



SW 37th Street Future Land Use Change & Rezoning

Neighborhood Workshop

July 23, 2025

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

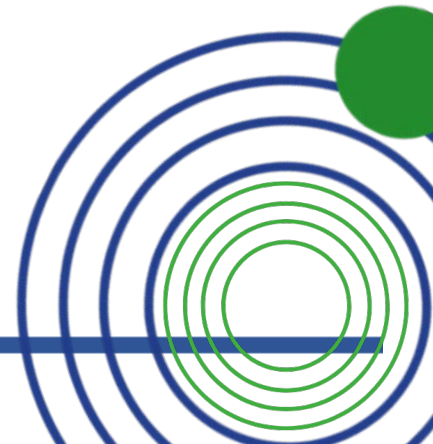
↓ UNMUTE/MUTE

↓ CHAT



Agenda

- Introductions
- Property Location & Description
- 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 Future Land Use Map change from Single-Family (SF) to Conservation (CON) & Mixed-Use Low-Density (MUL) and a Zoning Map change from Single-Family to Conservation (CON) & Mixed-Use Low-Intensity (MU-1) on tax parcels 06521-001-000 and 06520-004-000.



Public Notice of Neighborhood Workshop

Project Name: SW 37th Street Rezoning & Land Use Change

Project Location: South of the intersection of W. University Ave & SW 2nd Ave, between SW 37th St & SW 38th St, on Alachua County Tax Parcel Numbers 06521-001-000 and 06520-004-000

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: Wednesday, July 23, 2025
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the meeting, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. For questions and additional information, please contact:

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

Property Summary

Location: No Address (Vacant Property)

West of SW 37th Street & South of Commercial Shopping Center

Tax Parcel Numbers: 06521-001-000 & 06520-004-000

Size: Approx. 3 Acres (+/-)

