

**Project Number: DR25-000021**  
**Revised Preliminary Development Plan for**  
**Park Avenue Traditional Neighborhood Development**

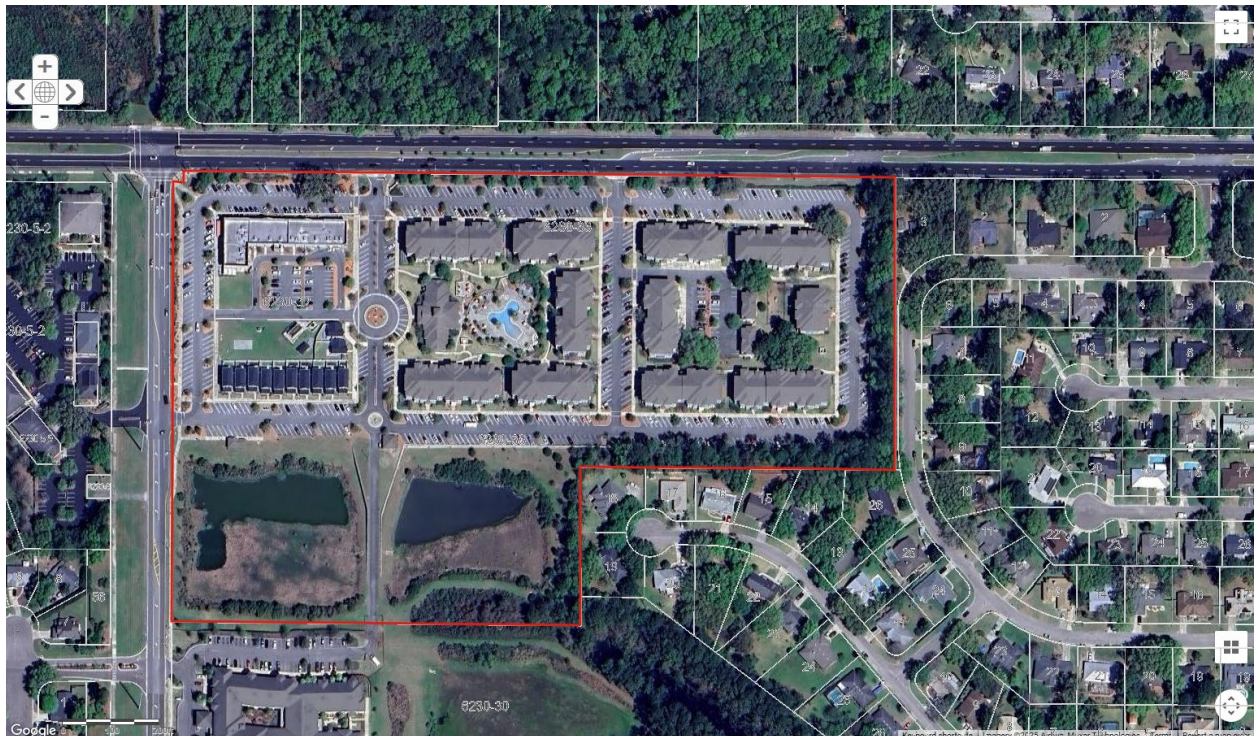
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<b>DESCRIPTION:</b>	Additional five (5) residential entitlements for Park Avenue Traditional Neighborhood Development (TND)
<b>APPLICANT/AGENT:</b>	Jason Robertson
<b>PROPERTY OWNER:</b>	Park Ave Shops, LLC
<b>PROPERTY INFORMATION:</b>	Address: 8200 Block NW 39 <sup>th</sup> Ave Parcel Numbers: 06230-032-002, 06230-032-000, 06230-033-000 Future Land Use: Medium Density Residential Zoning: R-2 (Residential Multi-family) Acreage: 27.70
<b>BoCC ACTION (PRELIMINARY):</b>	2012, 2014, 2015, 2021
<b>CHRONOLOGY:</b>	Application submittal: 06/02/2025 Insufficiency Reports: 06/20/2025 Application resubmittal: 07/25/2025 Sufficiency Determination: 08/13/2025 BoCC Hearing: 09/09/2025
<b>STAFF RECOMMENDATION:</b>	Approval of the Revised PDP

## **BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

This application proposes a Revised Preliminary Development Plan (PDP) 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. 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.

