



Oak Hammock PD Zoning Amendment and Replat Application

Neighborhood Workshop

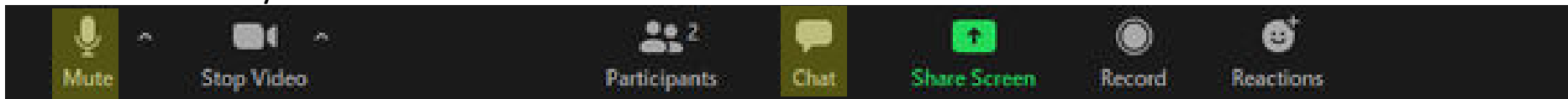
September 15, 2026

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

- Tax Parcel Numbers: 07176-18-0, 07176-22-0 and 07240-0-0 (portion of)
- Location: 5000 SW 25th Boulevard
- Size: 160 Acres +/-



NEIGHBORHOOD WORKSHOP NOTICE

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss two proposed applications generally located at 5000 SW 25th Boulevard in the City of Gainesville:

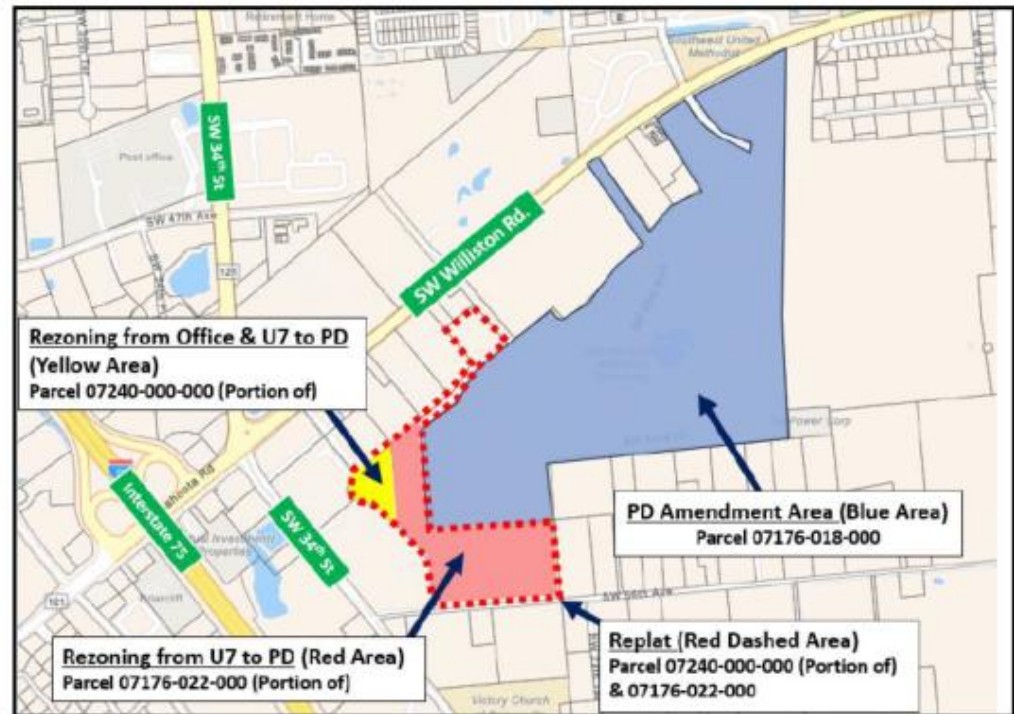
- 1) A Planned Development (PD) Amendment to the existing Oak Hammock PD on parcel number 07176-018-000 and a rezoning from Office & U7 to PD on a portion of parcel number 07240-000-000 and from Urban 7 (U7) to PD on a portion of parcel number 07176-022-000 with the purpose of expanding the geographic limits of the Oak Hammock PD, modifying the project master plan, permitted uses and development conditions.
- 2) A Replat/Final Plat of parcel number 07176-022-000 and 07240-000-000 (portion of) to redefine lot boundaries.

