



The Union at 39th Avenue

Traditional Neighborhood Development Preliminary Development Plan

Neighborhood Workshop

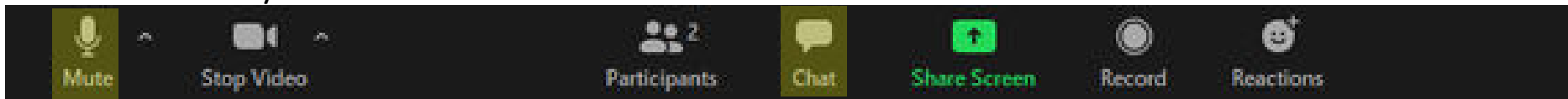
September 23, 2026

Meeting Guidelines

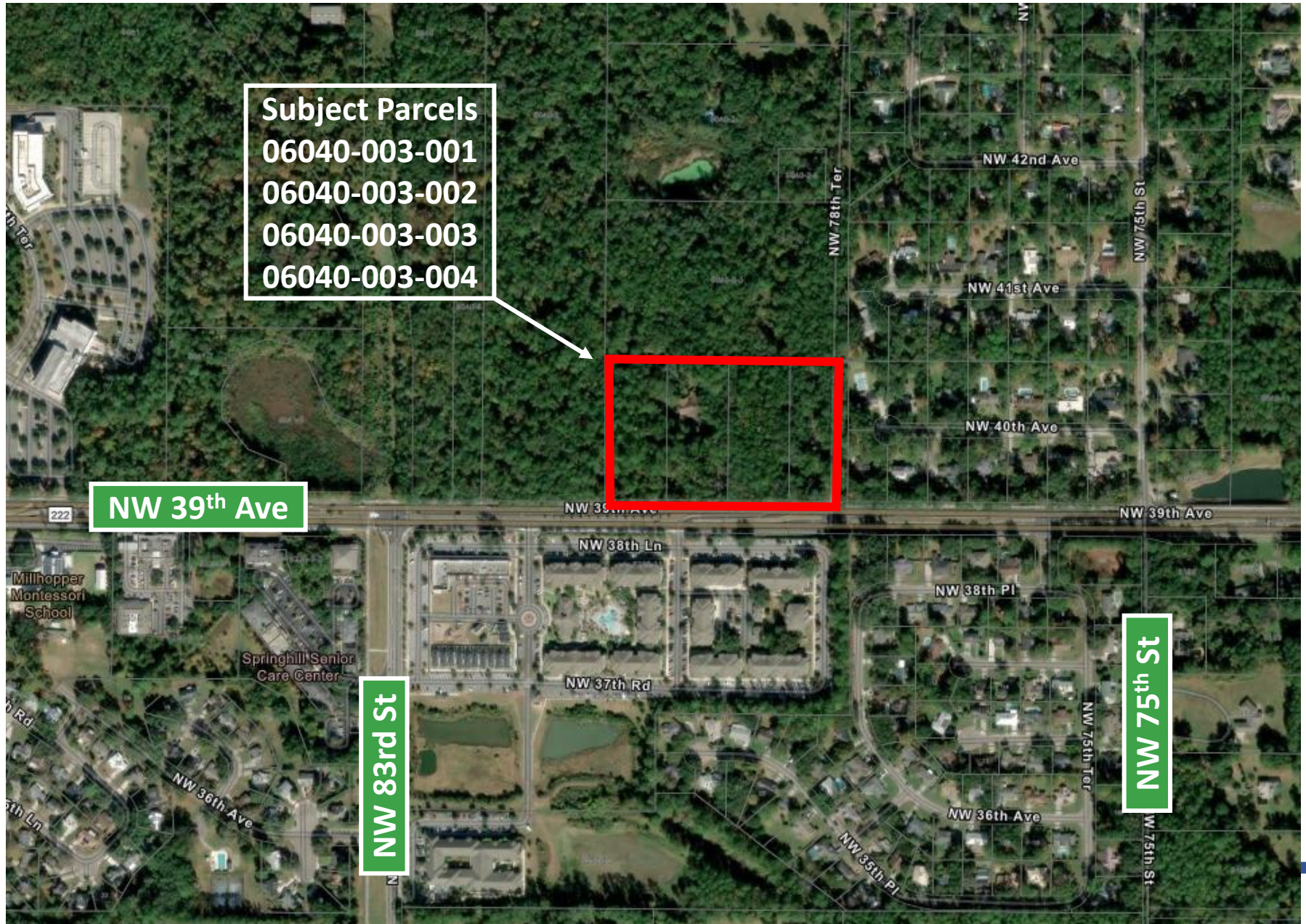
- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



