



# **SW Archer Road & SW 16<sup>th</sup> Avenue Future Land Use Change & Rezoning**

Neighborhood Workshop

May 20, 2025

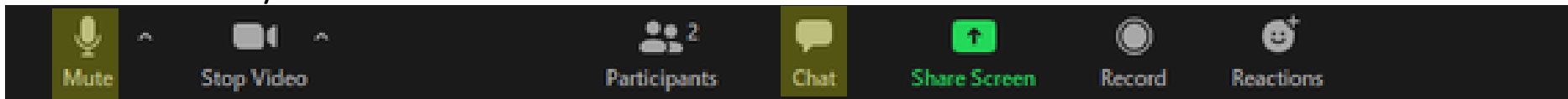
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# Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Gainesville review process
- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box

↓ UNMUTE/MUTE

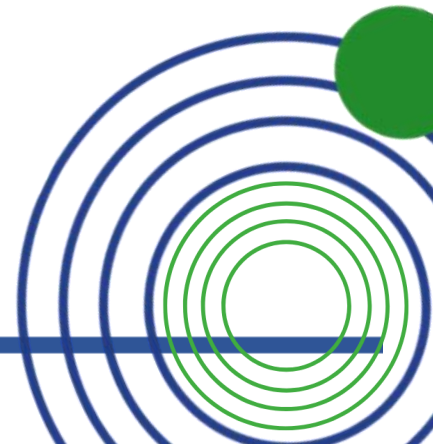
↓ CHAT



# Agenda

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- Introductions
- Property Location & Description
- Brief background history of property
- Existing & Proposed Zoning & Land Use Maps
- Next Steps
- Contact Information
- Questions



# Workshop Mailer

eda consultants, inc.

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan future land use map change from Mixed Use Low Intensity to Urban Mixed Use High Intensity Future Land Use designation and zoning map change from Mixed Use Low Intensity (MU-1) to Urban 9 (U9) zoning district on tax parcels 15507-000-000 and 15507-001-000.



## Public Notice of Neighborhood Workshop

**Project Name:** SW Archer Road & SW 16th Avenue  
Rezoning & FLU Map Change Application

**Project Location:** Alachua County Tax Parcel Numbers 15507-000-000 and 15507-001-000, located in the 2200 block of SW Archer Road (South side) in the City of Gainesville.

This is not a public hearing. The purpose of this meeting is to inform members of the public about the application and seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

**Date:** Tuesday, May 20, 2025  
**Time:** 6:00 PM  
**URL:** <https://us02web.zoom.us/j/5733319527>  
**Meeting ID:** 573 331 9527  
**Dial-in by Phone:** (646) 558-8656

A recording of the workshop will be available at [www.edafl.com/neighborhoodworkshops](http://www.edafl.com/neighborhoodworkshops) following the meeting. For questions and additional information, please contact:

**eda consultants inc.**  
**permitting@edafl.com**  
**352-373-3541**

# Property Summary

- Location: South side of the 2200 block of SW Archer Road
- Tax Parcel Numbers 15507-000-000 and 15507-001-000
- Size: Approx. 2.6 Acres

