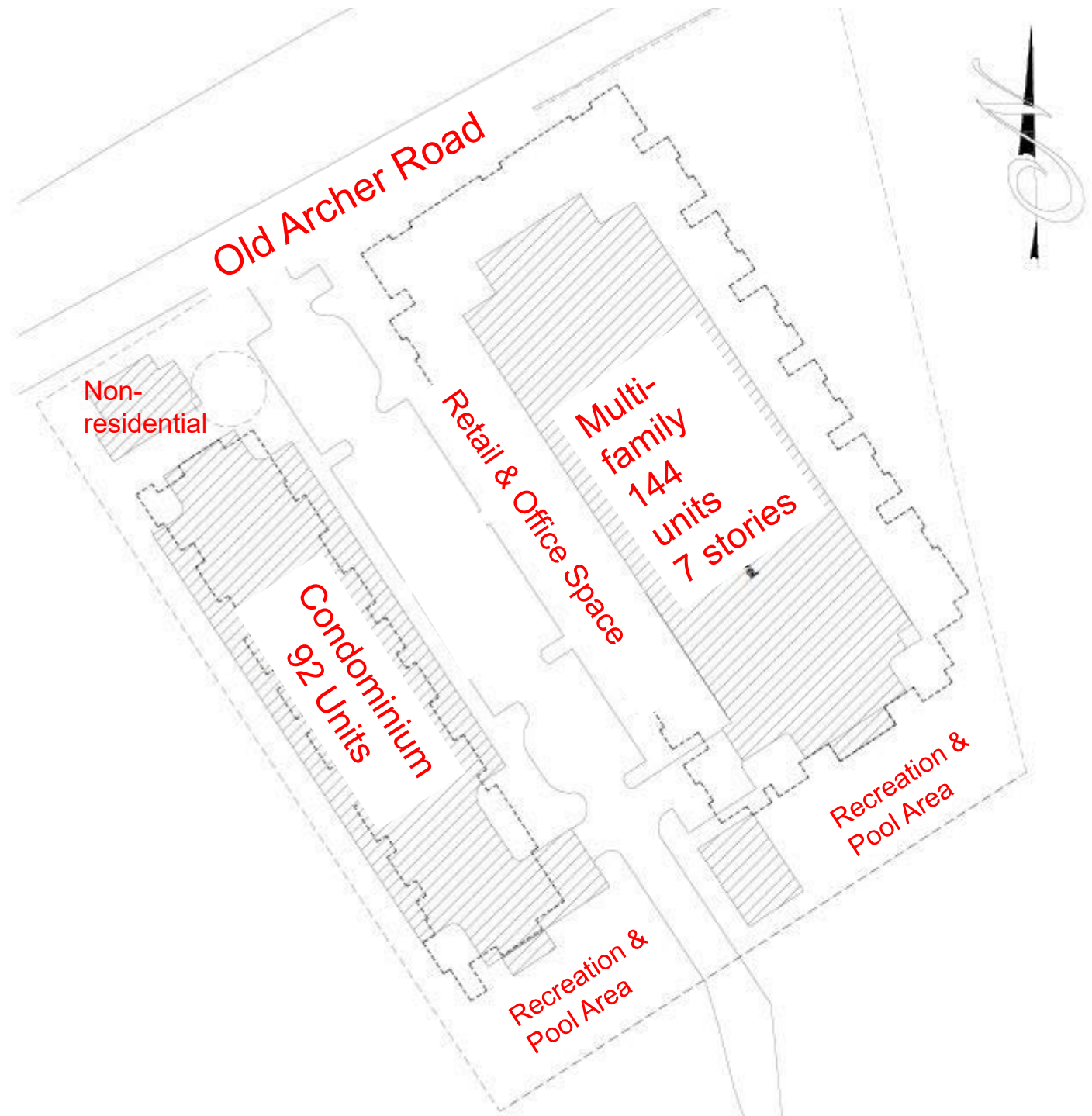




# Archer Place Conceptual Site Plan

Parking  
garages are  
under/within  
each  
building.

