



Wahoo Property Land Use Change & Rezoning

Neighborhood Workshop

February 19, 2026

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County 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



Property Summary

- Tax Parcel Number: 06233-002-002
- Location: 3833 NW 97th Boulevard
- Future Land Use Map Designation: Tourist/Entertainment
- Zoning District: Highway Oriented Business (BH)

Project Request

1) Land Use Map Change

- From: Tourist/Entertainment
- To: Commercial

2) Rezoning

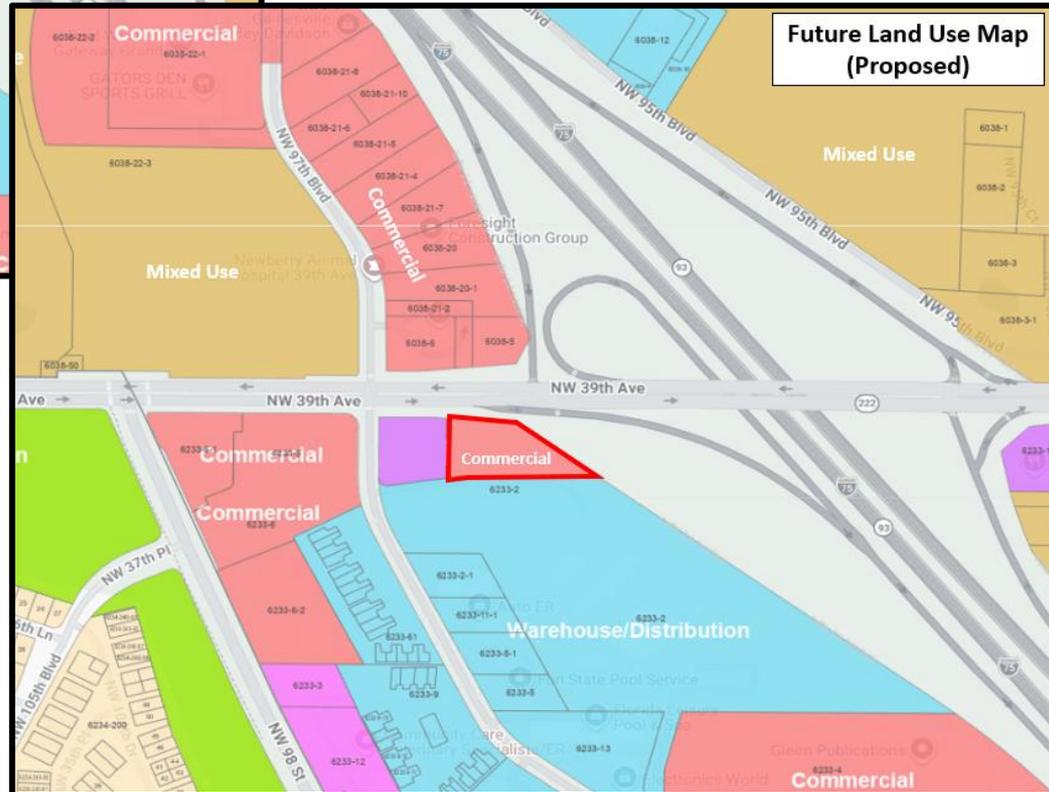
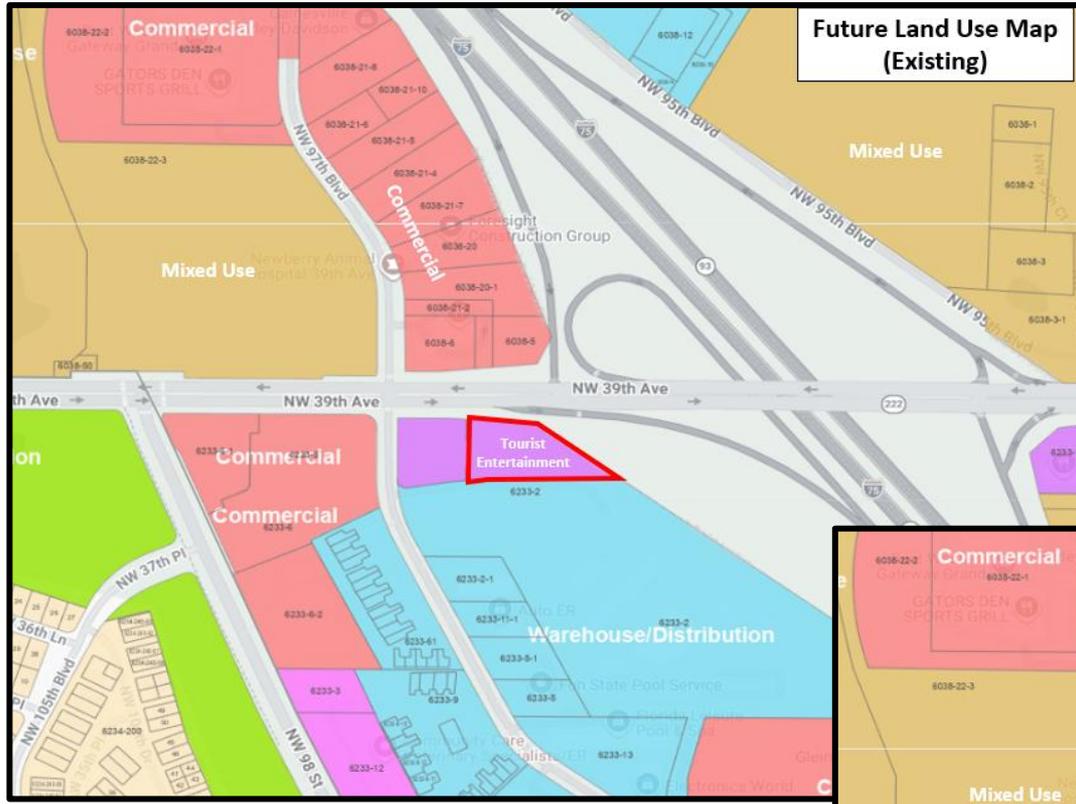
- From: Highway Oriented Business (BH)
- To: Business, Retail Sales, and Service (BR)