## Project Request

### 1) Land Use Map Change

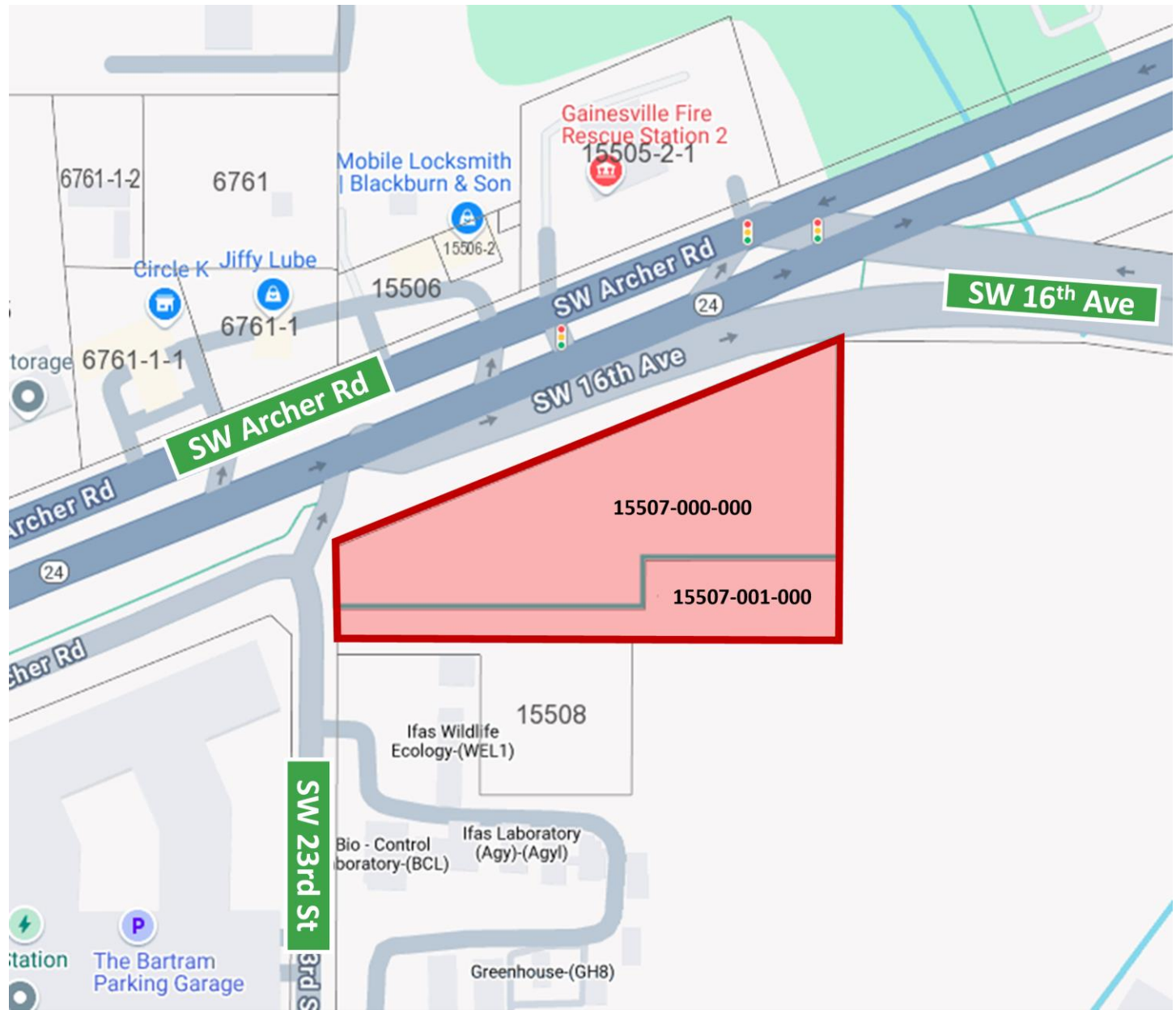
- From: Mixed Use Low Intensity
- To: Urban Mixed Use High Intensity

### 2) Rezoning

- From: Mixed Use Low Intensity (MU-1)
- To: Urban 9 (U9)