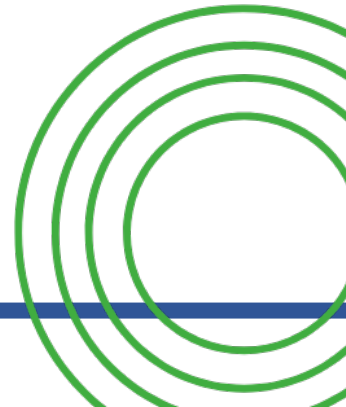
Project Request

1) Land Use Map Change

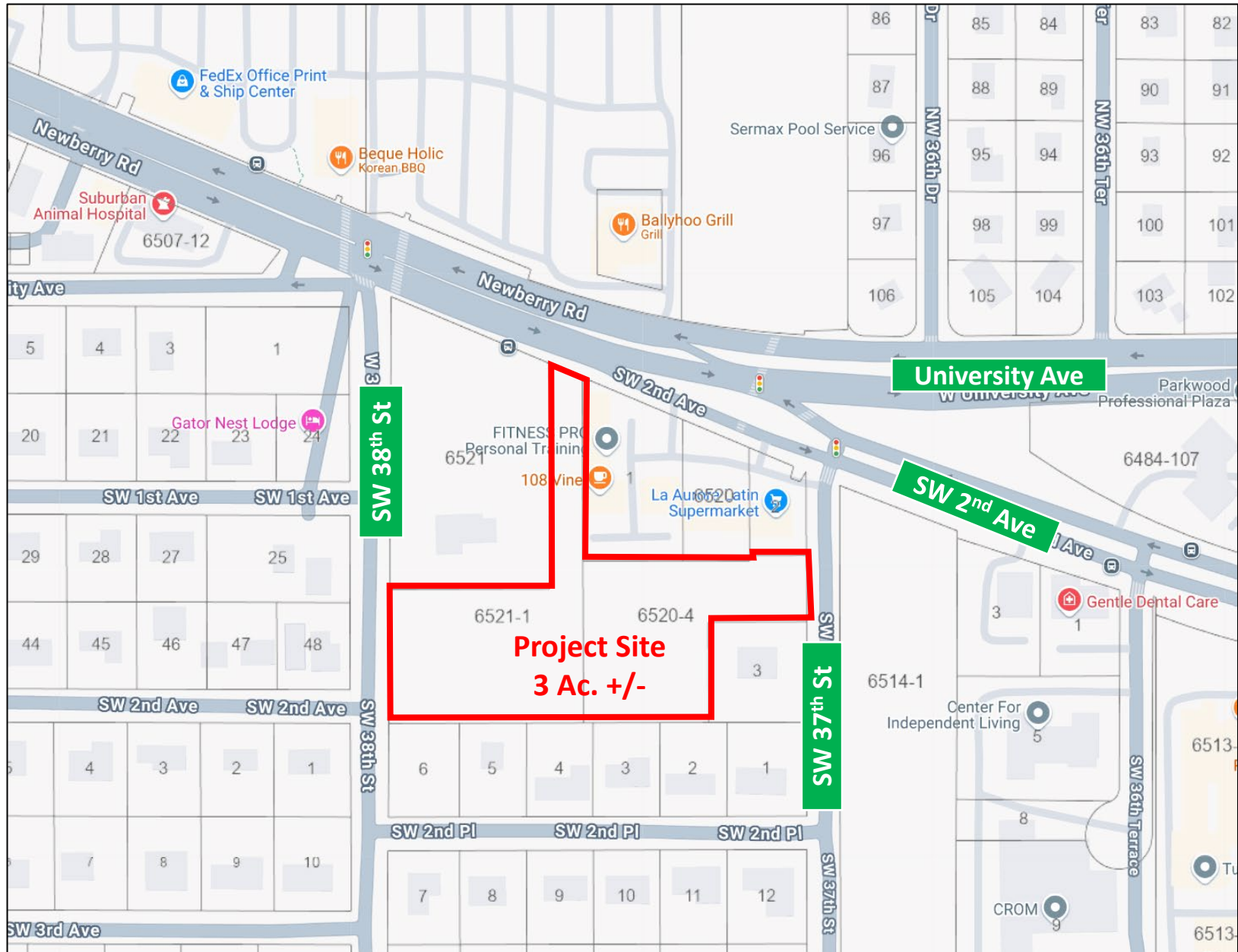
- From: Single Family (3 Ac. +/-)
- To: Conservation (1.75 Ac. +/-) & Mixed Use Low Intensity (1.25 Ac. +/-)

2) Zoning Change

- From: Single Family (3 Ac. +/-)
- To: Conservation (1.75 Ac. +/-) & MU-1 (1.25 Ac. +/-)



