

City of
Gainesville

Magnolia Parke PD Amendment

LD23-000035

Department of Sustainable Development

Nathaniel Chan

June 22nd, 2023

A large, arched sign for Magnolia Parke. The sign has a dark, textured background with the words "MAGNOLIA" and "PARKE" in large, white, serif capital letters. The sign is framed by a brick border. In the background, there are trees and a clear blue sky. In the foreground, there are green bushes and some red flowers.

**MAGNOLIA
PARKE**

Magnolia Parke PD Amendment

Location: 5016 NW 39th Ave and 5051 NW 41st Pl

Property Size: 26 +/- acres

Existing Zoning: Planned Development (PD)

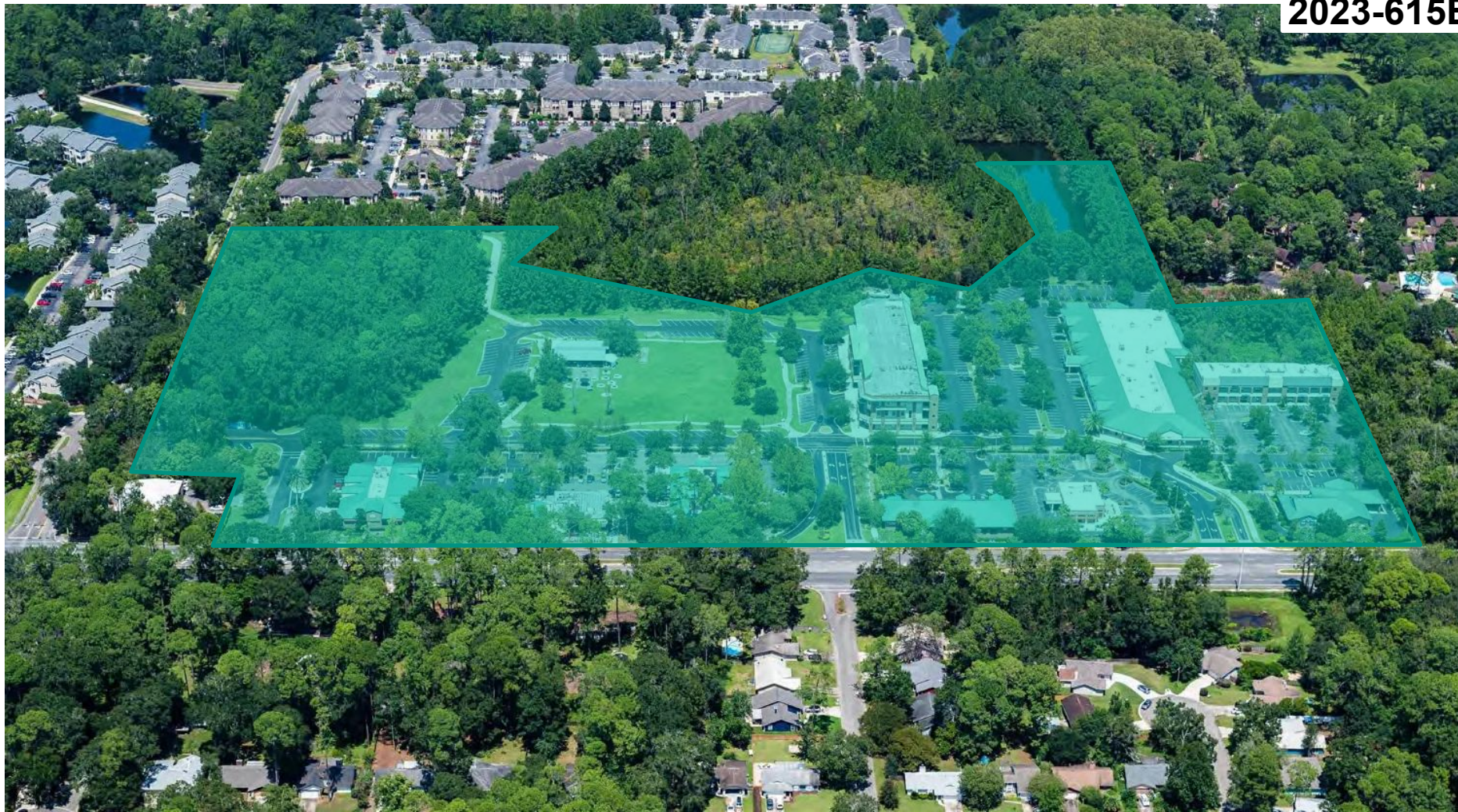
Existing Land Use: Planned Use District (PUD) and Mixed-Use Low (MUL)