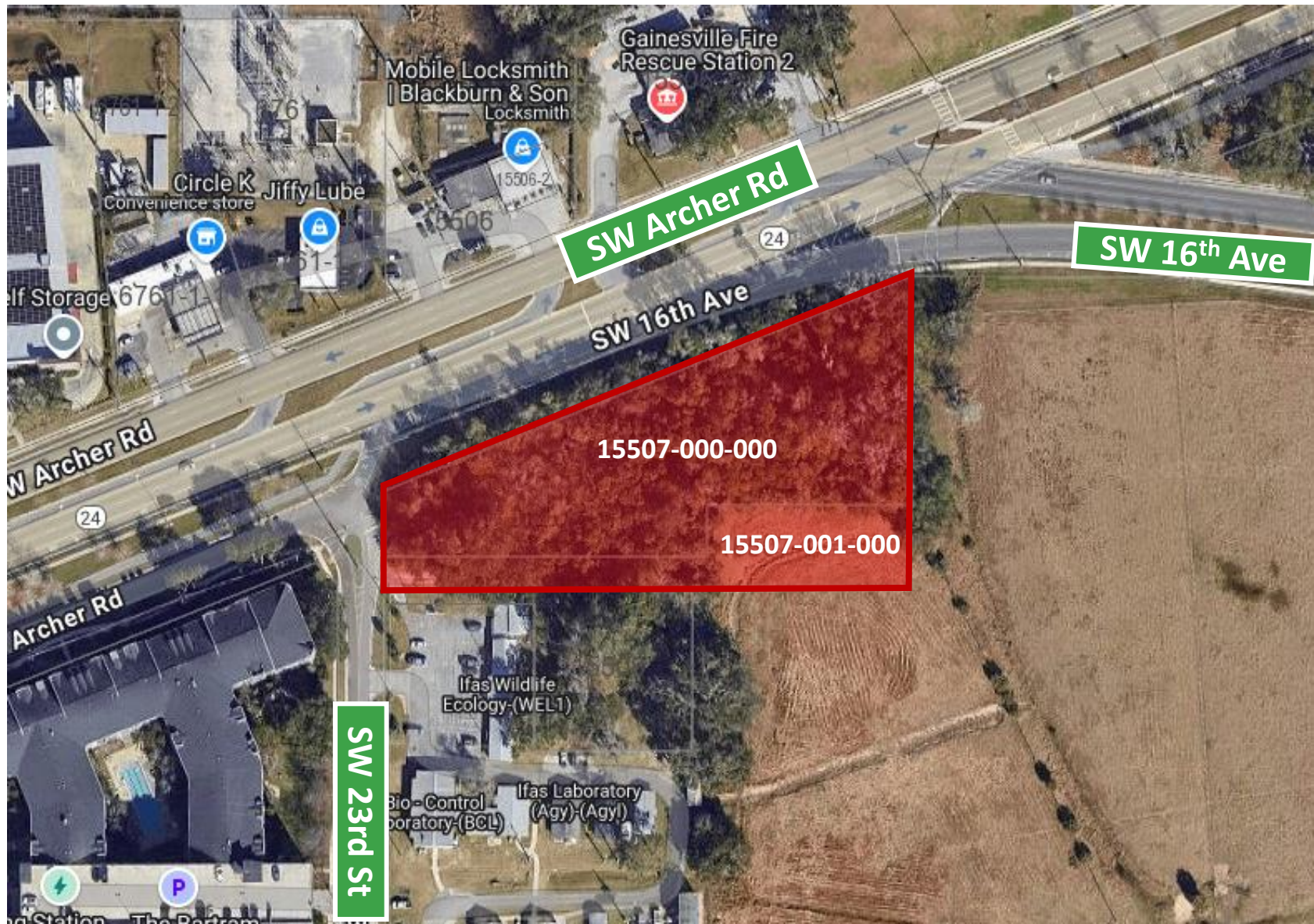


# Location Map

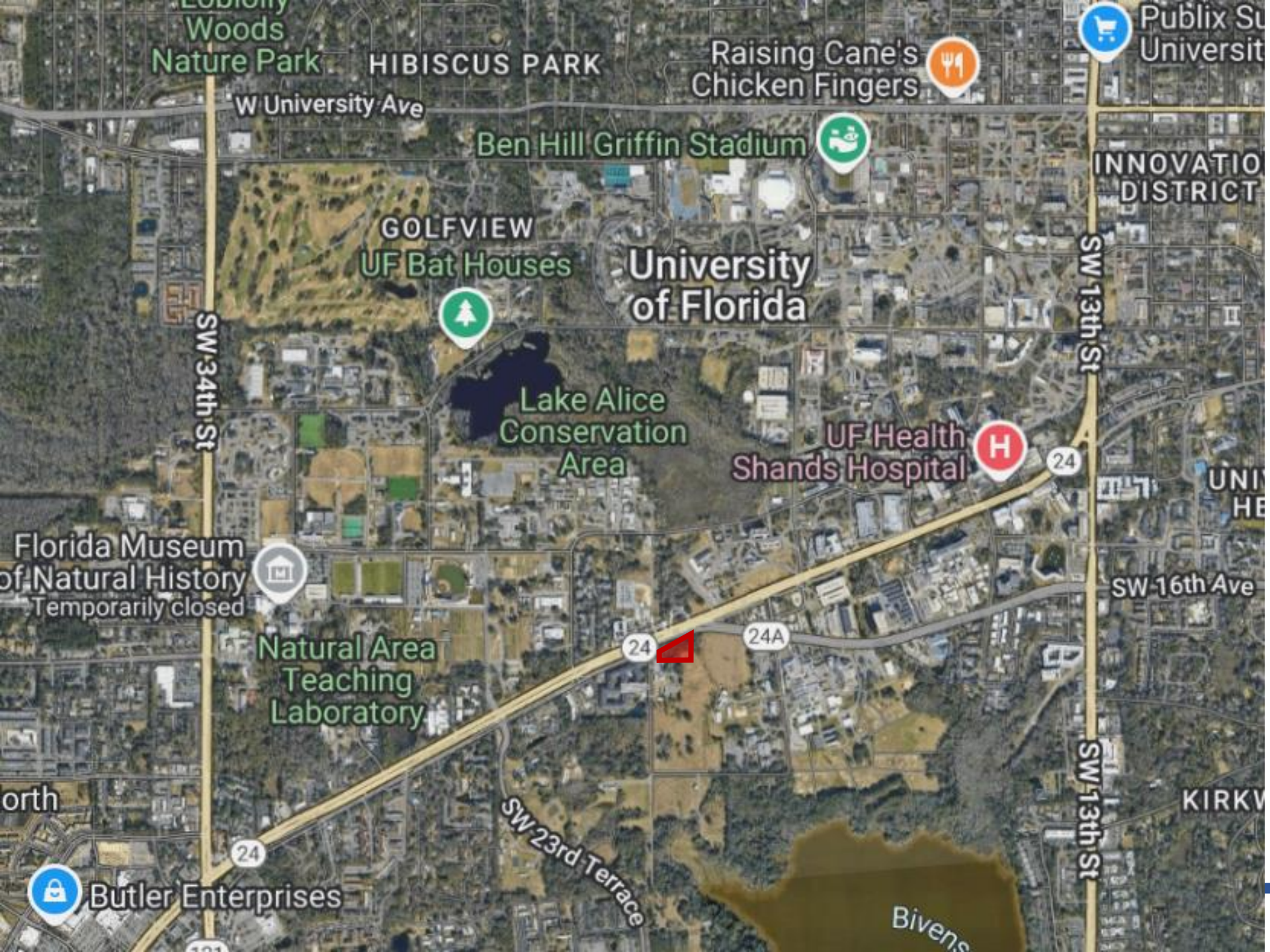




# Aerial Map







LeBlondy Woods  
Nature Park

HIBISCUS PARK

Raising Cane's  
Chicken Fingers

Publix Supermarket  
University Ave

W University Ave

Ben Hill Griffin Stadium

INNOVATION  
DISTRICT

GOLFVIEW  
UF Bat Houses