ULDC 402.130 (f) *Minor changes to Preliminary Development Plans* provide minor changes that the Development Review Committee (DRC) can make to approved BoCC Preliminary Development Plans for TNDs. These include reductions of units up to five percent, slight changes in street alignment, and the relocation of exterior access points. However, an increase of residential units requires approval by the BoCC. The proposed increase is within the allowable range, as explained further in this staff report. The intent of the request is the ability to construct additional residential units.



**Figure 1: Aerial of the overall site**

Following is a chronology of this development to date:

**September 2012 (BoCC)**– Preliminary Development Plan approval for a maximum of 300 units and 30,000 sf of non-residential uses.

**May 2014 (BoCC)** – Revised Preliminary Development Plan#1 – Revised layout due to need for larger stormwater basins and changes to internal circulation.

**December 2014 (DRC)** – Final Development Plan for 298 residential units and 14,250 sf of non-residential uses.

**November 2015 (BoCC)** – Revised Preliminary Development Plan #2 – Revised a condition of approval regarding the wall/fencing requirement with the medium density buffer established on the Preliminary Development Plan.

**February 2021 (BoCC)** – addition of 11 units to the PDP entitlements (311 max allowed)

**April 2021 (DRC)** – Final Development Plan for 12 cottage units (310 total approved)

The residential component has been constructed to include 298 apartment units and 12 cottage units. In addition, a total of 14,250 sf of non-residential has been constructed. This request would allow an additional five units to be constructed. There are still remaining entitlements of 15,750 sf of non-residential to be constructed within Phase 2. Future Final Development Plans will have to demonstrate that the remaining non-residential, including vertical mixed-use, will still be accommodated for within the TND.

The Preliminary Development Plans approved to date were approved with several conditions, many regarding a buffer between the subject property and the Summit Oaks subdivision to the east/southeast. None of those conditions are proposed to be modified with this approval.

### **CONSISTENCY ANALYSIS:**

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

### **COMPREHENSIVE PLAN ANALYSIS:**

#### **Future Land Use Element**

The subject property is designated Medium Density Residential on the Future Land Use Map 2030. Medium Density Residential allows residential densities of 4-8 dwelling units per acre (DU/Acre). However, the proposed development is not required to provide the residential

densities in Policy 1.3.2.1 because it is being developed as a Traditional Neighborhood Development, as provided for in Objective 1.6. The Preliminary Development Plan is required to comply with the policies outlined in Objective 1.6 for Traditional Neighborhood Development.

**Policy 1.6.5.1** states that *the density for Traditional Neighborhood Developments shall be as follows:*

*Within the transit supportive area, a minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,*

*The density for areas outside the transit supportive area shall be consistent with the underlying land use category,*

*For TNDs that are not contiguous with a planned Rapid Transit or Express Transit Corridor, an additional four (4) units per acre within the transit supportive area are allowed,*

*For TNDs contiguous with a Rapid Transit or Express Transit Corridor, an additional eight (8) units per acre within the village center and six (6) units per acre within the transit supportive area outside of the Village Center are allowed.*

The minimum density of the underlying land use category is four (4) units per acre. The proposed project is contiguous with a Rapid Transit and Express Transit Corridor and therefore can have an additional eight (8) units per acre within the transit supportive area. Therefore, a maximum of 12 units per acre is permitted for this project, which would be 332 dwelling units. 316 units provide a density of 11.4 du/acre.

**Policy 1.6.5.2** states, *to ensure a mixture of uses, the following non-residential square footage (heated and cooled) is required:*

(a) Provide at least 10,000 square feet of non-residential uses, plus

(b) A minimum of 50 square feet of non-residential uses for every 1 residential unit.

(c) A maximum of 250 square feet of non-residential uses for every 1 residential unit is allowed.

(d) For projects that provide 100% of the allowable underlying land use density, an additional 10,000 square feet square feet of non-residential development is allowed with an additional 10,000 square feet of non-residential development allowed for each one (1) unit per acre above 100% of the underlying land use.