Existing Use: Mixed-Use

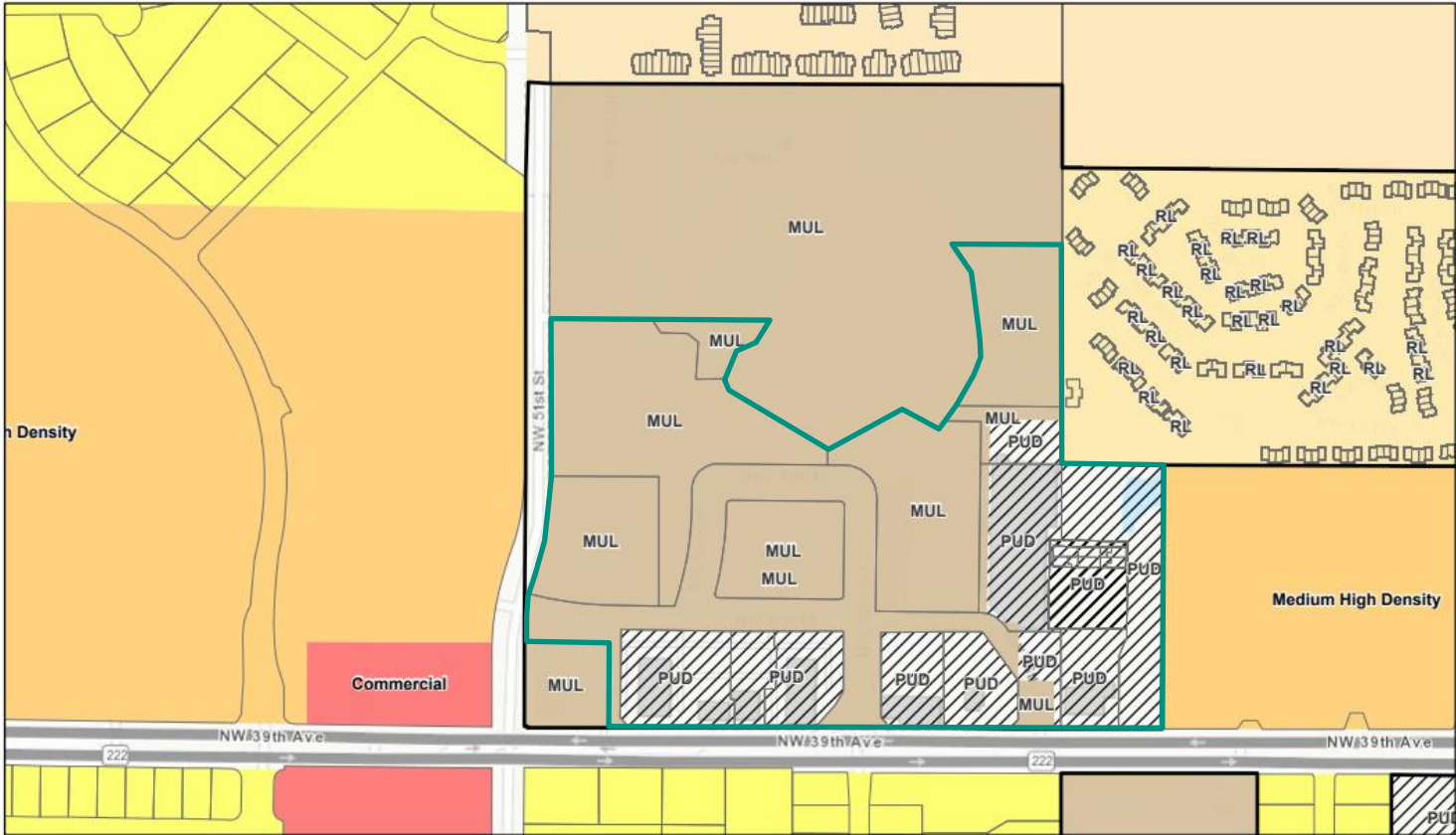
Request: Amend PD Standards (Pods D & E)