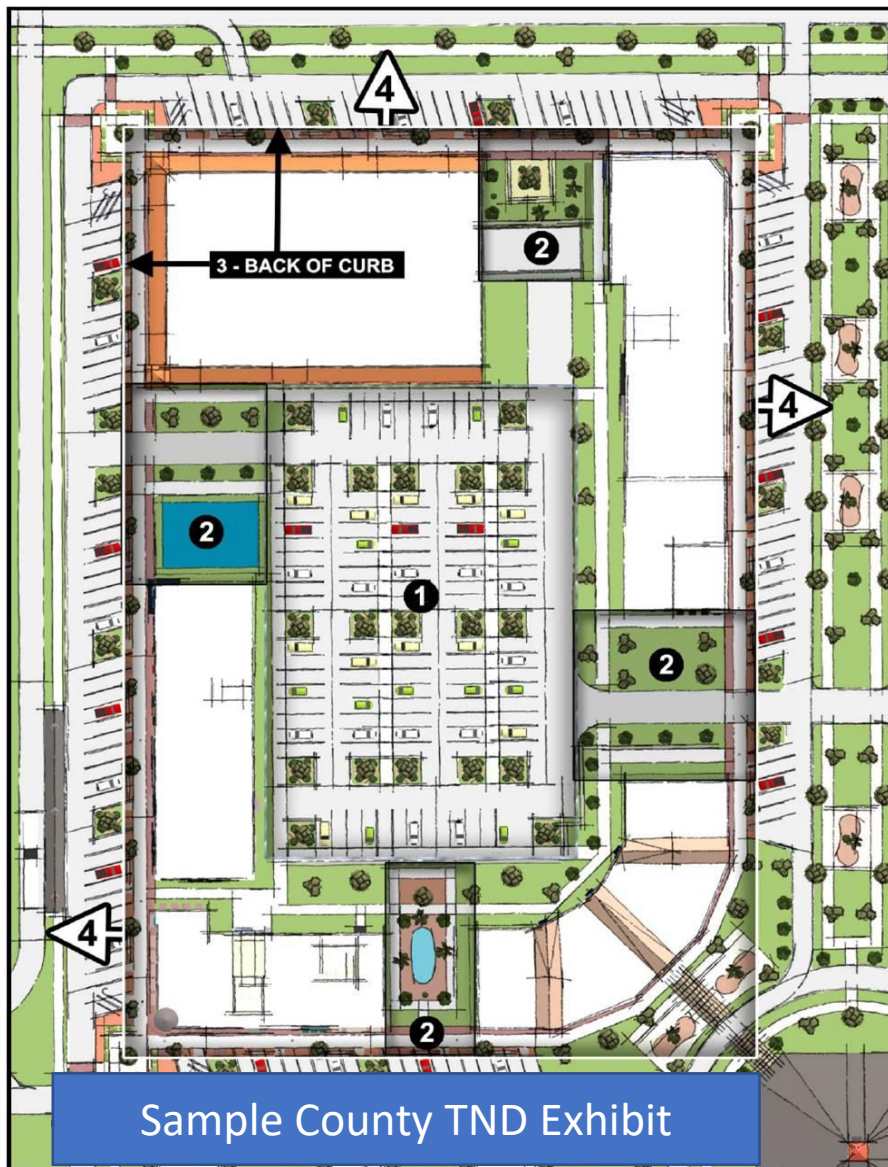
Location Map/Aerial



Property Summary

- Tax Parcel Numbers: 6040-003-001, 6040-003-002, 6040-003-003, and 6040-003-004
- Size: 9 Acres (+/-)
- Location: 4002 NW 78th Terrace
- Future Land Use Map Designation: Low Density Residential
- Zoning District: Multi-family Residential, R-2
- Proposed Action: Preliminary Development Plan for a mixed-use Traditional Neighborhood Development (TND) with up to 72 units and up to 78,000 non-residential square feet with associated infrastructure