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

Date: Tuesday, September 15, 2026
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

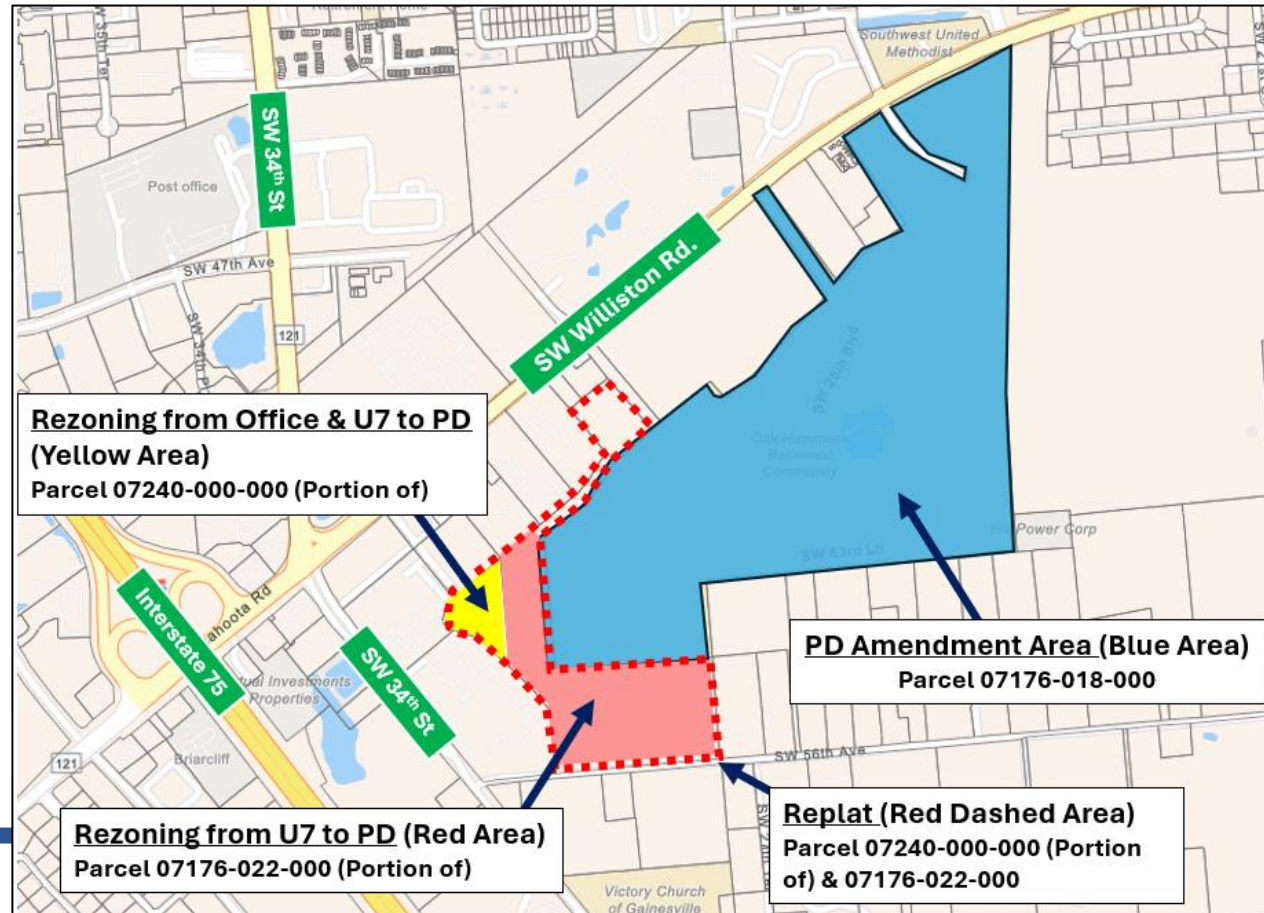
Following the meeting, a recording of the workshop will be available at <https://edafl.com/neighborhood-workshops/>. A link to the meeting can be requested by e-mailing the contact below. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc. **Email:** permitting@edafl.com **Phone:** (352) 373-3541