- Remove residential SF limits
- Remove max building footprint limits
- Add residential as an allowed 1st floor use
- Reduce minimum stories to 1
- Increase max stories to 4 within Pod E
- Other design standards throughout PD





Magnolia Parke – Future Land Use Categories



Legend

- Magnolia Parke
- Gainesville City Limits
- Parcels
- City of Gainesville Land Use**
 - MUL: Mixed-Use Low
 - PUD: Planned Use District
 - RL: Residential Low
- Alachua County Land Use**
 - Commercial
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential

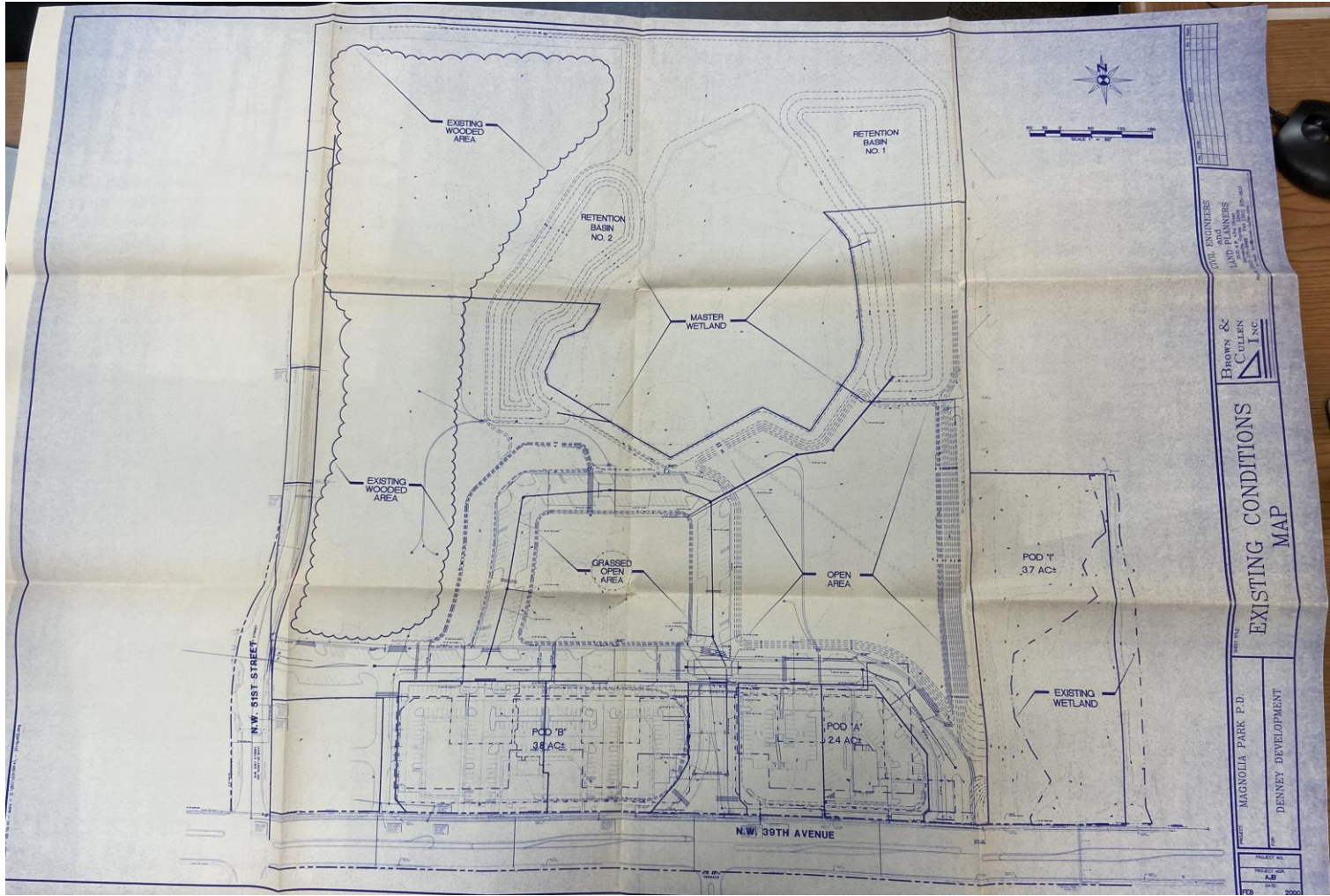
Magnolia Parke – Zoning Districts



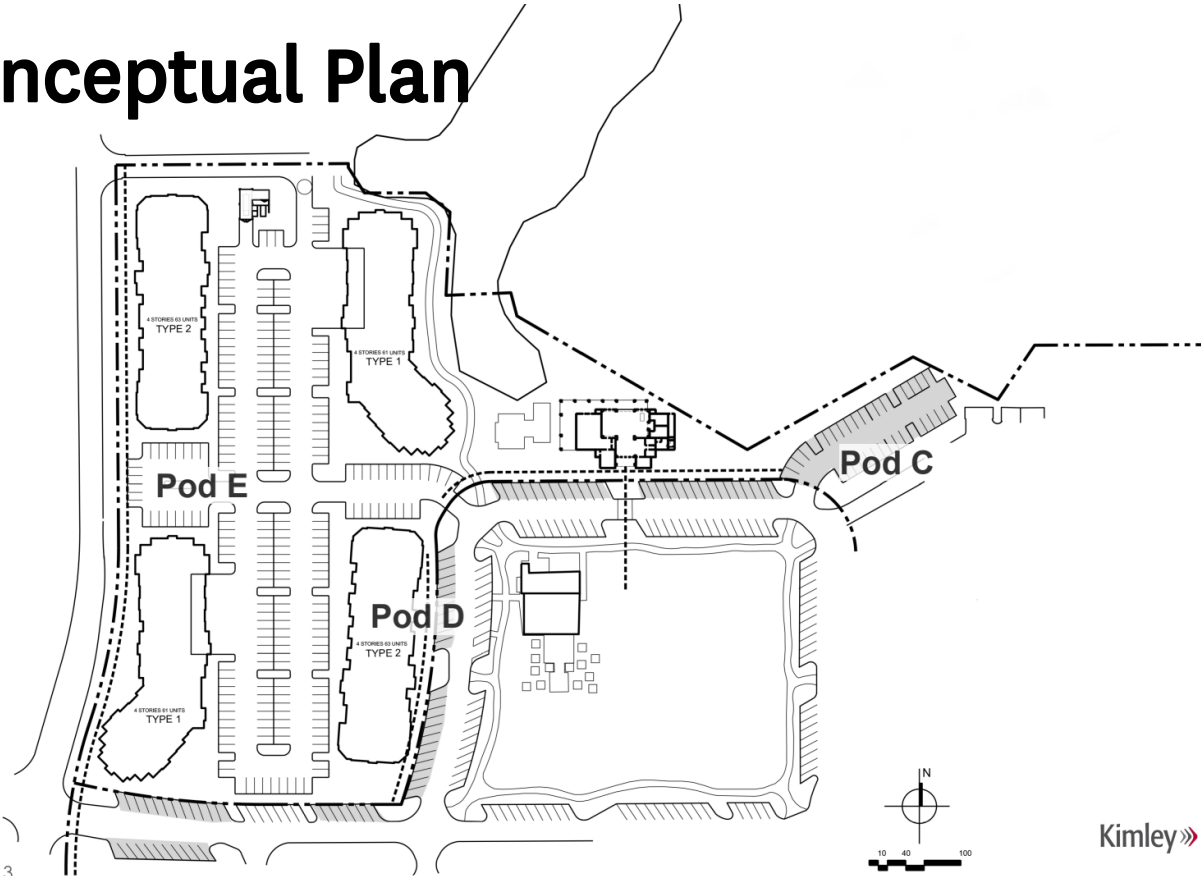
Legend

- Magnolia Parke
- Gainesville City Limits
- Parcels
- City of Gainesville Zoning
 - MU-1: Mixed Use Low Intensity
 - PD: Planned Development
 - RMF-5: Single-Family/Multiple-Family Residential
- Alachua County Zoning
 - (PD) Planned Development
 - (R-1A) Single Family Residential
 - (R-2) Multi-family Residential

Original PD Layout Plan



PD Conceptual Plan



CONCEPT 3

Kimley»Horn



DISCLAIMER
 Drawings are conceptual in nature based upon preliminary data provided by the Owner. This scheme has not been vetted or presented to state, local planning or transportation agencies which will have review and permitting authority over development. ACI provides no warranty to the accurateness of the presented drawings without a updated certified site survey.