Location Map



Aerial Map

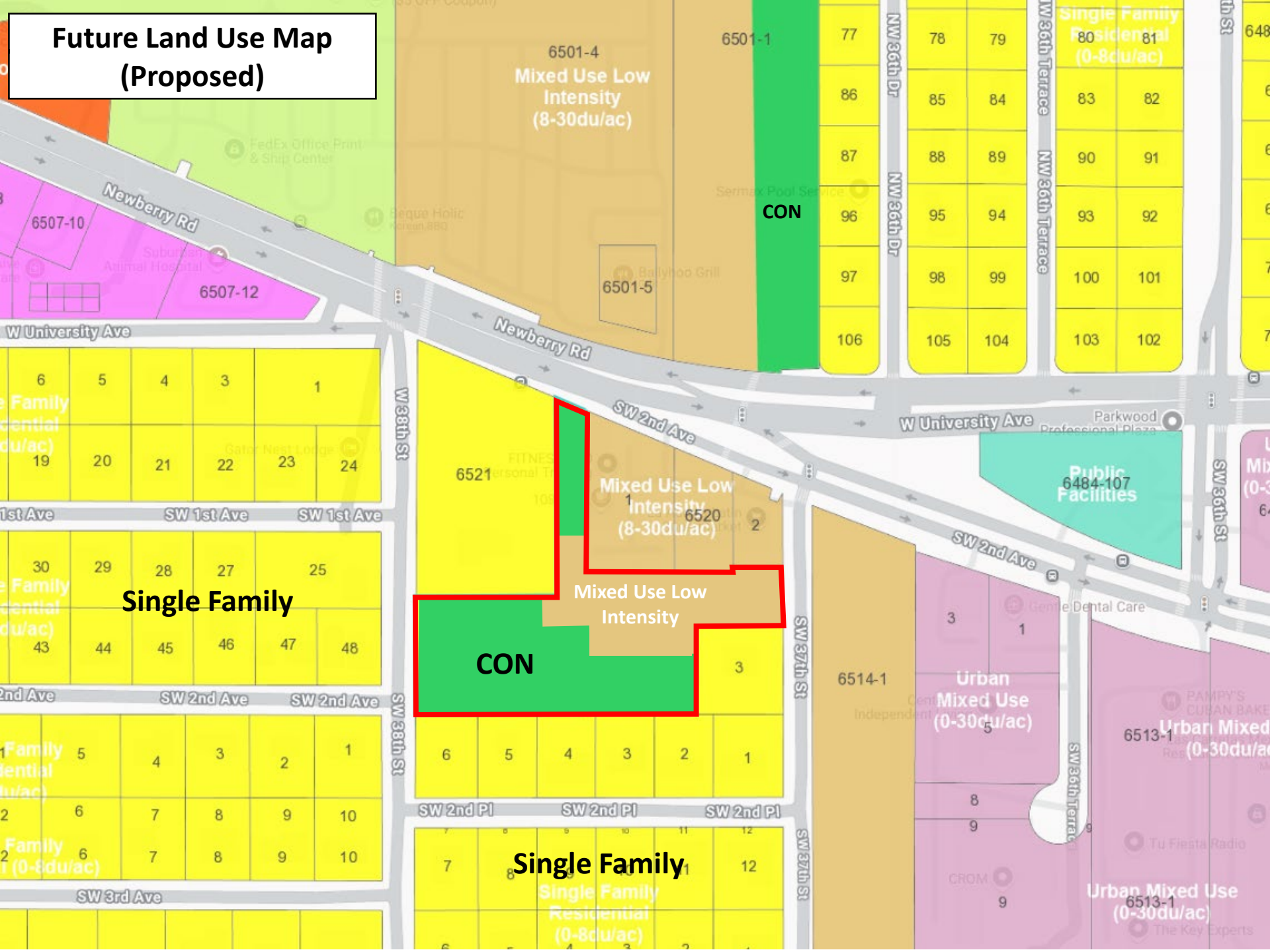


Future Land Use Map (Existing)