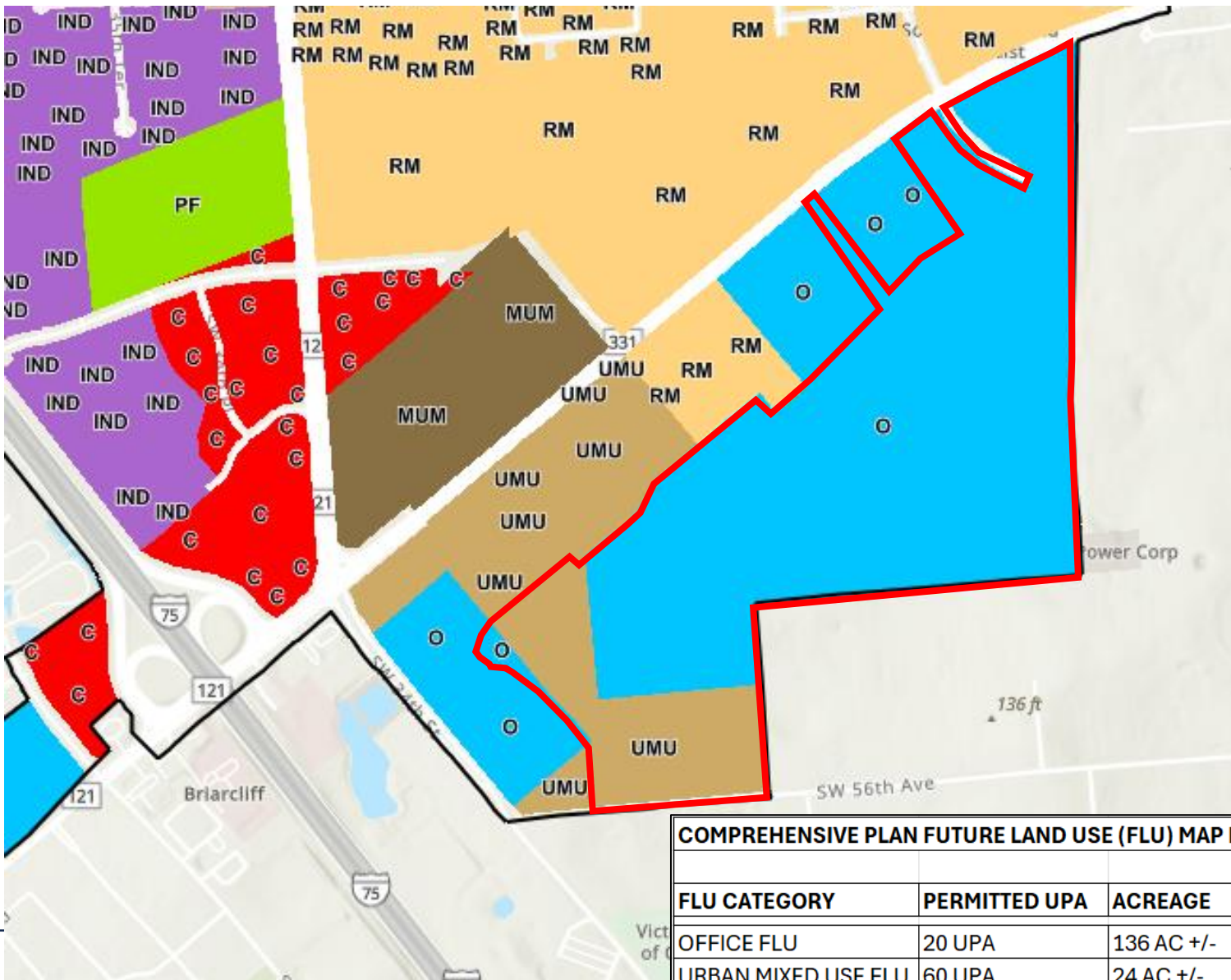


Application Summary – Two Requests

- 1) A **Planned Development (PD) Amendment** to the existing Oak Hammock PD on parcel number 07176-018-000 and a rezoning from Office & U7 to PD on a portion of parcel number 07240-000-000 and from Urban 7 (U7) to