ACI ARCHITECTS COPYRIGHT 2021. ALL RIGHTS RESERVED.
 This drawing is the property of ACI Architects and an instrument of service to be used by the Owner for this project.

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 FL Reg. AA0002940

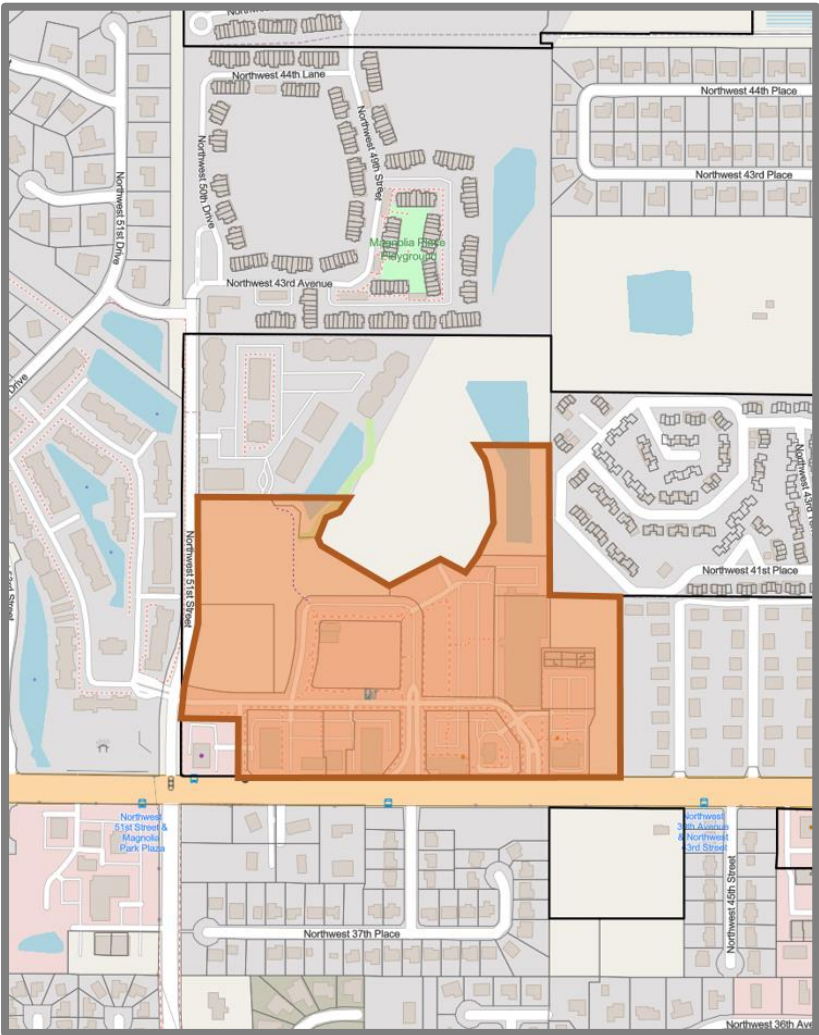


11/09/22

Meets PD Rezoning Review Criteria

Section 30-3.17 of the Land Development Code

1. Consistent with the Comprehensive Plan
2. Conformance to PD Purpose
3. Internal Compatibility
4. External Compatibility
5. Intensity of Development
6. Usable open spaces, plazas, and recreation areas
7. Environmental Constraints
8. External transportation access
9. Internal transportation access
10. Provision for the range of transportation choices



Recommendation:

Staff: Approval

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**MAGNOLIA
PARKE**

Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
PH: 352-334-5023
Email: planning@gainesvillefl.gov



Public Notice Signage Affidavit

Petition Name Magnolia Park PD Amendment
Applicant (Owner or Agent) David Sowell
Tax parcel(s) 06061-001-000, 06061-003-000, et al.

