



Agenda Item Summary

File #: 25-00739

Agenda Date: 9/9/2025

Agenda Item Name:

Revised Preliminary Development Plan – Park Avenue Traditional Neighborhood Development

Presenter:

Leslie McLendon, Senior Planner, 352-374-5249

Description:

Revised Preliminary Development Plan to add five residential units to the overall entitlements.

Recommended Action:

Approve the Revised Preliminary Development Plan

Prior Board Motions:

PDP approvals in 2012, 2014, 2015, 2021

Fiscal Note:

None

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

This application proposes a Revised Preliminary Development Plan to add five (5) units to the entitlements of an existing Traditional Neighborhood Development (TND). The Preliminary Development Plan for the Park Avenue TND was originally approved in 2012 for a maximum of 300 residential units and 30,000 sf of non-residential uses; 11 additional units were approved with the 2021 Revised PDP. The current request is for a total of 316. All of the infrastructure has been constructed for this TND. No changes are proposed to previously approved conditions, buffers, Open Space, interior street network, or tree preservation. The increase in units will only affect the interior of a previously approved block.