PD on a portion of parcel number 07176-022-000 with the purpose of expanding the geographic limits of the Oak Hammock PD, modifying the project master plan, permitted uses and development conditions.
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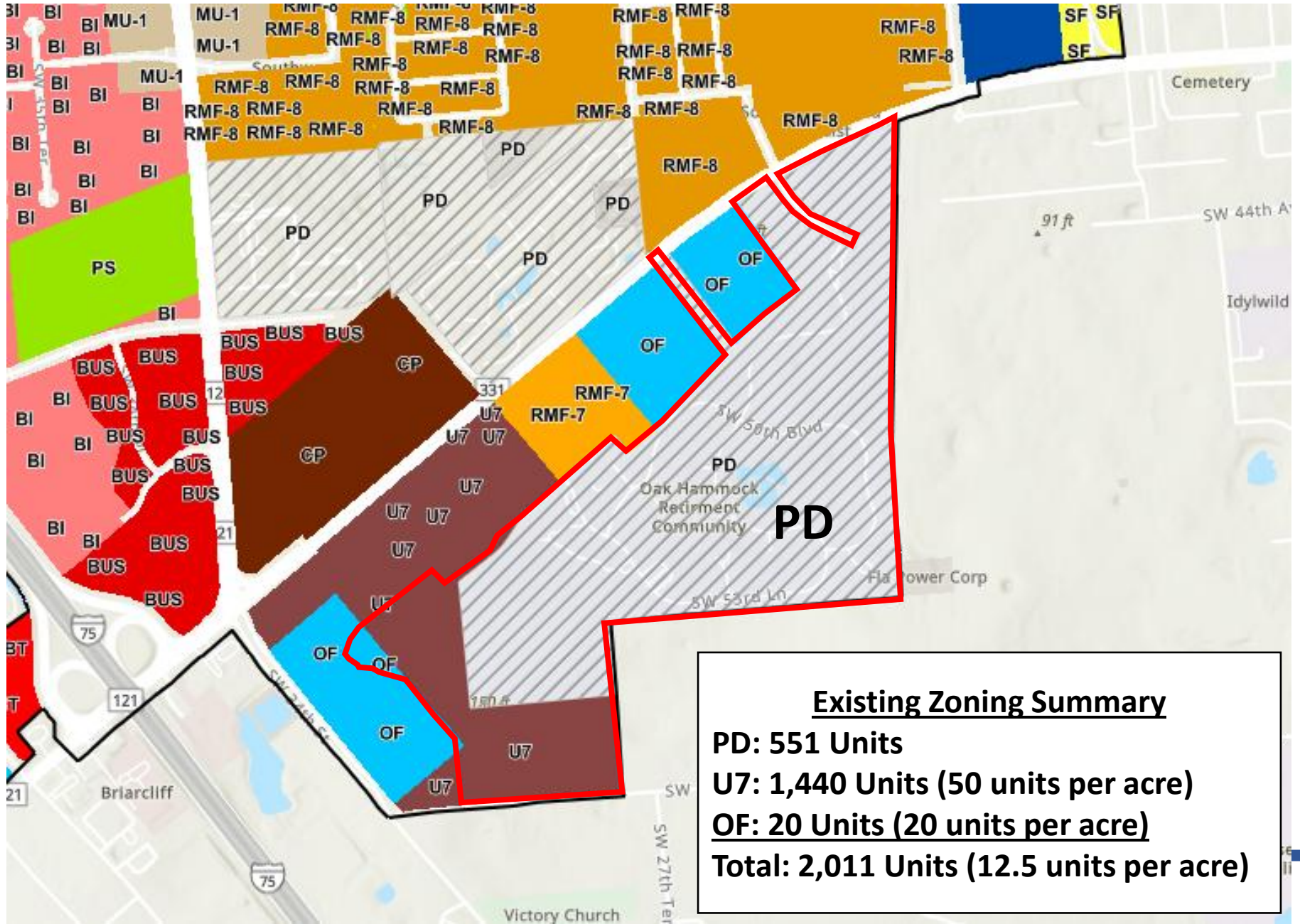