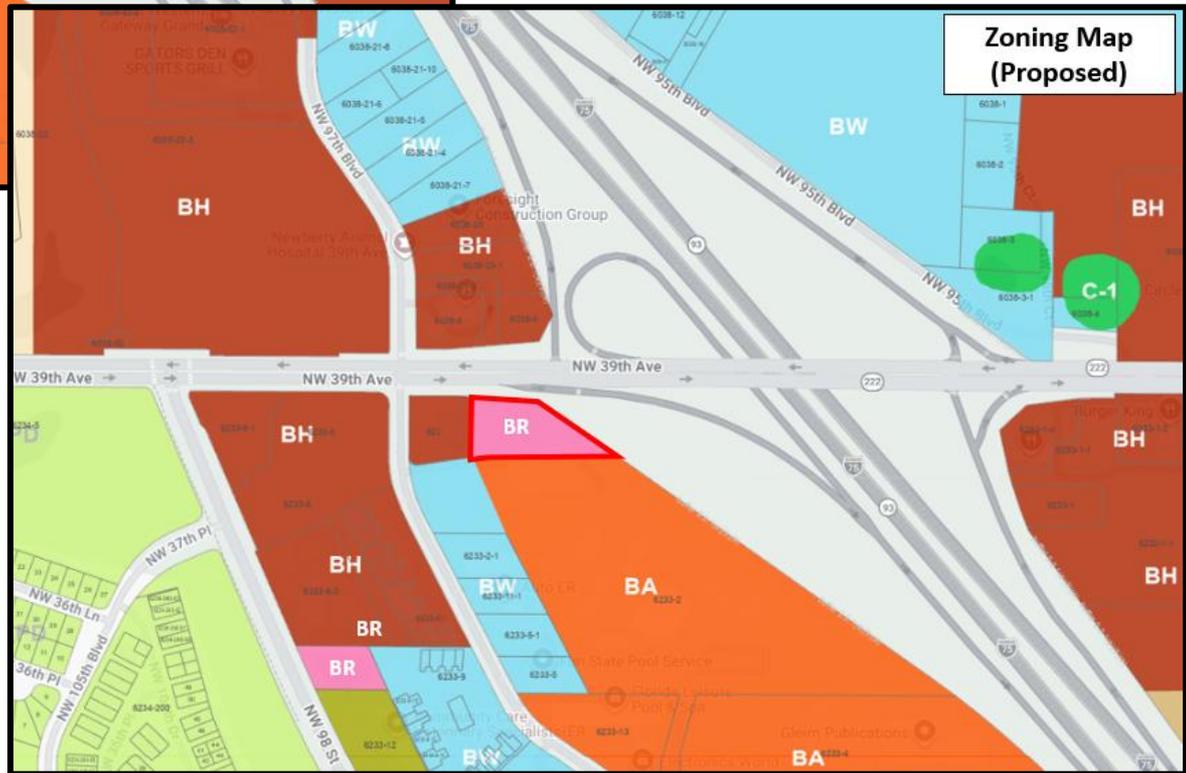
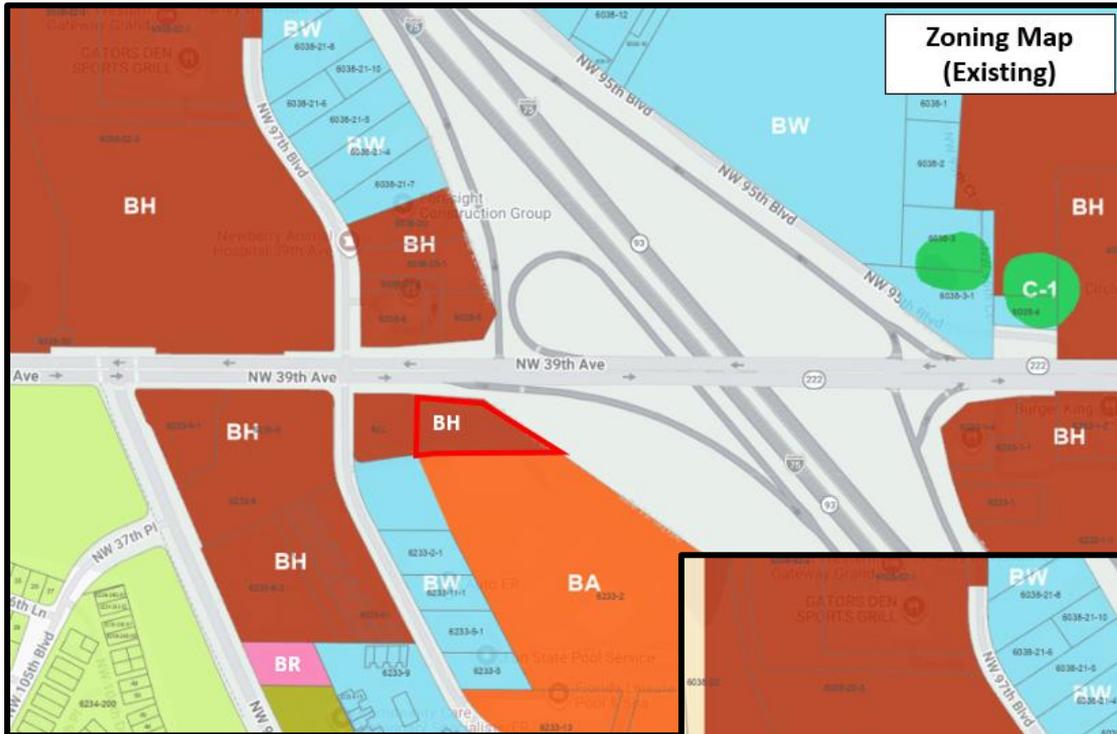
Property Location Map