University  
of Florida

SW 34th St



Lake Alice  
Conservation  
Area

UF Health  
Shands Hospital

SW 13th St

24

UNIVERSITY  
HEALTH

Florida Museum  
of Natural History  
Temporarily closed



SW 16th Ave

Natural Area  
Teaching  
Laboratory

24

24A



SW 13th St

SW 23rd Terrace

KIRKWOOD

North



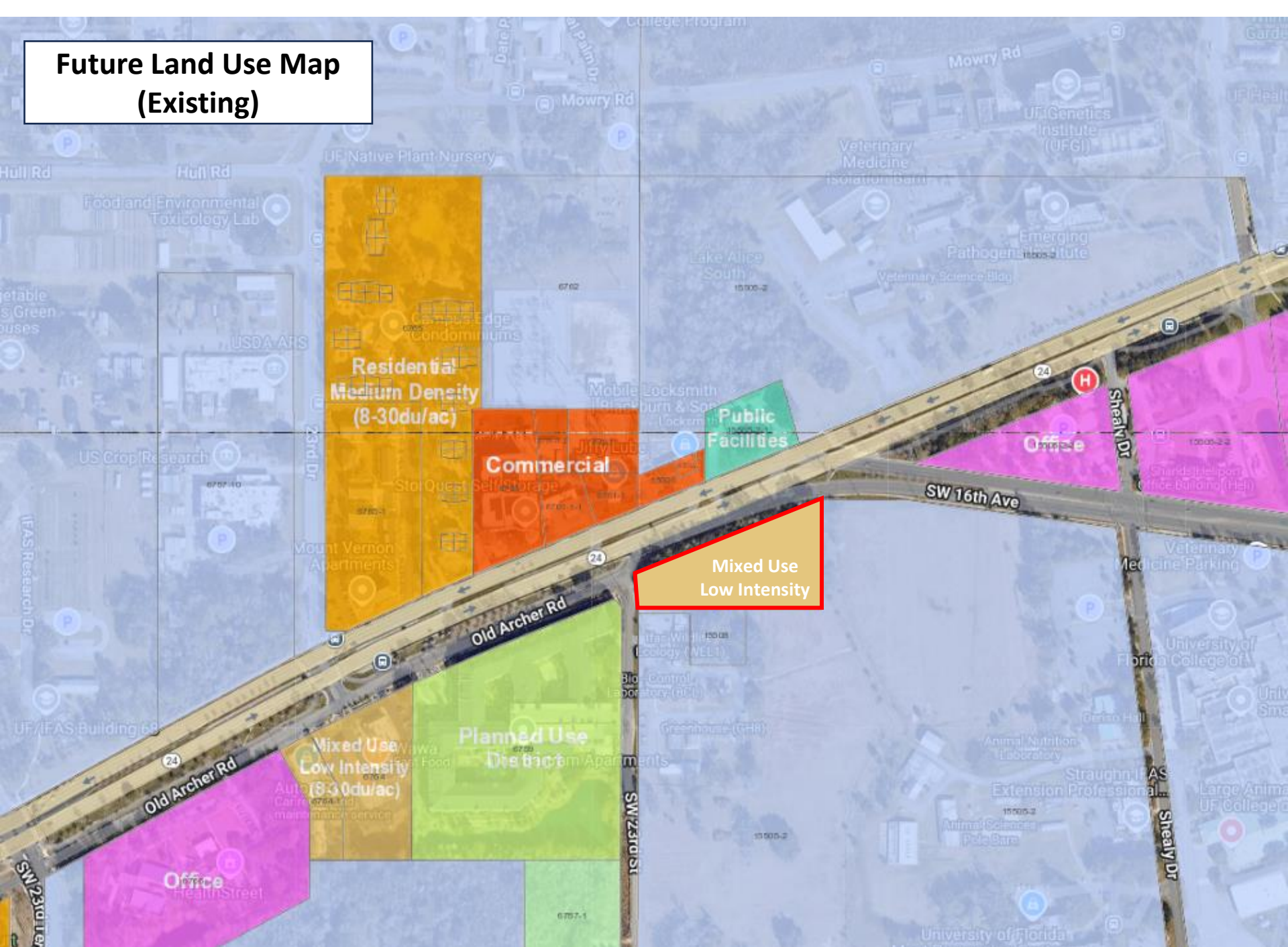
Butler Enterprises

24

Bivens Lake

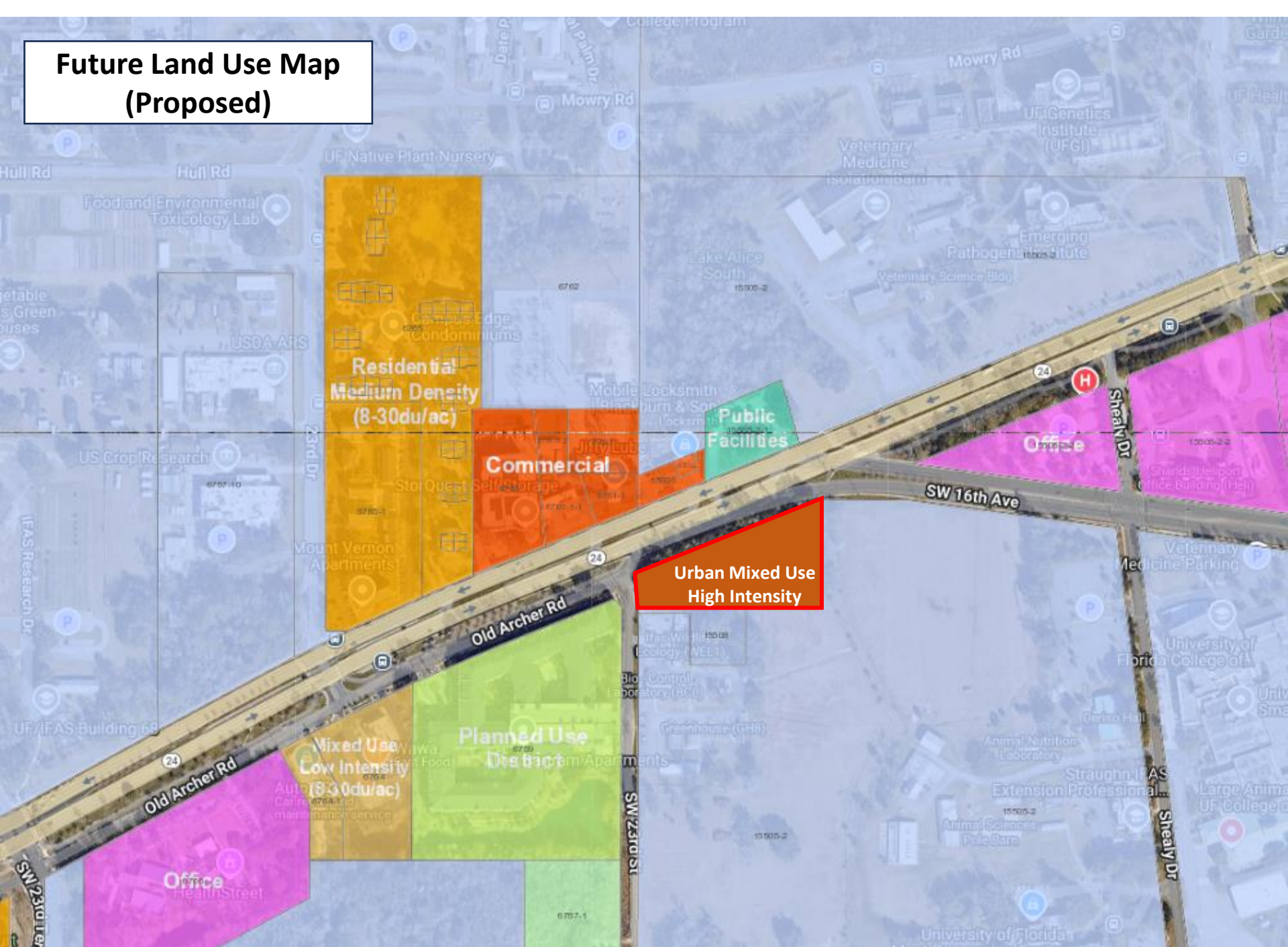


## Future Land Use Map (Existing)



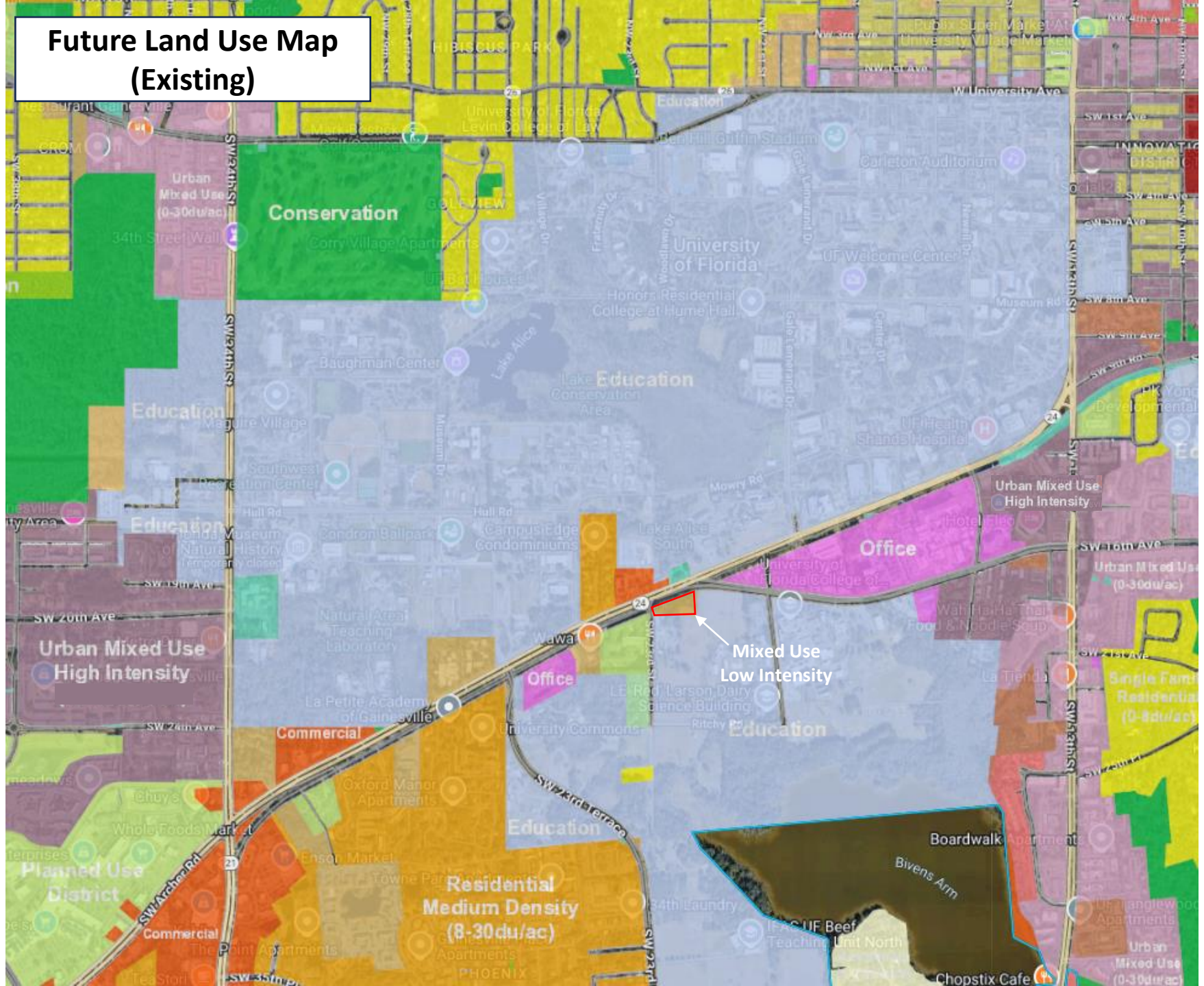


## Future Land Use Map (Proposed)





# Future Land Use Map (Existing)





**Future Land Use Map (Proposed)**

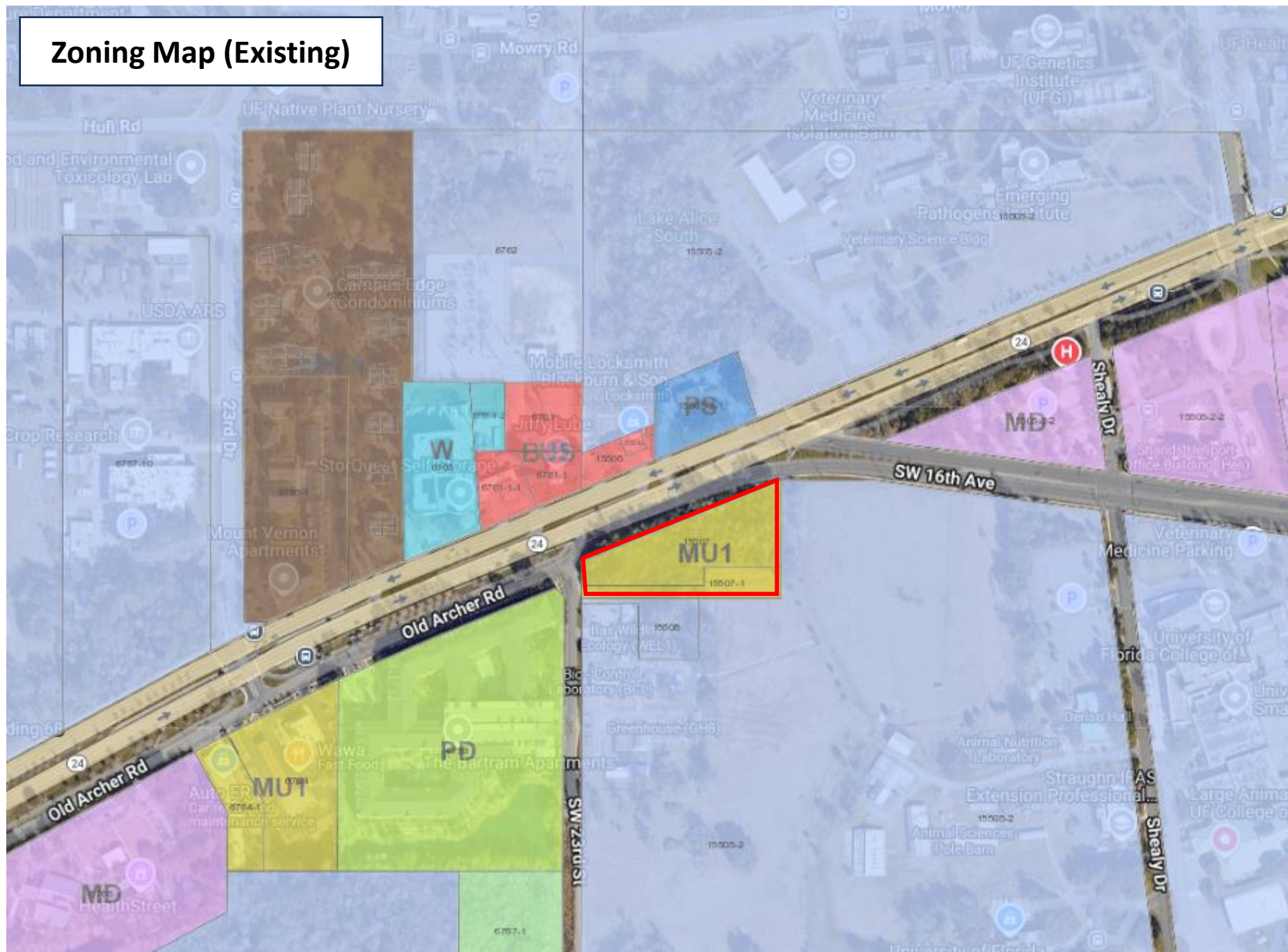
The map displays various land use zones across a city area, including:

- Conservation:** Large green areas in the upper left and center.
- Education:** Large blue areas, primarily in the center and upper right, including the University of Florida.
- Office:** Pink areas, notably in the lower right.
- Urban Mixed Use High Intensity:** Purple areas, scattered throughout the map.
- Residential Medium Density (8-30 du/ac):** Orange areas in the lower center.
- Commercial:** Red areas in the lower left.
- Planned Use District:** Green areas in the lower left.
- Single Family Residential (0-3 du/ac):** Yellow areas on the far right.