City Future Land Use Map

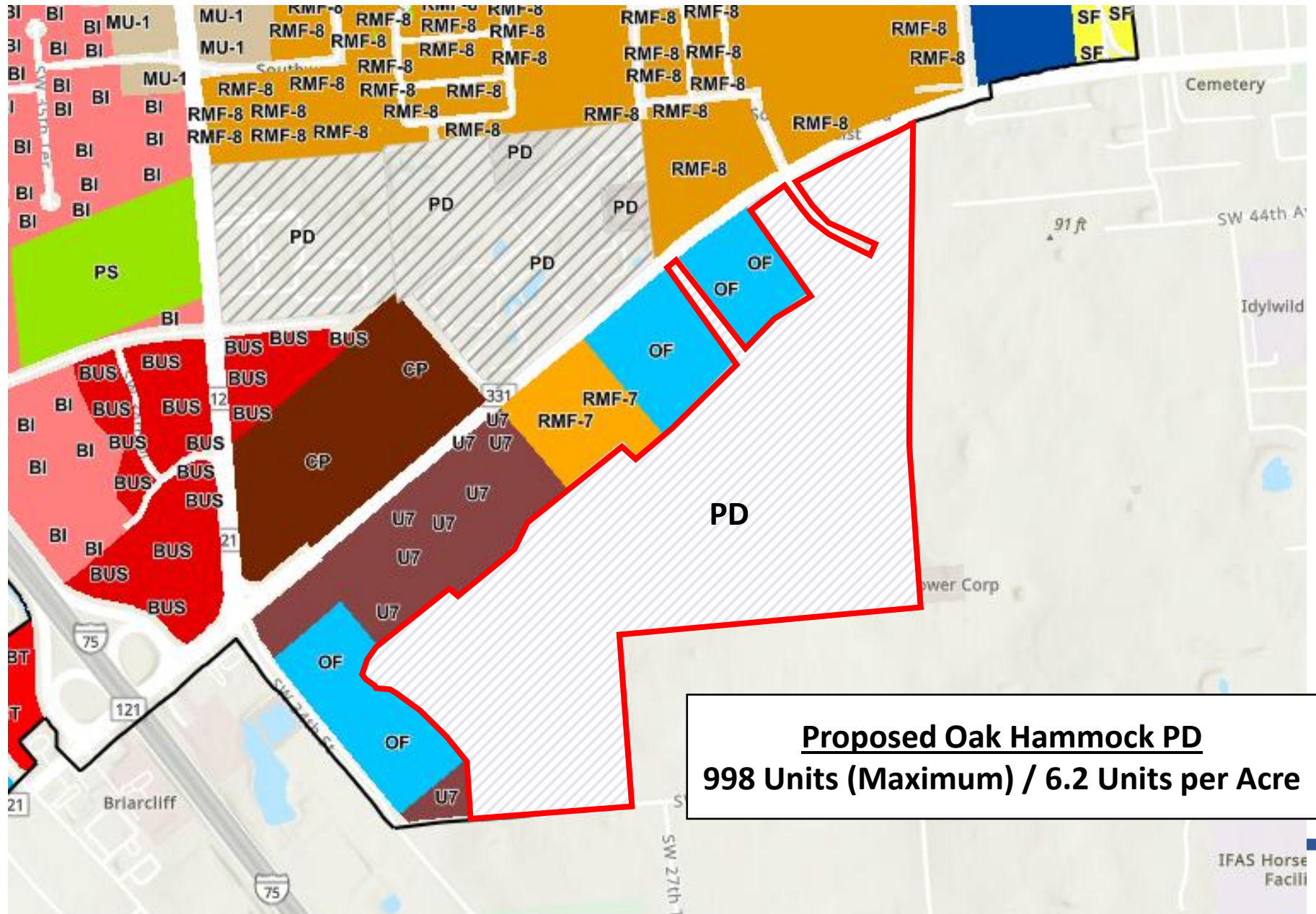


COMPREHENSIVE PLAN FUTURE LAND USE (FLU) MAP ENTITLEMENT SUMMARY			
FLU CATEGORY	PERMITTED UPA	ACREAGE	PERMITTED UNITS
OFFICE FLU	20 UPA	136 AC +/-	2,720 UNITS
URBAN MIXED USE FLU	60 UPA	24 AC +/-	1,440 UNITS
TOTAL PERMITTED UNITS PER FLU			4,160 UNITS
GROSS DENSITY			26 UPA