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) 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, and set back no more than ten (10) 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.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. 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.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

David Sowell Applicant (signature)
David Sowell Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 7th day of June, 2023, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Heather Glisson Notary Public
My Commission expires: May 8, 2024

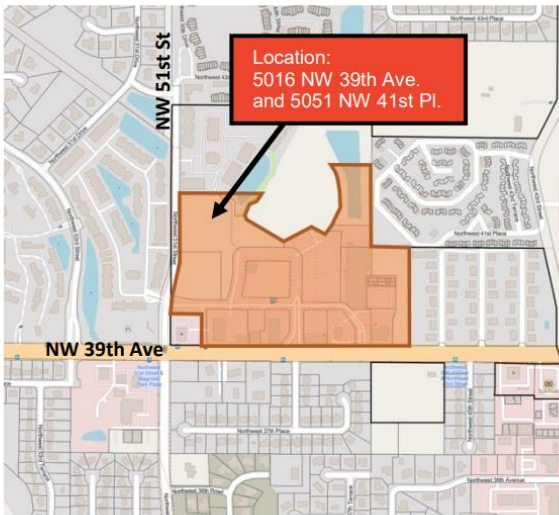
RECORDING SPACE



WHAT: Petition LD23-000035 This is a request for a Planned Development Amendment to allow for an estimated 250 multi-family units on Pods D and E of Magnolia Parke, located at 5016 NW 39th Ave and 5051 NW 41st Pl. Minor modifications to the Planned Development Regulations are also proposed to facilitate the development of these Pods.

WHEN: Thursday, June 22, 2023, 6:30 pm

WHERE: 200 East University Ave. | Gainesville, FL 32601



Application ID: LD23-000035 PDA

Name: Magnolia Parke Planned Development Amendment

Size: 26 +/- acres

Contact: Nathaniel Chan (Planner III)
chann1@gainesvillefl.gov

MEETING INFORMATION

Please contact the City Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting. If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

The public will have an opportunity to comment on the application.

Public access to this meeting can be accomplished as follows:

In person at the City Hall Auditorium, 200 East University Ave.

Live Meeting Coverage

- City of Gainesville Website: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Communications-Office/Community-12TV/Live-Web-Streaming>
- Broadcast on Cox Cable Channel 12

Written Public Comment – accepted in advance of the meeting and during the meeting

- By mail to: City of Gainesville, Department of Sustainable Development: P.O. Box 490, Station 11, 32627
- By email to: cpb@gainesvillefl.gov

All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this meeting or has any questions about how to submit a public comment at the meeting, please contact:

Department of Sustainable Development
cpb@gainesvillefl.gov

Environmental Report

The Magnolia property has been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*. Though regulated natural resources have been identified within and adjacent to site boundaries from both historical records and staff field investigation, they have been accounted for and are a part of a larger Environmental Resource Permit that was approved by the St. John's Water Management District in 1997.

Review of National Wetlands Inventory (NWI), Alachua County wetlands data, and USDA soil data indicated that there may have been wetlands within the parcel historically, however, the changes in impervious area and drainage patterns have significantly changed water on the western portion of 06061-003-000, and development on the eastern portion of the same parcel that abuts the Conservation Easement (CE 1) Wetland will need to adhere to Alachua County Wide Wetland code, Chapter 77, Article II and Chapter 78 of the Countywide Code and Sec. 30-8.20 of the City of Gainesville Land Development Code. Historical aerials indicate that the surrounding area had been moderately forested and had pocketed wetlands, but much of the natural landscape had been altered by the time of the earliest available data from the 1930's, most likely for agricultural purposes. There are no wetlands identified within the 06061-001-000 parcel. All potential further drainage patterns and potential wetland impacts will be evaluated with the St. John's Water Management District under their current permit 15621-1.

Property boundaries are not within a Strategic Ecosystem as defined by Alachua County, nor do they fall within the Murphree Wellfield Protection Zone. This parcel is not adjacent to a strategic ecosystem, nor near enough to a protected area where it could serve as a wildlife corridor, and is surrounded by residential development on the east, west, and south side. The FNAI species index lists potential gopher tortoise habitat on site, and though none were identified by staff, a full Gopher Tortoise survey will need to be conducted before site work approval. Further development to the site should have no ecological impact should proper boundaries detailed in the Land Development Code be respected, however, development proposals will be reviewed at the time of submittal.