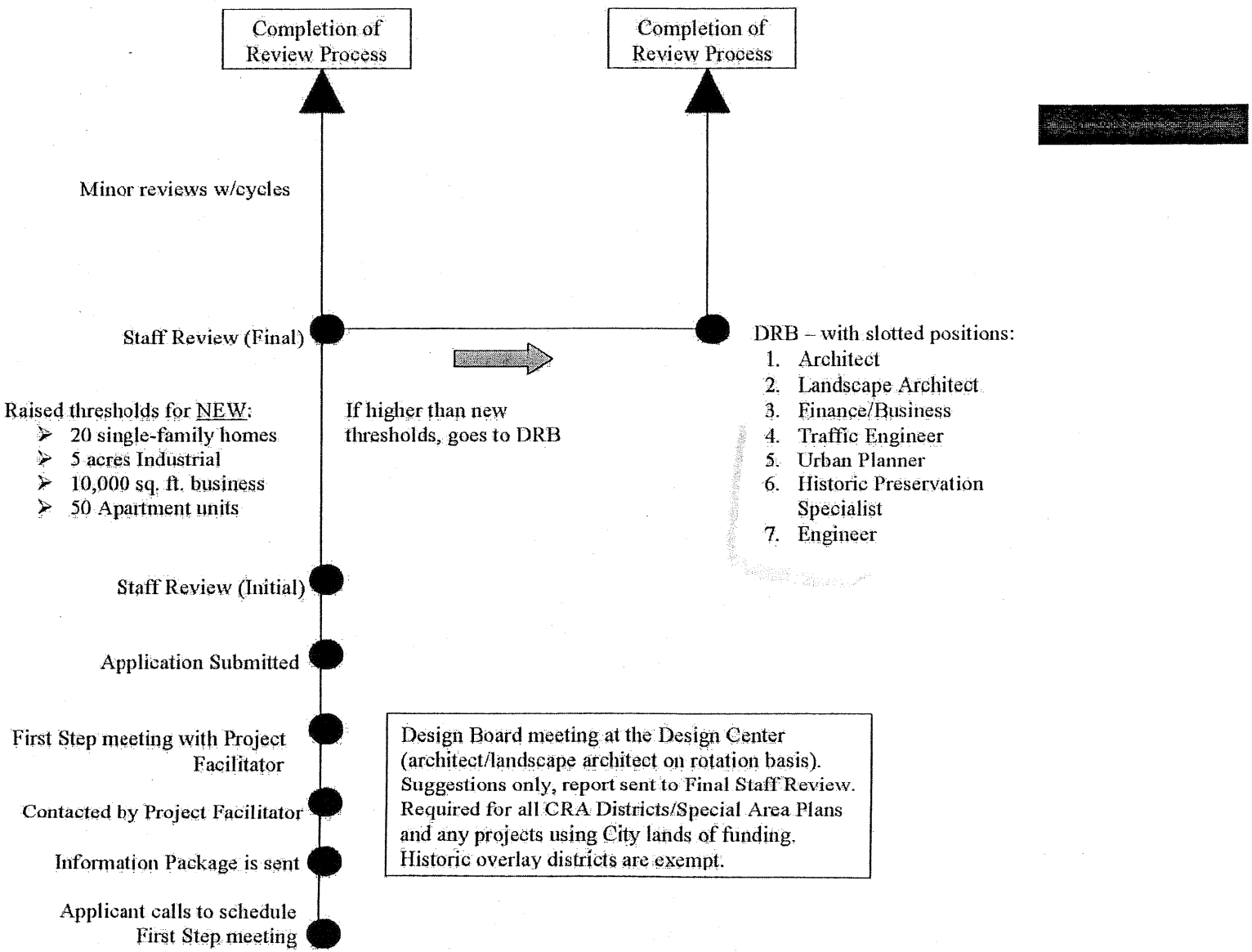
City Government Sub-Committee



Restructuring Development Review

DRB Comments:

1) The DRB is in agreement with using a consent agenda for all projects less than 10,000 square ft and all multi-family projects of more than 5, but less than 50, units;

2) We disapprove of the 5-acre threshold proposed for " Industrial" projects, and feel that they should be classified by the nature of each operation, by SIC Code, realizing that smaller operations often make greater impact on an area than some larger scale projects;

3) The DRB recommends the review process be changed to include, from the point of initial submittal to the city, a digital submission for a Planning Department-controlled web site. The web site presentation could solicit public review and comment of specific plans in the development review process. The DRB believes a web-based approach could enhance changes proposed to neighborhood meetings and encourage timely receipt of public comment;

4) Signage should be placed at the project site within one day of the filing of an application, and should include a site plan and web site address for the proposed development to benefit neighbors and interested citizens.