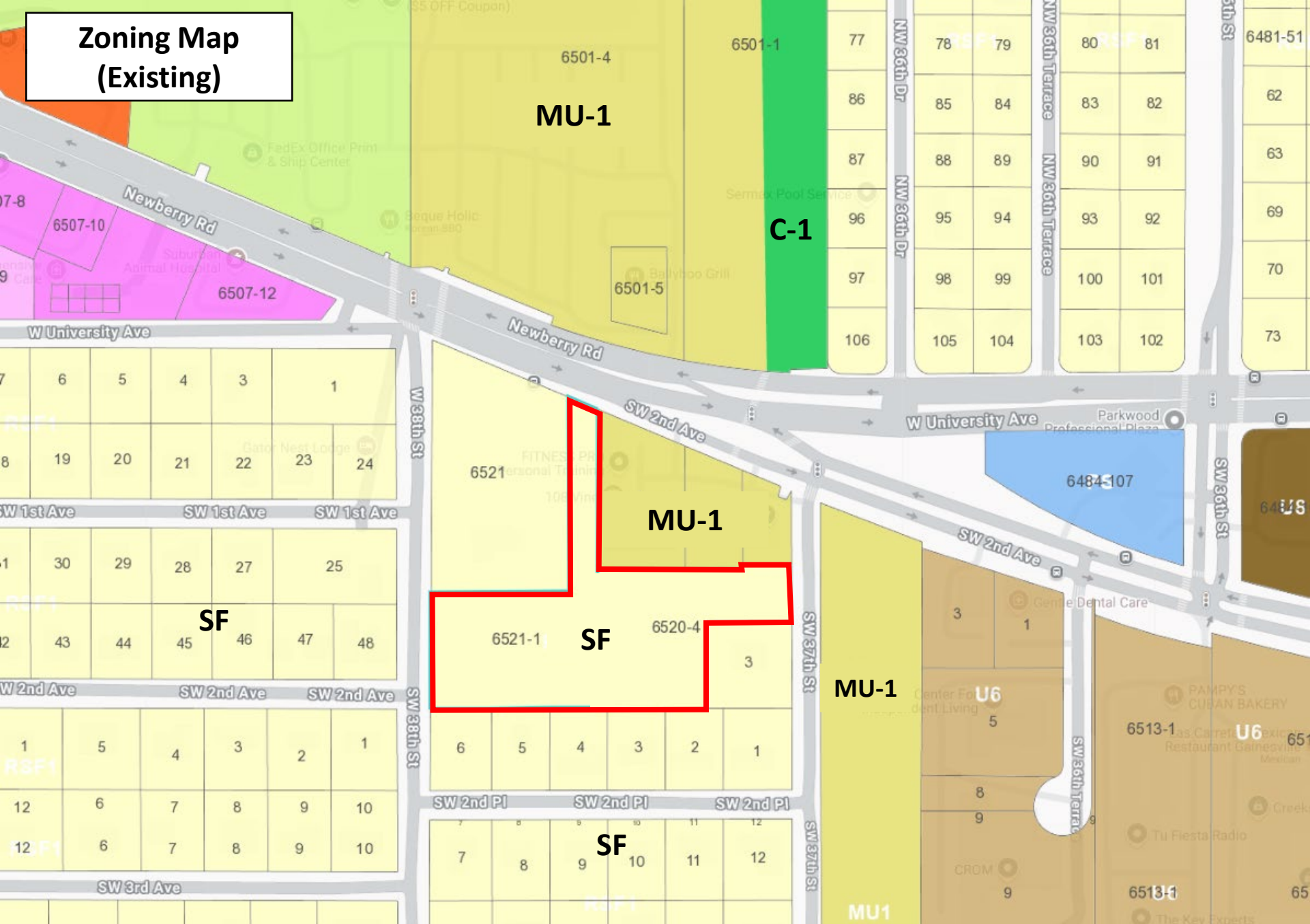
The map displays a grid of land use zones and streets. Key features include:

- Streets:** Newberry Rd, W University Ave, SW 1st Ave, SW 2nd Ave, SW 3rd Ave, SW 36th St, SW 37th St, SW 38th St, NW 36th Dr, NW 36th Terrace.
- Land Use Zones:**
 - Single Family:** Yellow areas, including a large central area outlined in red.
 - Mixed Use Low Intensity (8-30du/ac):** Brown areas.
 - Urban Mixed Use (0-30du/ac):** Purple areas.
 - Public Facilities:** Teal area labeled 6484-107.
 - Single Family Residential (0-8du/ac):** Yellow areas with lot numbers.
- Other Labels:** CON (green area), 6501-4, 6501-1, 6501-5, 6507-10, 6507-12, 6521, 6520, 6514-1, 6513-1, 6513-1.

Future Land Use Map (Proposed)