Project Type:

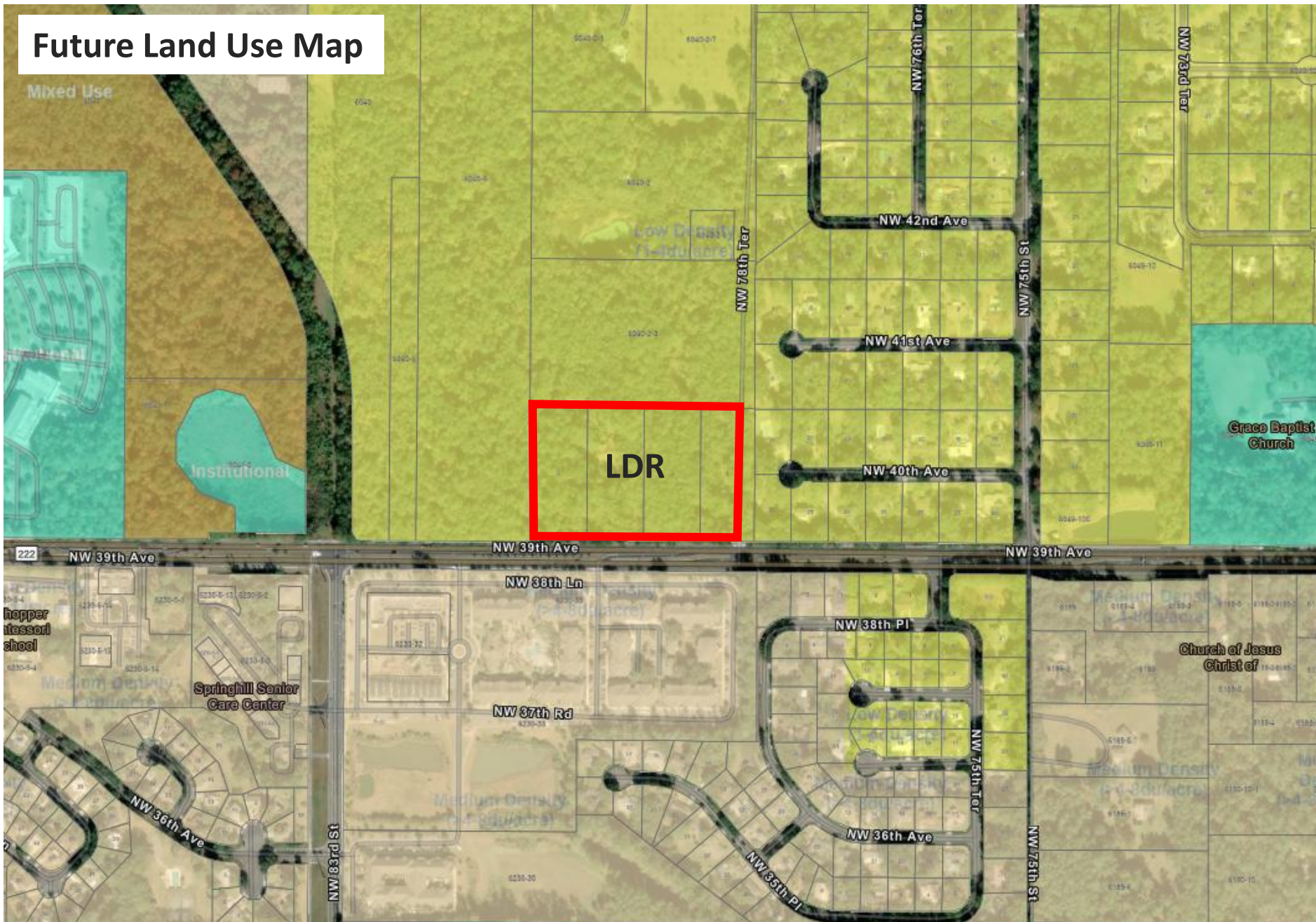
Traditional Neighborhood Development (TND)

- Permitted / Required in the current Land Use / Zoning Districts

Proposed Uses:

