



Park Avenue Traditional Neighborhood Development

Revised Preliminary Development Plan

September 9, 2025

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Senior Planner

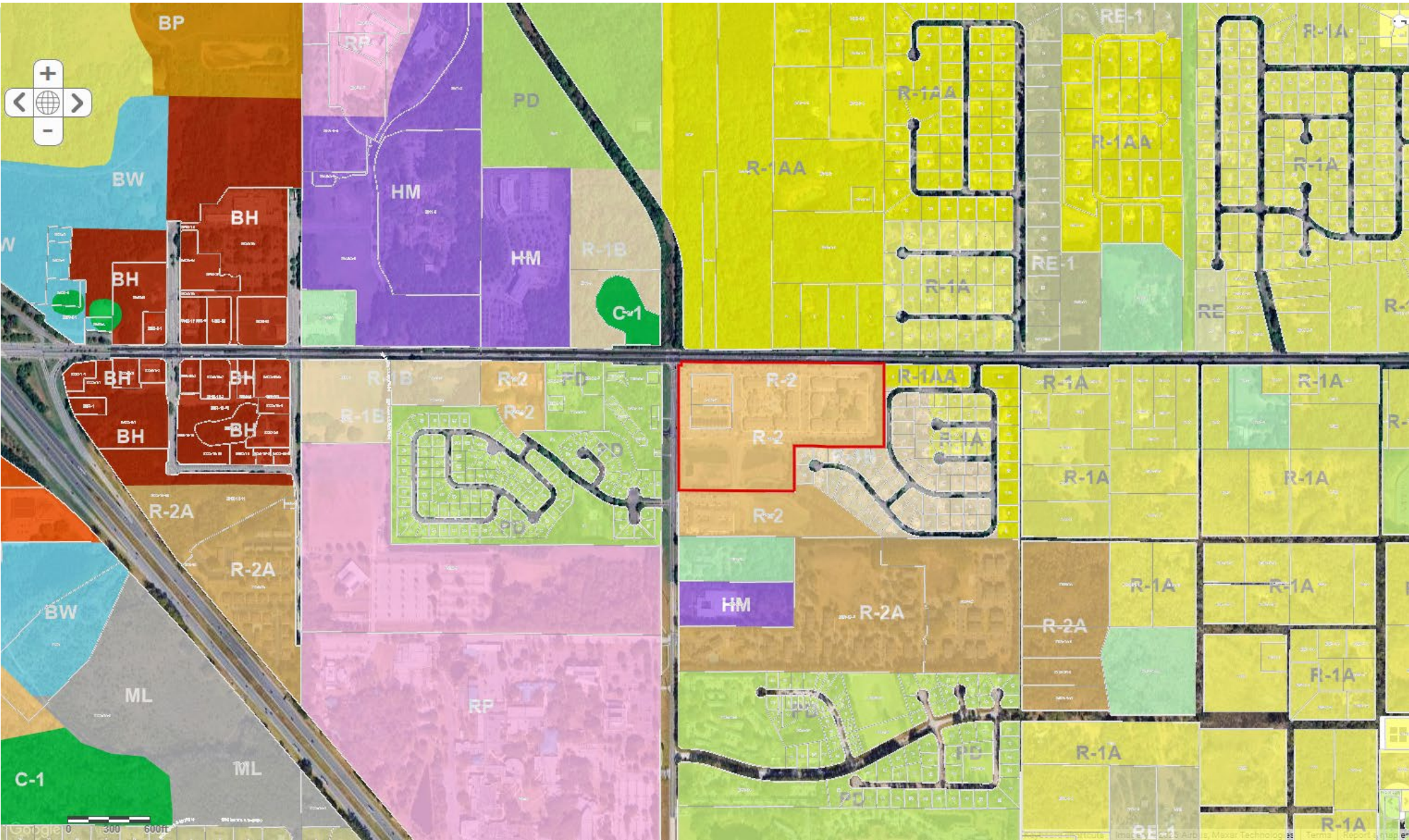


Park Avenue TND

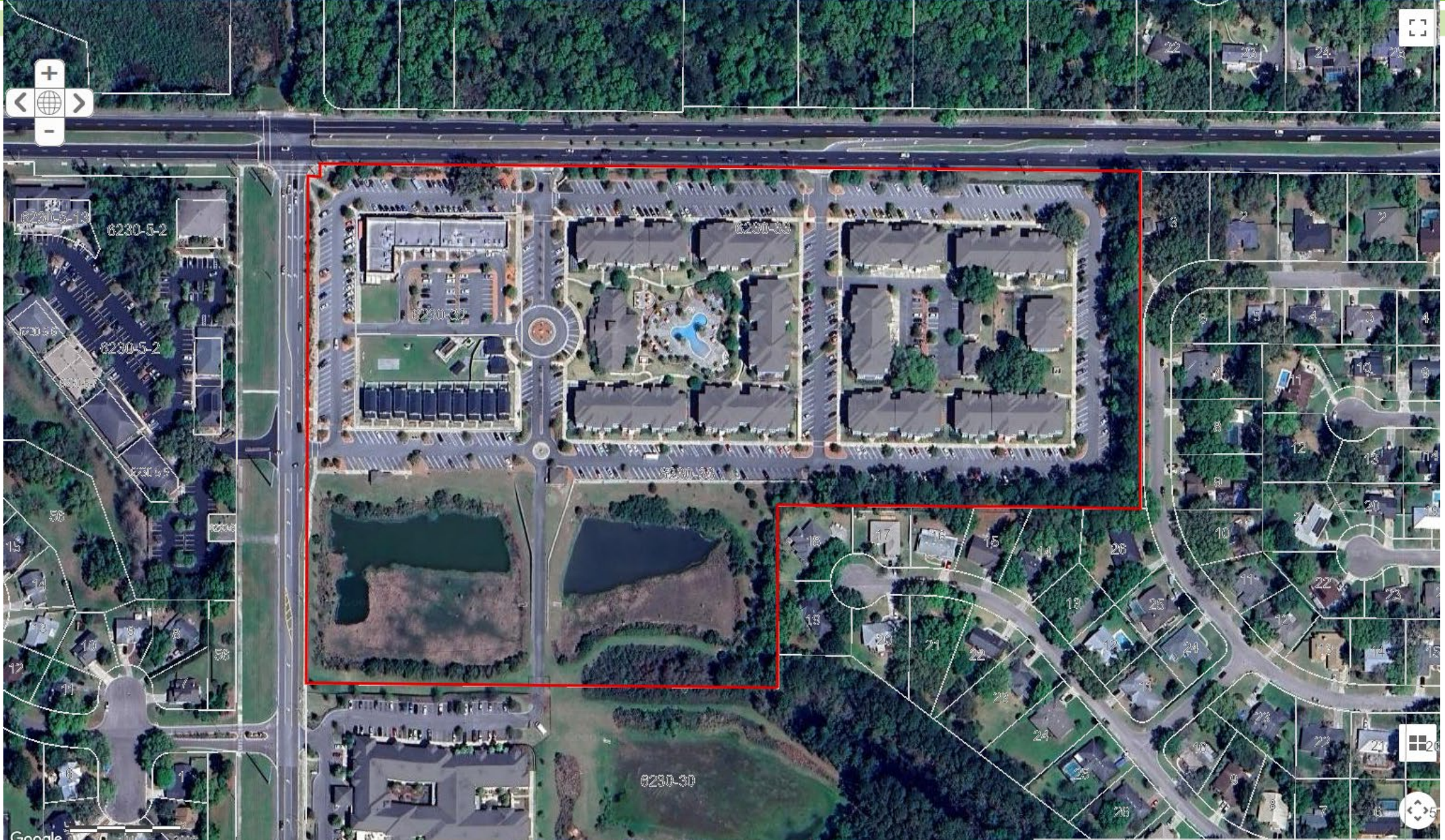
- Addition of 5 residential entitlements to existing TND (316 total)
- 8200 Block NW 39th Avenue
- Approximately 27.7 Acres
- Medium Density Residential Future Land Use
- R-2 Zoning District



Location Map – Zoning



Aerial Map



Consistency Analysis and Staff Recommendation

Consistency Analysis

Revised Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval** of the Revised Preliminary Development Plan for Park Avenue TND and Resolution DR-25-31

