

Expansion or redesigns of existing developments which will create up to 500 square feet of floor area, when submitted through the Building Division for a building permit. These may include decks, porches, patios, courts, pole barns and similar accessory structures with usable floor area.	New construction, expansions or redesigns of existing <u>office, commercial or public service</u> development that will create up to 2,500 square feet of floor area and its required parking. Porches, pole barns, and canopies up to 2,500 square feet of building area. Any deck, patio, court and similar unenclosed or pervious structure.	<u>New construction, expansions or redesigns of existing office, commercial or public service development that will create from 2,500 to 10,000 square feet of floor area and its required parking.</u>	New construction or expansion of existing <u>office, commercial or public service</u> development that will create from 10,001 <u>2,501</u> to 50,000 square feet of additional floor area and its <u>required parking.</u>	New construction or expansion of existing developments of over 50,001 square feet of additional floor area and its <u>required parking.</u>
Developments of 500 square feet or less, of floor area, which involve no stormwater issues and no additional parking, when submitted through the Building Division for a building permit.	Developments located in the Agricultural, Industrial or Warehousing Zoning Districts which have no common boundary with properties zoned Residential or Office, providing the proposed development contains only a roof and support structures with 50% or less of the total sides enclosed or <u>industrial development up to 2,500 square feet area of developed industrial area.</u>	<u>Industrial development greater than 2,500 square feet of developed industrial area and located on 5 or fewer acres.</u>	<u>Industrial development greater than 2,500 square feet of developed industrial area and located on greater than 5 acres.</u>	
Drawings submitted to verify site conditions for issuing a Zoning Compliance Permit	New construction or additions of 3 to 5 dwelling units	<u>Developments of 6 to 25 dwelling units,</u>	Developments of 6 to 50 <u>26 to 99</u> dwelling units.	Developments of <u>100 over 50</u> dwelling units or <u>more.</u>
Field changes or modifications to active development where the changes do not trigger higher level thresholds, which does not alter stormwater, traffic, and fire safety or utility requirements.	A change in the location and type of landscape materials, except a change in the location of buffers that exceeds the rapid review thresholds.		Changes in the location of buffers, affecting any plan that was approved by the Development Review Board.	

Minor structural, material, or dimensional changes that do not affect the site layout or any specific provision of a prior approval, as determined by the Development Review Coordinator. Shifts in the location of buildings, structures, parking bays, utility tie-ins and dumpsters where the city manager or designee has determined that the shifts do not substantially alter the approved plan or conflict with buffering requirements.

1 Residential development shall be reviewed on the basis of the number of dwelling units,
2 unless the proposed development involves only an expansion of floor area of existing
3 multifamily development (three or more dwelling units).

4 **Section 3.** Paragraph (3) of subsection (b) of Section 30-350, City of Gainesville
5 Land Development Code, is amended to read as follows:

6 **Section 30-350. *Citizen Participation.***

7 (b) *Procedures for facilitating citizen participation.*

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9 (3) The applicant must provide the opportunity for ~~conduct~~ a workshop to
10 inform neighboring property owners of the proposed application. The workshop must be
11 held in a location accessible to the public. The applicant must provide notification by
12 mail to all owners of property located within 400 feet of the subject property and to all
13 neighborhood associations registered with the city.

14 If the proposed development is located in a community redevelopment district or in a
15 special area plan district, there shall be a neighborhood workshop and it shall be held at a
16 location designated by the City. Staff shall provide a regular meeting schedule for
17 neighborhood workshops at the workshop location and shall assist developers in
18 scheduling their proposal on the agenda. These meetings may occur anytime after 5 p.m.

1 but no later than 10 p.m. A landscape architect or architect, designated by the City
2 Manager, shall take neighborhood comment and offer design review of the proposal.

3 The city manager or designee shall provide mailing labels to the applicant. The applicant
4 must mail these notices with proper postage at least 14 days before the workshop. The
5 applicant must also advertise the workshop in a newspaper of general circulation at least
6 14 days before the workshop. ~~The city manager or designee will develop the~~
7 ~~specifications for this advertisement.~~

8 **Section 4.** Paragraph (1) of subsection (d) of section 30-351, City of Gainesville
9 Land Development Code is amended to read as follows:

10 (d) *Notice of development plan review.*

11 (1) Notice of development plan review shall include:

12 a. Concept review;

13 b. Preliminary plan and final review for intermediate and major development plans;

14 c. Minor Review II development plans.

15 **Section 5.** Paragraph (1) of subsection (b) of section 30-352, City of Gainesville
16 Land Development Code, is amended to read as follows:

17 **Section 30-352. *Development review board.***

18 (b) *Membership.*

19 (1) The board shall have seven members appointed by the city commission.

20 Any interested citizen may be appointed to the board, but special
21 consideration shall be given to, ~~whenever possible, the board should~~
22 ~~include at least one from each of the following:~~

23 a. An architect or landscape architect.

24 b. A civil engineer.

- 1 c. A person engaged in real estate sales or development.
- 2 d. A professional with experience in natural or environmental sciences.
- 3 e. An urban planner; and
- 4 f. A citizen at large.

5 **Section 6.** It is the intention of the City Commission that the provisions of
6 Sections 1 through 5 of this ordinance shall become and be made a part of the Code of
7 Ordinances of the City of Gainesville, Florida, and that the Sections and Paragraphs of
8 this Ordinance may be renumbered or relettered in order to accomplish such intentions.

9 **Section 7.** If any section, sentence, clause or phrase of this ordinance is held to be
10 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
11 in no way affect the validity of the remaining portions of this ordinance.

12 **Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the
13 extent of such conflict hereby repealed.

14 **Section 9.** This ordinance is not intended to affect either the processing of any
15 application for development permit or the issuance of development orders on any
16 development for which an application for development permit was properly filed with the
17 City of Gainesville on or before 5:00 p.m. on Thursday, August 31, 2006.

18 **Section 10.** This ordinance shall become effective immediately upon final
19 adoption.

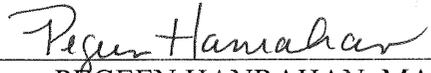
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PASSED AND ADOPTED this 28th day of August, 2006.

ATTEST:



KURT M. LANNON
CLERK OF THE COMMISSION



PEGEEN HANRAHAN, MAYOR

Approved as to form and legality


MARION J. RADSON
CITY ATTORNEY

AUG 29 2006

This Ordinance passed on first reading this 14th day of August, 2006.

This Ordinance passed on second reading this 28th day of August, 2006.