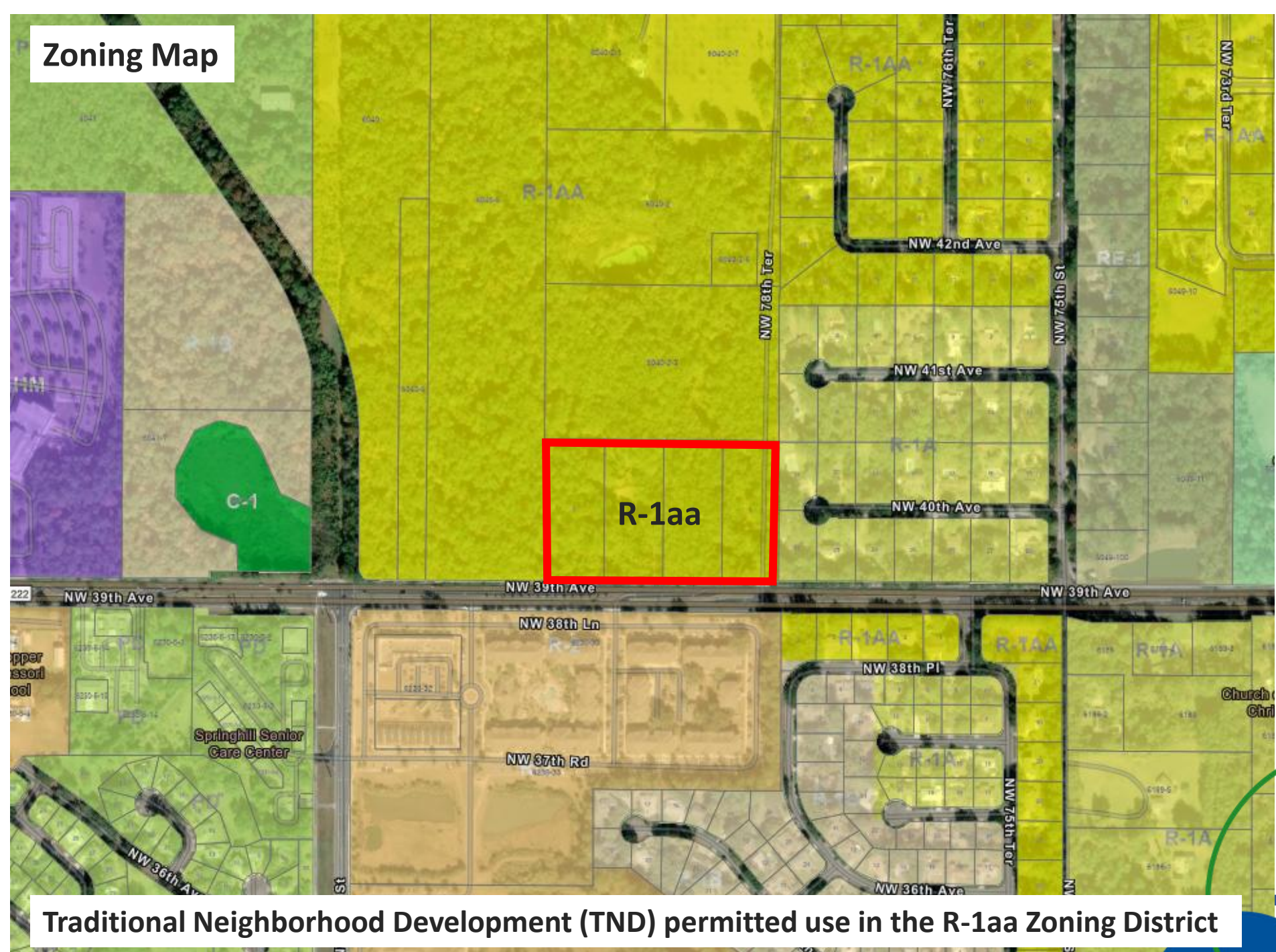
- Multifamily Residential (up to 72 units)
- Non-Residential (up to 72,000 SF)
- Retail, Office uses allowed.
- Required to be mixed-use, have buildings lining defined blocks, encourage pedestrian activity, and have accessible open space.