Existing City Zoning Map



Proposed City Zoning Map

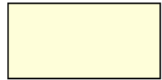


Proposed PD Master Plan

LEGEND



PD LIMITS



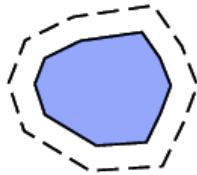
DEVELOPMENT AREA



FEMA FLOOD ZONE



STRATEGIC ECOSYSTEM
COMMUNITY



WETLANDS WITH
WETLANDS BUFFER



EXISTING CONSERVATION
MANAGEMENT EASEMENT



NATURAL AREAS



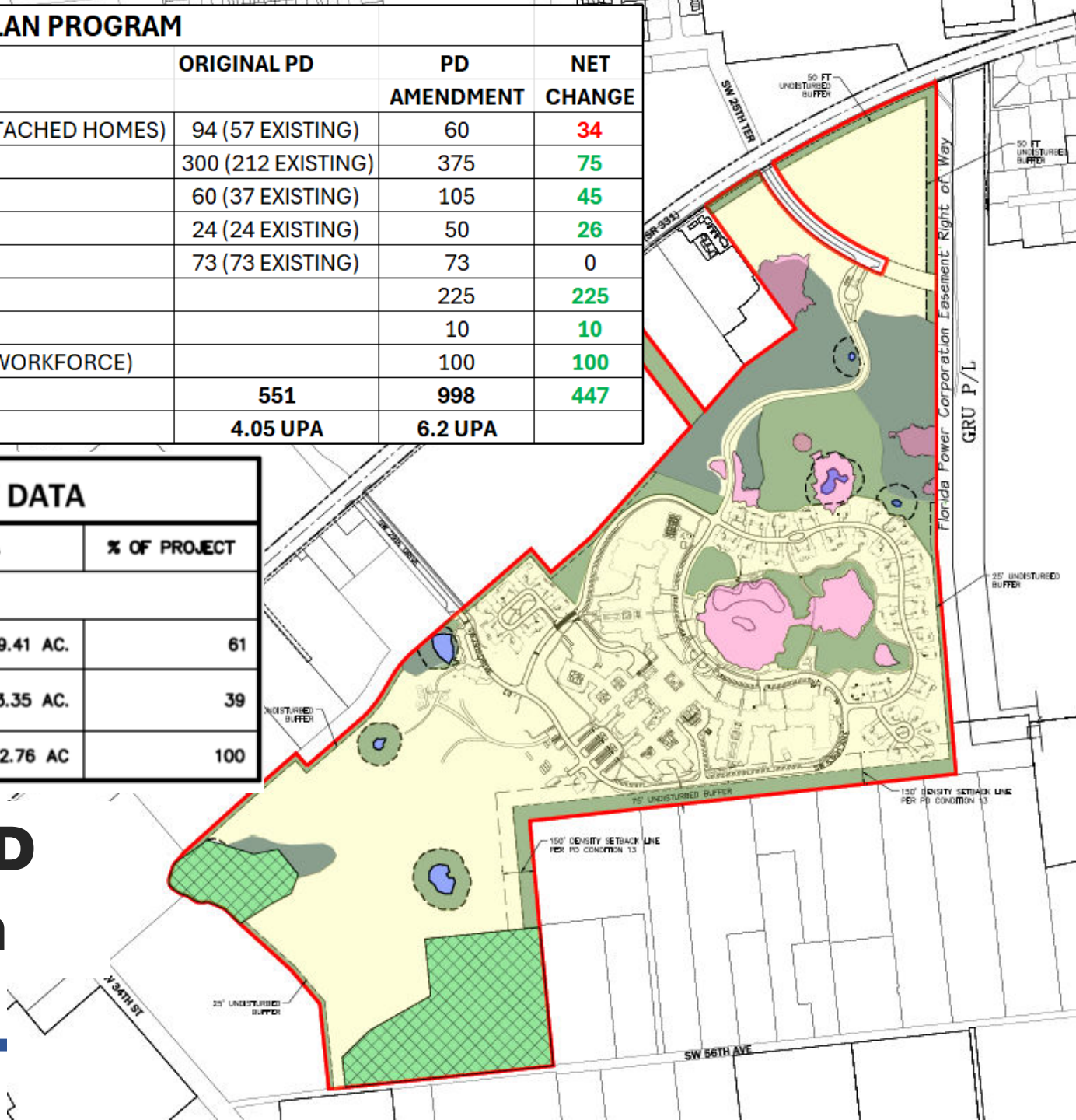
OAK HAMMOCK PD MASTER PLAN PROGRAM

UNIT TYPE	ORIGINAL PD	PD AMENDMENT	NET CHANGE
INDEPENDENT LIVING (ATTACHED / DETACHED HOMES)	94 (57 EXISTING)	60	34
