

URBAN HABITATS, INC.

May 21, 2025

Alachua County Growth Management

10 SW 2nd Avenue

Gainesville, Florida 32601

Re: Revised Final Development Plan for Park Avenue

Mr. Hays,

Attached please find the plans for a Revision to Park Avenue Final Development Plan. This application is for the contemplated Phase 2B expansion of the project, which includes five (5) additional residential units. The project expects to further modify the development plan in the future with Phase 3, which envisions a multi story mixed use building.

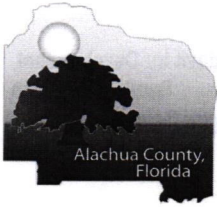
The proposed revision will be accessed by existing entrances and driveways, has all roads and parking in place and will utilize existing water and sewer connections that were installed to accommodate this development. There are no trees that will be removed and there are no modifications to the existing storm water management ponds.

This application was previously applied for in August of last year for a commercial building. Due to the lack of demand for a commercial building, we are requesting to change this previously approved building into 2 residential units. The previous approvals for this project only allow for 310 residential units. This application is to allow the addition of five (5) additional residential units.

Because we recently paid the fees for the revision in August, we requested a fee reduction/waiver to be considered for this application.

Sincerely

Jason Robertson



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
<https://growth-management.alachuacounty.us>

Submit Affidavit to: Development
 Services Division
developmentreview@alachuacounty.us

POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: PARK AVENUE PHASE 2B

OWNER(s): PARK AVE STOPS, LLC

APPOINTED AGENT: URBAN HABITATS, JASON ROBERTSON

PARCEL NUMBER(s): _____

APPROXIMATE PROJECT ADDRESS: 8181 NW 39th AVENUE

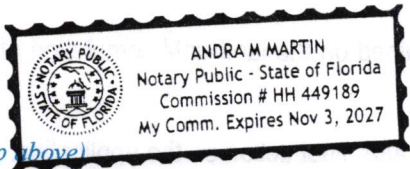
I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Agent or Owner JASON ROBERTSON Agent or Owner
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this
6th Day of June, 2025, by Jason Robertson who is
 personally known or has provided satisfactory identification FL Driver's License.

STATE OF FLORIDA
 COUNTY OF Alachua



[Signature] Signature of Notary Public
Andra M. Martin Printed Name of Notary Public
 _____ Notary Commission Number

(Notarial Stamp above)



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Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-5249
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REQUIREMENTS FOR POSTED NOTICE

Unified Land Development Code Section §402.16

- (a) *Content of notice.* When required, as shown in Table 402.12.1, posted notices shall include the following information clearly written on the sign:
1. The type of application, visible from the street.
 2. Description of proposal or request;
 3. Zoning districts and future land use designations for comprehensive plan amendments and zoning applications (zoning districts shall be spelled out, not abbreviated, and applicable densities shall be included with land use designations); and
 4. A phone number to contact the Department for additional information.
 5. Applicant or agent name and a phone number to contact.
- (b) *Posting of notice.* Posting of property shall comply with the requirements listed below.
1. *Responsibility for posting.* Signs shall be posted by the applicant.
 2. *Form of required signs.* Notice shall be posted on weather resistant signs in a form established by the department.
- (c) *Timing of posted notice.* For any application requiring posted notice, signs shall be posted within 48 hours after the application has been accepted for review by the Department.
- (d) *Location of signs.*
1. *Street frontage.* Signs shall be placed along each street at maximum intervals of four hundred (400) feet for properties within the urban cluster and maximum intervals of one thousand three hundred twenty (1,320) feet for properties outside of the urban cluster. They shall be set back a maximum of five (5) feet from the property line so that the signs are visible from the street.
 2. *Lack of street frontage.* If the land does not have frontage on a street, at least one (1) sign shall be placed on the property at the access point and additional signs shall be placed on the nearest public right-of-way with an indication of the location of the subject property.
 3. *Additional Locations.* Additional signs with specific locations as required by the Director, or their designee.
 4. *Installation.* Signs shall be posted in a professional manner, able to withstand normal weather events.
- (e) *Affidavit.* A notarized affidavit shall be submitted to the department within seventy-two (72) hours after the posting, certifying that the signs were posted in compliance with the standards of this section. Applications will not be considered complete until the notarized posted notice affidavit has been received. The Director, or their designee, may require submittal of photographs of all signs as part of the affidavit.
- (f) *Maintenance.* The applicant shall ensure that the signs are maintained on the land until completion of the final action on the application.
- (g) *Removal.* The applicant shall remove the sign within ten (10) days after final action on the application.



Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
Alachua County Growth Management Website

Submit Affidavit to:
 Development Services Division
Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Park Avenue Phase 2B

OWNER: Park Avenue Shops, LLC
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: Jason Robertson

PARCEL NUMBER(s): 06230-032-000

APPROXIMATE PROJECT ADDRESS: 8181 NW 39th Ave, Gainesville, FL 32606

I, the property owner of the subject property, being duly sworn, depose and say the following:

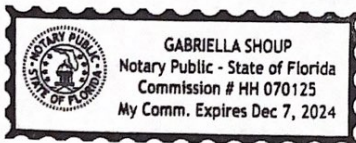
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Owner Signature Jason Robertson, Manager Owner Printed Name

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this

6 Day of August, 2024, by Jason Robertson who is
 personally known or has provided satisfactory identification Drivers license.

STATE OF FLORIDA
 COUNTY OF Alachua



Gabriella Shoup Signature of Notary Public
Gabriella Shoup Printed Name of Notary Public
HH 070125 Commission Number

(Notarial Stamp above)

URBAN HABITATS, INC.

May 21, 2025

Alachua County Growth Management

10 SW 2nd Avenue

Gainesville, Florida 32601

Re: Tree Mitigation Park Avenue Phase 2B

Mr. Hays,

Please be advised that all of the proposed development is on vacant and cleared land. There are no trees removed as part of this application, and therefore no mitigation required.

Sincerely

Jason Robertson

Park Avenue TND Neighborhood Workshop

May 29, 2025

6:00 PM

Location: Park Avenue Clubhouse, 3800 NW 79th Terr

<u>Name</u>	<u>Telephone</u>	<u>Affiliation</u>
Jason Robertson	305.609.3519	Applicant
John Schmitt	352.514.0478	Neighbor
Linda Renicks	352.219.7088	Neighbor
Virginia Grant	352.208.4894	Neighbor

Meeting is called to Order.

Jason Robertson presented the application and the request to add five (5) residential units. Mr. Robertson explained the PDP process with Alachua County and showed the proposed location of the new units.

Floor Opened to Questions:

Linda Renicks asked if anything would be built in the retention area. Mr Robertson confirmed that nothing would be built there and pointed out the proposed building pad next to NW 83rd St. and explained future development of a vertically mixed use building.

Mr. Schmitt commented that certain residents of the existing apartment complex made noise late at night and asked who he could contact.

Ms. Grant has recently moved to the area and wanted to be informed of developments within her community.

No other comments or questions.

Meeting Adjourned.