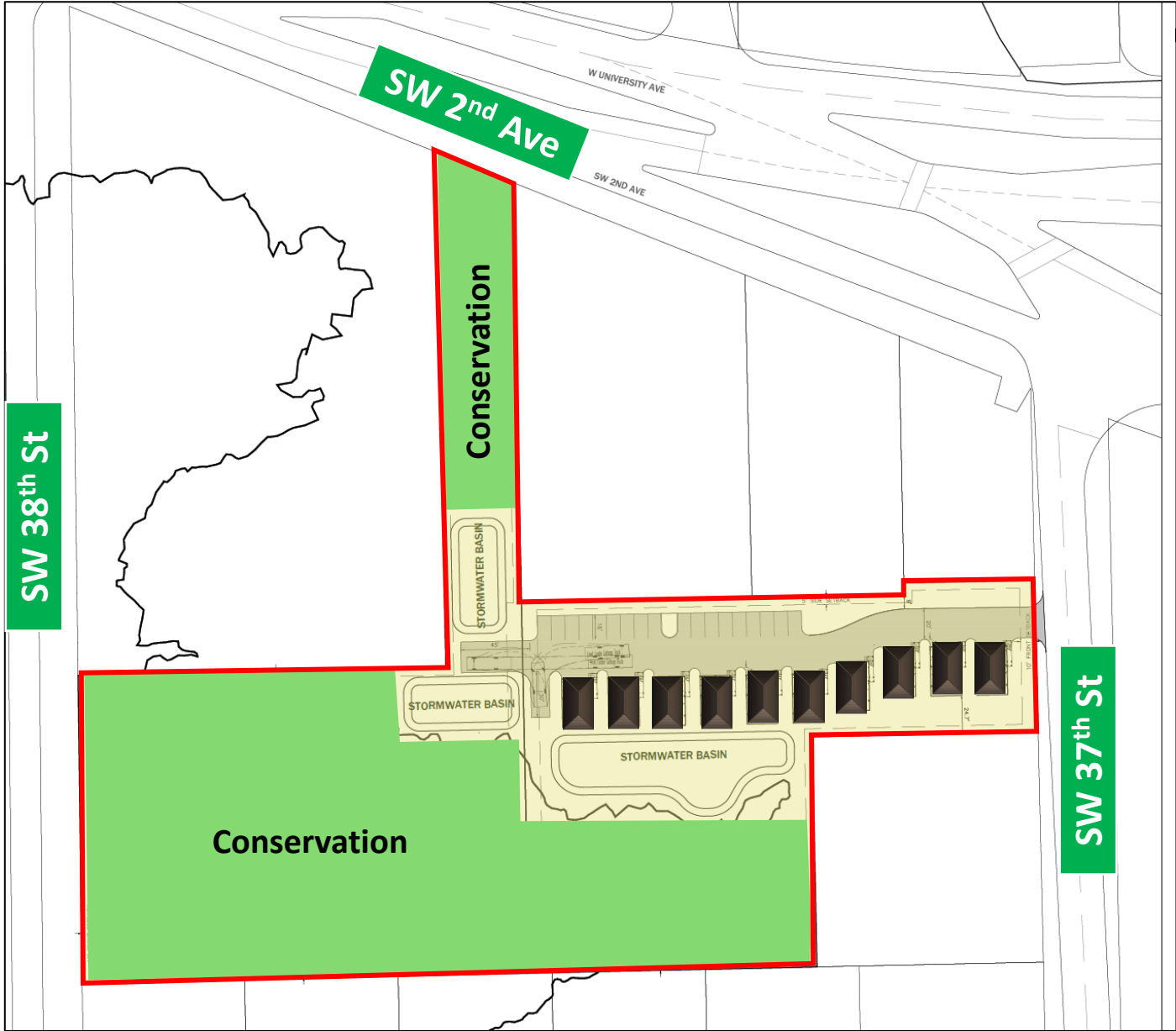
Zoning Map (Existing)



**Zoning Map
(Proposed)**



Conceptual Plan for Future Project (with Proposed Zoning Overlay)



Land Use & Zoning Change Summary

- Places almost 60% of property into Conservation designations
- Project proposes 10 Residential Detached Units
- Existing SF Land Use & Zoning Allows 36 units (12 upa)
- Proposed MU-1 Land Use & Zoning Allows 37 units (30 upa)
- ***Project Proposal*** **Proposes 10 units** **(3.3 upa)**



Next Steps

- Neighborhood Workshop – July 23, 2025
- FLU Map Change & Rezoning Applications
 - City Submittal – July 31, 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 or call 352-373-3541