



800 Block of E. University Avenue Future Land Use Change & Rezoning

Neighborhood Workshop

October 13, 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



Location Map/Aerial



Property Summary

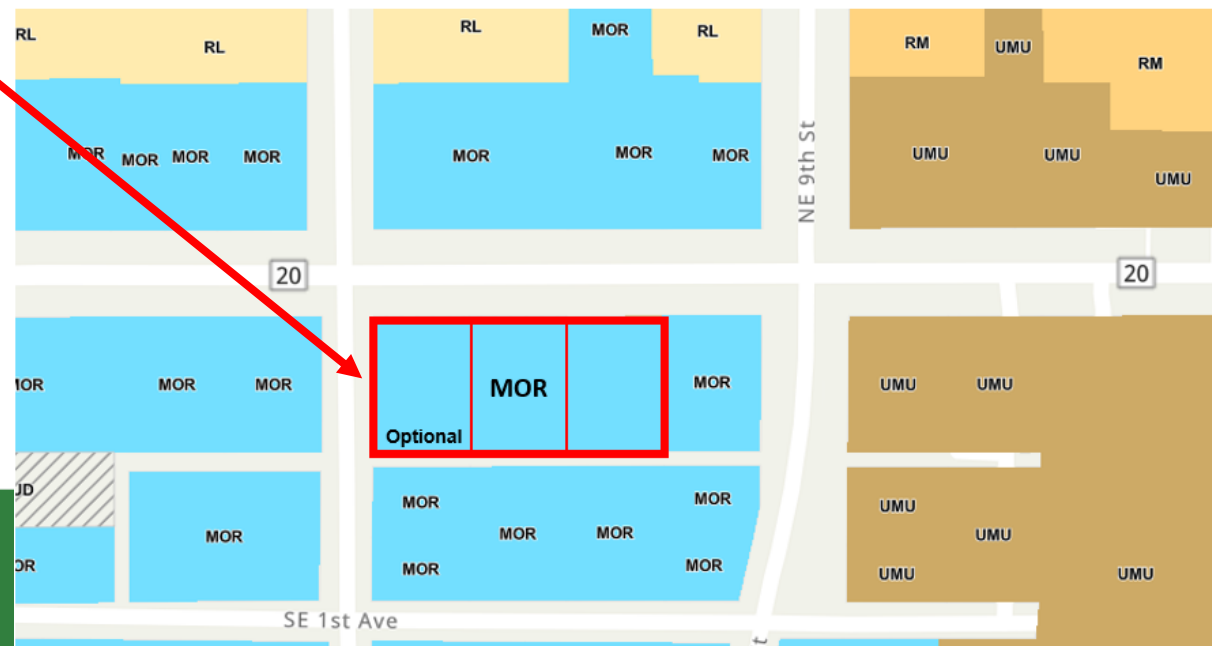
- Tax Parcel Numbers 12629-000-000, 12630-001-000 & 12630-000-000 (Optional)
- Location: 805 & 815 E. University Avenue
- Existing Future Land Use Map Designation:
Mixed Use Low Intensity & Planned Use District
- Existing Zoning District:
Expired Planned Development (PD)
- Proposed Future Land Use Map Designation:
Mixed Use Office/Residential
- Proposed Zoning District:
Urban 4 (U4)