INDEPENDENT LIVING APARTMENTS	300 (212 EXISTING)	375	75
ASSISTED LIVING	60 (37 EXISTING)	105	45
ASSISTED LIVING (MEMORY CARE)	24 (24 EXISTING)	50	26
SKILLED NURSING	73 (73 EXISTING)	73	0
HYBRID VILLAS		225	225
HOSPICE		10	10
INDEPENDENT LIVING (APARTMENTS / WORKFORCE)		100	100
TOTAL UNITS	551	998	447
GROSS DENSITY	4.05 UPA	6.2 UPA	

DEVELOPMENT DATA

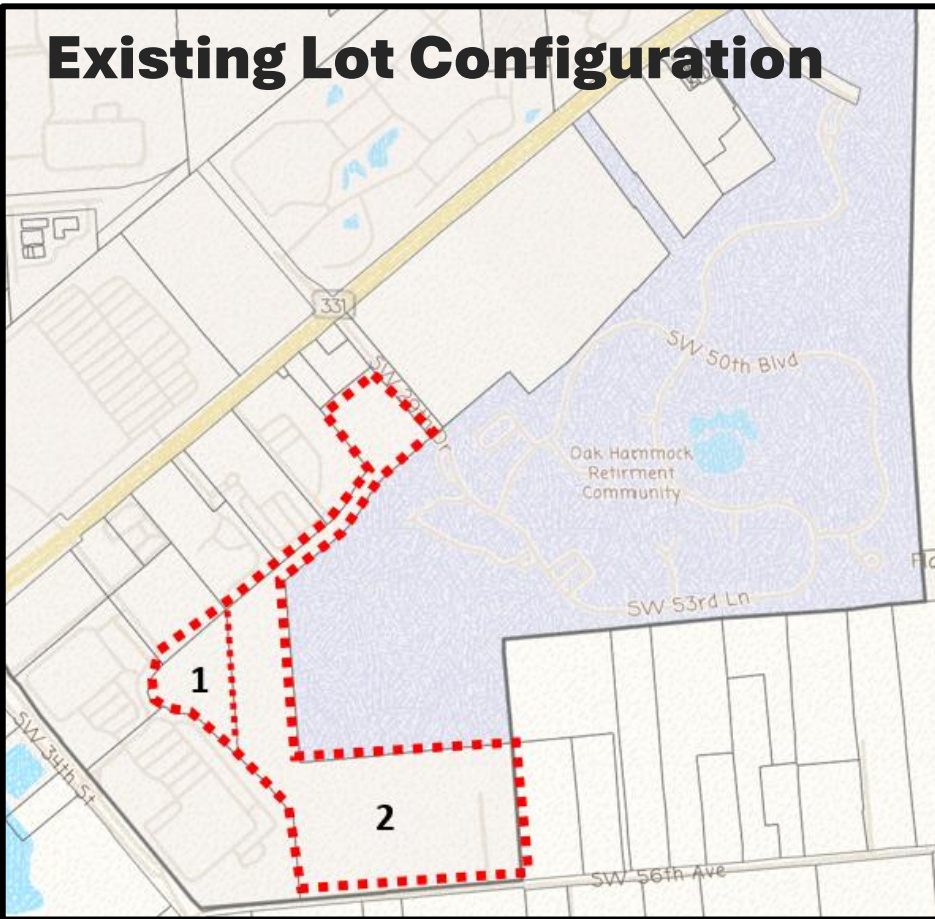
USE TYPE	AREA	% OF PROJECT
DEVELOPMENT AREA	99.41 AC.	61
NATURAL RESOURCE AREAS	63.35 AC.	39
TOTAL	162.76 AC	100