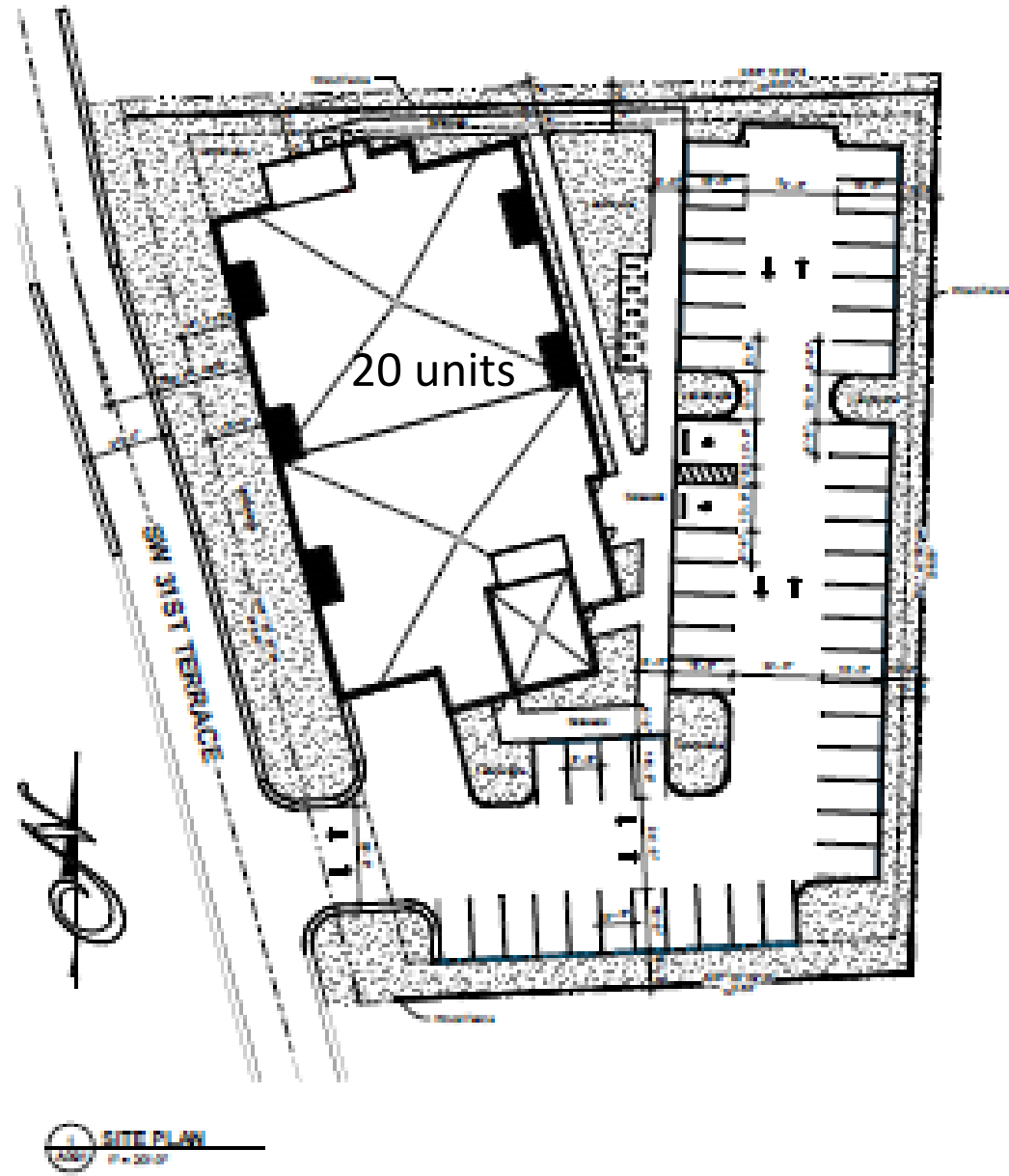
Recreation/  
pool area  
on the  
south side  
of both  
buildings.



# Archer Terrace Conceptual Site Plan

Parcel 06782-000-000  
on SW 31<sup>st</sup> Terrace.

Residential Units only –  
no commercial uses.



# Conceptual Building Frontage View (Old Archer Road)





# SW 31<sup>st</sup> Terrace View





# Conceptual Rear Southeastern View



# Next Steps

- **eda** will submit the Site Plan application to the City of Gainesville
- City of Gainesville will review the application and approve Development Plans



# Contact Information

- Person: Sergio Reyes, PE
- Phone: (352) 373-3541
- Email: [sreyes@edafl.com](mailto:sreyes@edafl.com)
- Web site:  
[www.edafl.com/neighborhoodworkshops](http://www.edafl.com/neighborhoodworkshops)
- Mail: 720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

# Questions