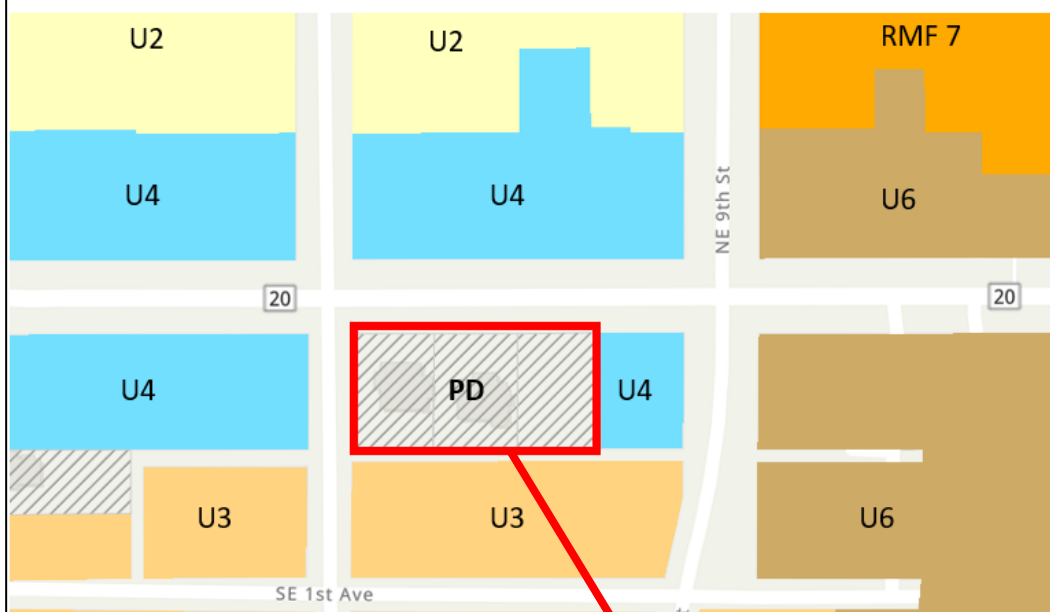
Existing Future Land Use Map



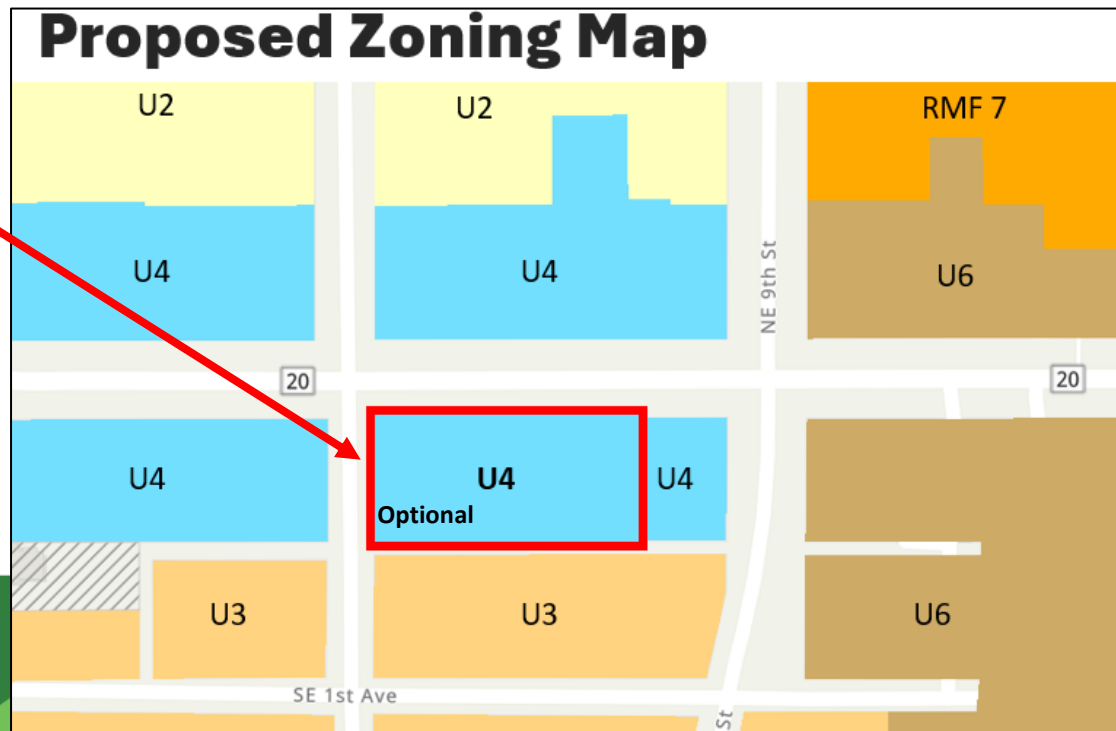
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



Proposed Zoning - Allowable Uses

Maximum allowable building height in U4 zoning is 3 stories.

Allowable Uses in U4 include:

- Multifamily Residential (up to 20 units per acre)
- Bed and Breakfast
- Offices (including medical, dental, and veterinary)
- Laboratory (medical or dental)
- Business Services, Personal Services
- School, Professional School
- Place of religious assembly
- Daycare Center
- Exercise Studio
- Assisted Living Facility/Skilled Nursing Facility

Next Steps

- Neighborhood Workshop – October 13, 2025
- Land Use Change and Rezoning Submittal
 - Plan Board Hearing – Approx. Jan 2026
 - City Commission – Approx. March 2026



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

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Questions