Proposed PD Master Plan

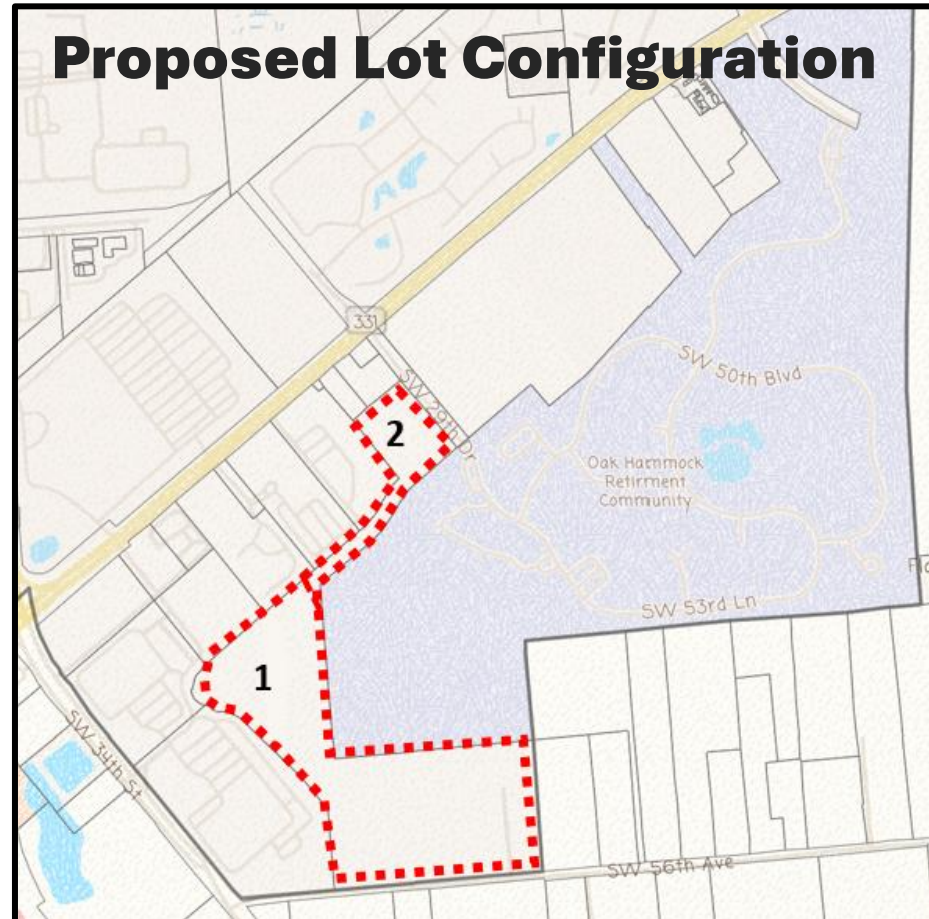


Proposed Lot Reconfiguration (Replat)

Existing Lot Configuration



Proposed Lot Configuration



Next Steps

- **Neighborhood Workshop** – September 15, 2026
- **Planned Development Zoning Amendment**
 - City Submittal – September 2026
 - Plan Board – Tentatively December 2026/January 2027
 - City Commission – Tentatively April/May/June 2027
- **Replat Application**
 - City Submittal – November/December 2026
 - Administrative/Staff Review

Presentation will be posted to: <http://edafl.com/neighborhood-workshops>

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



Questions