



City of Gainesville  
City Plan Board Meeting  
MINUTES

June 22, 2023, 6:30 p.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601

Members Present: Robert Ackerman, Nickolas Hill, Joshua Ney, Jason Sanchez, Stephanie Sutton

Members Absent: Tina Certain

**A. CALL TO ORDER**

6:33 PM

**B. ADOPTION OF THE AGENDA**

**Moved by** Stephanie Sutton

**Seconded by** Joshua Ney

Adopt Agenda

Approved

**C. APPROVAL OF THE MINUTES**

Approve Minutes

**Moved by** Stephanie Sutton

**Seconded by** Nickolas Hill

Approve minutes

Approved

**D. BUSINESS DISCUSSION ITEMS**

**1. 2023-615 LD23-35 Magnolia Parke Planned Development Amendment 20232206(B)**

Staff presenting: Planner Nathaniel Chan

Stephanie Sutton asks about standards for the residential building and states a need for standards

Applicant presenting: David Sowell with Kimley Horn - Submits resume for the record.

Scott Webber addresses the board

Chair Ackerman addresses the applicant to bring back the development plan to City Plan board

Stephanie Sutton addresses the applicant and staff

Patricia Boyd addresses the Board. Exhibits entered into the record.

Applicant's Exhibit List, Applicant's Magnolia Parke PD presentation, E-mail with Tammy L. Garcia.

Member Stephanie Sutton: requests amendments to door regulations

Applicant agrees

Member Stephanie Sutton: requests amendment to glazing

Applicant agrees to glazing standard subject to staff's review.

Member Nick Hill asks about the pedestrian connectivity

The applicant speaks to the development of pedestrian connectivity

Chair Ackerman speaks to the one-story requirement

applicant addresses the board and requests flexibility for one story.

Member Sutton requests a height minimum.

The applicant addresses the board for height at the clubhouse

Chair Ackerman proposes 20 feet height within reason and subject to staff review

No public comment

Letter of opposition received.

Robert Ackerman joined the meeting at 6:32 pm.

Nickolas Hill joined the meeting at 6:32 pm.

Joshua Ney joined the meeting at 6:32 pm.

Jason Sanchez joined the meeting at 6:32 pm.

Stephanie Sutton joined the meeting at 6:32 pm.

**Approve Petition LD23-000035 Magnolia Parke Planned Development Amendment**

**Moved by** Stephanie Sutton

**Seconded by** Nickolas Hill

**Recommendation:** Staff to the City Plan Board: Approve Petition LD23-000035 Magnolia Parke Planned Development Amendment

City Plan Board Moves: Approve petition with conditions.

1. Include residential façade standards in the PD comparable to non-residential façade standards.
2. Include residential glazing standards comparable to transect zone glazing standards.
3. Include minimum height requirement of 20' subject to staff review and recommendation. Parking structure is exempt from minimum height requirement.
4. Major plans associated with development in the PD come to the City Plan Board for approval rather than the Development Review Board.

Approved

**E. PUBLIC COMMENT**

No Public comment

**F. MEMBER COMMENT**

Members sing Happy Birthday to Planner Juan Castillo

Question concerning joint City Plan Board and Commission meeting.

Planner Juan Castillo answers with a date for August 15th.

Member Sutton request for joint meeting details to be sent to Plan Board members.

**G. NEXT MEETING DATE: July 27th 2023**

**H. ADJOURNMENT**

7:38 PM