(e) For projects contiguous with a Rapid Transit or Express Transit Corridor an additional 25,000

square feet of non-residential development is allowed.

(f) To encourage infill and redevelopment, the square footage of existing non-residential uses may either be utilized to meet the requirements above or be in addition to the above requirements.

The proposed Revised Preliminary Development Plan for Park Avenue at Santa Fe does not change the maximum of 30,000 square feet as provided for on the original development plan. The 30,000 sf is still within the non-residential range allowed pursuant to the above policy.

The base of 10,000 sf + minimum of 50 square feet and a maximum of 250 square feet of non-residential uses allowed for every 1 residential unit provides for a permissible range of 25,800-89,000 square feet of non-residential uses [316du \* 50sf = 15,800sf + 10,000 sf base; 316du \* 250 sf = 79,000 sf + 10,000 sf base],

## **UNIFIED LAND DEVELOPMENT CODE:**

### **Zoning District and Use Regulations**

According to Section 403.02.5 for Traditional Neighborhood Developments and Transit Oriented Developments, new development within any of the single or multi-family zoning districts, except for RE, shall comply with the following requirements.

*Projects that are contiguous to a designated Rapid Transit or Express Transit Corridor and that include 150 or more residential units shall be developed as a Traditional Neighborhood Development or Transit Oriented Development in accordance with Chapter 407 Article 7, or located within an Activity Center.*

According to Section 404.04.5 for Uses within Transit Oriented Developments and Traditional Neighborhood Developments, *Uses allowed within Traditional Neighborhood Developments and Transit Oriented Developments are listed in the Use Table similar to the Zoning Districts. TND/TOD is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses.* Uses will need to comply with those listed in the Use Table.

### **Natural and Historic Resources Protection**

#### **Conservation Areas and Management Plan**

There are no conservation resources on this site.

## **Open Space**

This project was previously approved with 31.62% Open Space that met the code in effect at that time (2012). ULDC 407.55(f) Exceptions to Open Space Areas states that notwithstanding the requirements of 407.54(b), developments with a valid Preliminary Development Plan or Planned Development that identifies Open Space and was approved prior to March 10, 2020 may provide Open Space consistent with the approved Preliminary Development Plan or Planned Development.

A Preliminary Development Plan was approved in 2012 and a Final Development Plan was approved and constructed. The Open Space has been set aside, and no changes are proposed. The proposed increase in residential units will only affect the interior of a previously approved block within the TND.

## **Tree Preservation**

Tree preservation was approved with the original development plan and reviewed with the Final Development Plan for Phase 1. A minimum of 0.37 acres, or 5 percent, of the initial canopy was required to be retained as outlined in Section 406.12(a)(2) of the ULDC. The first Preliminary Development Plan provided for the retention of 2.55 acres, or 34.5 percent, of the initial trees to be retained. Trees were preserved within the required 50-foot-wide buffer as well as specimen trees internal to the site.

## **GENERAL DEVELOPMENT STANDARDS**

### **Setback and Height Restrictions**

Setbacks, height, and build-to lines within the TND will be required as an element of Final Development Plan for the portions of this project to still be constructed.

### **Public School Facilities**

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination is based on findings that this project will require one elementary school student stations in the East Gainesville SCSA, one middle school student stations in the Fort Clarke SCSA, and one high school student stations in the High Buchholz SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine specific school assignment for students living in the development area. Student Assignment Rules states, "The Superintendent may assign or reassign students on a case-by-case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff." No assurances are given that the assignments will be made

to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

**DEVELOPMENT PLAN EXPIRATION:**

TNDs may establish a phasing schedule up to 10 years as provided in Section 402.130(b) of the ULDC. The Preliminary Development Plan for Park Avenue at Santa Fe provided a phasing plan that proposed a 10-year time frame to build out, which was 2023. The applicant requested an additional 7 years for the building out of Phase 2, which the Board approved with the 2021 revised Preliminary Development. The PDP is therefore valid until 2030.

**STAFF RECOMMENDATION:**

Staff has found the proposed (Preliminary/Final/Revised Final) Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Revised Preliminary Development Plan and Resolution DR25-31 for Park Avenue TND.