Future Land Use Map



Traditional Neighborhood Development (TND) permitted use in the LDR land use category

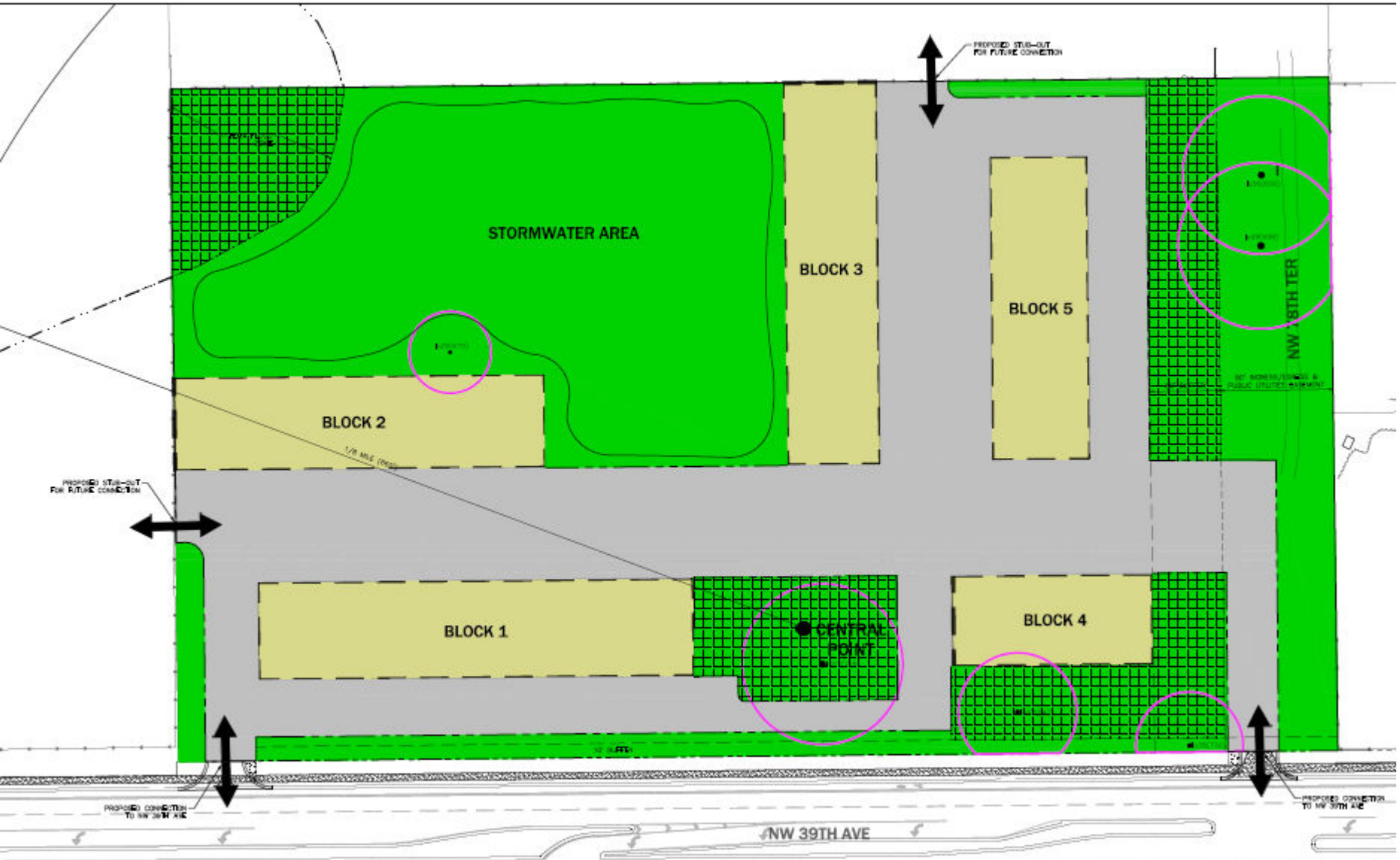
Zoning Map



Traditional Neighborhood Development (TND) permitted use in the R-1aa Zoning District

Proposed Preliminary Development Plan

Draft



Next Steps



- **Neighborhood Workshop** – Sept. 23, 2026
- **Preliminary Development Plan**
 - County Submittal – September 2026
 - County Commission – (Tentative) January 2027
- **Final Development Plan**
 - County Submittal – (Tentative) February 2027
 - DRC Hearing – (Tentative) May 2027

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

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



Thank you!

Questions?