Existing and Proposed Future Land Use Maps



Existing and Proposed Zoning Maps



Summary of Land Use Map Changes (Existing vs. Proposed)

Tourist/Entertainment Land Use (Existing)

OBJECTIVE 3.10 - TOURIST/ENTERTAINMENT COMMERCIAL POLICIES AND STANDARDS

- Tourist/entertainment commercial uses are oriented primarily toward providing services for the short-term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities.

Commercial Land Use (Proposed)

3.1 - GENERAL

- A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand.
- Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).

Note: BA zoning implements the Commercial FLU designation

Summary of Land Use Map Changes (Existing vs. Proposed)

Non-Exhaustive List

Business Highway BH (Existing)

Business Retail BR (Proposed)

Permitted Use (P or L) in Both:

Restaurant, Retail, Bank, Business & Professional Services, Hotel, Convenience Store, Personal Services, Pharmacy, Dry Cleaner, Furniture Store, Civic Organizations, Museums, Day Care, ALF, Nursing Home

Permitted Use (P or L) in BH & Not BR:

Bar/Lounge, Restaurant w/Drive-Thru, Sexually-Oriented Media, Large Scale Retail, Car Wash, Service Station, Fuel Sales, Self-Storage (Mini)

Permitted Use (P or L) in BR & Not BH:

Funeral Home, Dance Studio

Note: BR zoning implements the Commercial FLU designation



Next Steps



- Neighborhood Workshop – February 19, 2026
- Submittal of Land Use Map Change & Rezoning
 - County Submittal: February 23, 2026
 - Planning Commission: Tentatively – April/May 2026
 - County Commission: Tentatively – May/June 2026 (TBD)

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

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



Questions?