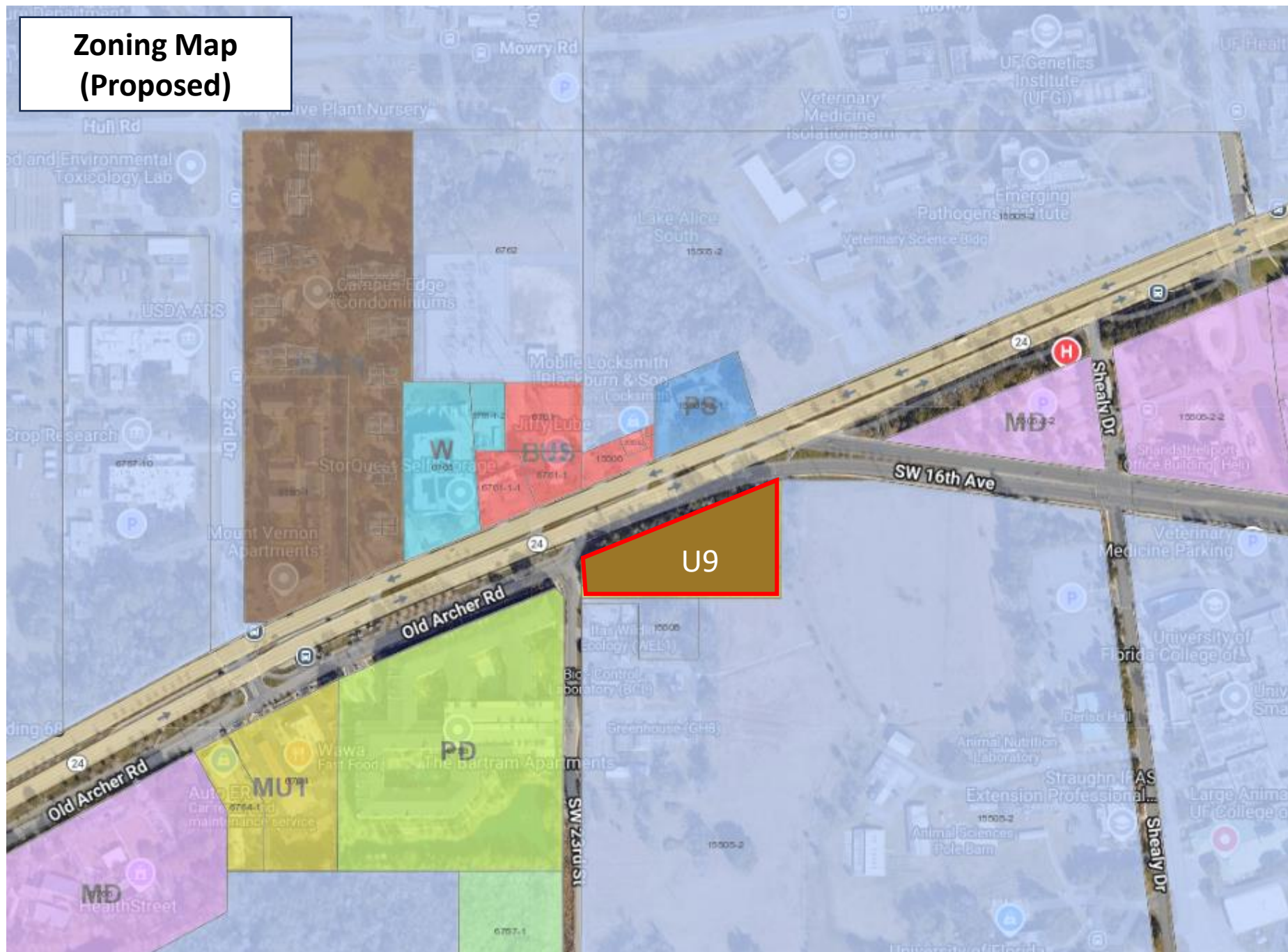
A red arrow points to a specific area labeled **Urban Mixed Use High Intensity** in the lower right quadrant.



## Zoning Map (Existing)



# Zoning Map (Proposed)





**Zoning Map (Existing)**

The map displays various zoning districts including RSF1, U8, U9, ED, MU1, MD, PD, PS, CON, and BUS. Key landmarks and locations labeled include Hibiscus Park, University of Florida, Lake Alice, and various commercial and residential areas. A red triangle highlights the MU-1 district near the intersection of SW 24th Ave and University Ave.



[illegible]

# Comparison of Allowed Uses MU-1 to U9

(Including but not limited to)

MU-1 Zoning	U9 Zoning
Single & multi-family dwellings	Single & multi-family dwellings
Assisted Living Facility	Assisted Living Facility
Business & Personal services	Business & Personal services
Office (Medical, Vet, Dental, or Professional)	Office (Medical, Vet, Dental, or Professional)
Restaurant & Retail	Restaurant & Retail
Food Truck Park (< 6 pads)	Food Truck Park (< 6 pads)
Drive-through facility (special regulations)	Drive-through facility (special regulations)
Hotel (SUP)	Hotel
Microbrewery (SUP)	Microbrewery
Alcoholic Beverage Establishment (SUP)	Alcoholic Beverage Establishment
Gasoline Station	---
---	Mini-Warehouses / Self Storage
Vehicle Services (SUP)	---



# Zoning District Standards

Zoning District	MU-1 (Existing)	U9 (Proposed)	MD (Adjacent)	BUS (Adjacent)
Density	30 Units Per Acre	100 Units Per Acre	---	---
Height (Stories)	5 by Right 8 with Bonus	6 by Right 8 with Bonus	5 by Right 14 with SUP	5 by Right 8 with Bonus

# Next Steps

- Neighborhood Workshop – May 20, 2025
- FLU Map Change & Rezoning Applications
  - City Submittal – May 30, 2025 (Tentative)
- Plan Board Public Hearing (TBD)\*
- City Commission (TBD)\*

\*Notices sent to nearby property owners



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email [permitting@edafl.com](mailto:permitting@edafl.com) or call 352-373-3541