

City of
Gainesville

200722

Public Participation Text Change
PB-20-159 TCH
Legistar #200722

Department of Sustainable Development
April 7, 2022



Background

City Initiated Text Change
Land Development Code Sections:

30-3.1 Development Review Coordinator

30-3.2 Technical Review Committee

30-3.7 Neighborhood Workshop

30-3.8 Public Notice

30-3.18 Review Procedures

30-3.36 Minor Subdivisions

30-3.45 Levels of Development Review

30-3.47 Review Procedures

30-3.56 Land Use Hearing Officer

30-6.4 Level of Service Review

30-6.6 Design Standards

30-6.12 Outdoor Lighting

30-7.2 Off-Street Vehicle Parking

Key Issues:

- Neighborhood Workshop Requirements
- Levels of Development Review (rapid, intermediate, major)
- Review procedures for development plans
- Approval procedures for development plans



Sec. 30-3.47

Neighborhood Workshops

Proposed Changes:

- Rename Section to “Public Participation”
- Require posted notice at property for which workshop is to be held
- Require a Public Participation Report
- Require neighborhood workshops and posted notice for right-of-way vacations
- Allow for virtual neighborhood workshops
- New workshop required if:
 - Application not submitted within 3 months
 - 20% or greater increase in proposed building area, an increased number of proposed floors, or the addition of or increase of intensity of a drive-through use

What’s going on?

Meeting Date/Time

Location

NEIGHBORHOOD WORKSHOP

Want to learn more?







Sec. 30-3.45 Levels of Development Review

Proposed Changes:

Table III - 2. Levels of development review.

	RAPID	INTERMEDIATE	MAJOR
Residential	Developments of 3 to 10 multiple-family dwelling units.	Developments of 11 to 99 <u>50</u> multiple-family dwelling units.	Developments of 100 <u>51</u> or more multiple-family dwelling units.
Non-Residential	New construction or expansions of 1,001 and up to 10,000 square feet of building area.	New construction or expansions of 10,001 to 50,000 square feet of building area.	New construction or expansions over 50,001 square feet of building area.
Parking; other Impervious Areas; Construction Activity	Parking areas that include 8-40 new parking spaces. Impervious areas: 1,000-20,000 square feet. Excavation, filling, or removal of more than 200 cubic yards of material for the purpose of development.	Parking areas that include 41-100 new parking spaces. Impervious areas: 20,001-50,000 square feet.	Parking areas that include more than 100 new parking spaces. Impervious areas: more than 50,000 square feet.

*Development Projects
More than 50 Multi-Family Units
All Projects Total: 43*

Year	Total
2017	4
2018	10
2019	5
2020	12
2021	6
Approved Projects	37

Sec. 30-3.45 Levels of Development Review

Proposed Changes:

- Public hearings required for major development plans: Development Review Board
- Exemption for affordable projects
 - Exemption for affordable projects
- Remove references to Technical Review Committee (TRC); clarify process of administrative approval.
- Impacts:
 - Fiscal impact
 - New position request – Planner III (salary + benefits)
 - Public notice costs (signs, mail outs)
 - Increased review time for projects

Table III - 3. Summary of development review process.

	RAPID	INTERMEDIATE AND-MAJOR	MAJOR	MASTER PLAN
First-Step Meeting	Required.	Required.	Required.	Required.
Neighborhood Workshop	Not required.	Required.	Required.	Required.
Development Review Director	Required.	Required.	Required.	Required.
Technical Review Committee (TRC)	Required.	Required.		Required.
Board Review	Required if requesting a variance.	Required if requesting a variance.	Required. However, residential developments with 100% of units reserved for households at 80% AMI or less only require board review if requesting a variance.	Required if requesting a variance.
Final TRC Review	Required if either Development Review Director TRC or board, as applicable, issued applicant a preliminary development order.	Required if either Development Review Director TRC or board, as applicable, issued applicant a preliminary development order.	Required if board issued applicant a preliminary development order.	Required if either TRC or board, as applicable, issued applicant a preliminary development order.

Sec. 30-3.45 Levels of Development Review

Points for Discussion:

- Effective Date – Proposed October 1, 2022
- Exemption for affordability level:
 - Board review not required if residential development with 100% of units reserved for households at 80% AMI or less (unless requesting a variance).

Table III - 3. Summary of development review process.

	RAPID	INTERMEDIATE AND-MAJOR	MAJOR	MASTER PLAN
First-Step Meeting	Required.	Required.	Required.	Required.
Neighborhood Workshop	Not required.	Required.	Required.	Required.
Development Review Director	Required.	Required.	Required.	Required.
Technical Review Committee (TRC)	Required.	Required.		Required.
Board Review	Required if requesting a variance.	Required if requesting a variance.	Required. However, residential developments with 100% of units reserved for households at 80% AMI or less only require board review if requesting a variance.	Required if requesting a variance.
Final TRC Review	Required if either Development Review Director TRC or board, as applicable, issued applicant a preliminary development order.	Required if either Development Review Director TRC or board, as applicable, issued applicant a preliminary development order.	Required if board issued applicant a preliminary development order.	Required if either TRC or board, as applicable, issued applicant a preliminary development order.

Thank You