07-18-05A08:45 RCVD

Roland, Margie L.

From: Bob Cohen [bobcohen@ivs.edu]
Sent: Sunday, July 17, 2005 8:04 PM
To: Mimms, Dean L.; Roland, Margie L.
Subject: FW: Plan Board Meeting Thursday 7/21 6:30--Please distribute

Dean
I received this email from my neighborhood association. Since the matter is coming up at the Plan Board I though I should share this with you for consideration of sharing with other plan board members. I did not attend the neighborhood association meeting for the discussion of this topic.
Bob

From: JASlib@cs.com [mailto:JASlib@cs.com]
Sent: Sunday, July 17, 2005 5:25 PM
To: dhurtak@ufl.edu; booksinc@bellsouth.net; schnell@ufl.edu; hdavis@nersp.nerdc.ufl.edu; MarkGoldstein@gru.net; dellam@ufl.edu; dcw@math.ufl.edu; sheajoynet@netscape.net; bsestudy@gator.net; bishopcj@gru.net; cdenny@pandionsystems.com; acupam@bellsouth.net; bhaktic@bellsouth.net; bobcohen@ivs.edu; twitchell@law.ufl.edu; pdonnelly@laborattorneys.org
Cc: thibeau48@bellsouth.net; rebmann@bellsouth.net; PTWHE1122@aol.com; piano@ufl.edu; penny@gru.net; susan@sugarfoot.org; MaggieAUSA@MAIL.sfcc.net; Cravehy@aol.com; EDWAR66@attglobal.net; ldavid@english.ufl.edu; emilch1053@yahoo.com; gbswest@fdt.net
Subject: Plan Board Meeting Thursday 7/21 6:30--Please distribute

Dear Concerned Citizens:

The Plan Board will consider Petition 107TCH-05PB (see attached summary) this Thursday and will likely make a recommendation to the City Commission, who will eventually vote on it as well.

This collection of changes to the City's Development Review process includes raising thresholds (e.g., square feet, # of units, etc.) of projects that will be considered "adminstratively by staff" instead of going to the Development Review Board for consideration. See Page 2 of the summary for these specific proposed changes.

The petition also signficantly diminishes the neighborhood workshop requirement (see discussion beginning on Page 4 of the attachment). The University Park Neighborhood Association (UPNA) is most concerned about this particular proposal (see our November 04 letter to the Commission pasted below).

There are also proposed changes to the Development Review Board (starting on Page 6).

These are major changes in the way citizens can have input on development going on their neighborhoods and around the City. I urge you to attend or contact the Plan Board or the Commission with your concerns. Please share with other concerned individuals and neighborhoods.

Clerk's Office:

Phone: 334-5015
Fax: (352) 334-2036
clerks@cityofgainesville.org .

City Commission:

CityComm@cityofgainesville.org (same phone and fax as above)

Thanks,

Joe Schmid

07-13-05A08:45 RCVD

November 16, 2004

Mayor Hanrahan
Commissioners Braddy, Bryant, Chestnut, Domenech, Lowe, Nielsen
City of Gainesville
P.O. Box 490, Station 19
Gainesville, Florida 32602-0490

Dear Mayor and Commissioners:

This is to request that you support neighborhood/developer workshops. Recommendations currently being considered by the Economic Development/University Community Committee to "streamline" and accelerate Gainesville's development procedures proposes to cut neighborhoods out of the planning and implementation process for new developments.

This would be a stunning setback for every residential section of the city.

There is considerable evidence that our current ordinance is working well. Developers are required to have a meeting with the neighborhood to discuss their plans. This process has proven its worth both to neighborhoods, the city and surprisingly to developers. The meeting our neighborhood and others have had with apartment and commercial developers have been useful and cordial, resulting in a better understanding of the plan and useful input resulting often in voluntary modifications that benefit all concerned.

For example, recently a major creek and lineal park running along NW 8th Avenue was preserved by neighborhood efforts with the developer and city. We would not have known of the plans had it not been for the required neighborhood workshop. In other workshops with developers, local roads were protected from unnecessary traffic, parking plans were improved, and traffic flow and signalization was proposed and adopted. Many other small but meaningful changes have been adopted as a direct result of the required workshops.

We understand that some developers would like do away with this requirement. We also understand that some developers have criticized the required workshops as poorly attended and of little use. In fact neighborhood boards may only send a few representatives to the meeting but they are usually well informed, positive in their attitude toward well-thought-out development, and always report back to the residents.

We know that there is an expense to have a meeting with an affected neighborhood or their leaders. But it can be far more expensive to eliminate communication with affected parties. Homeowners can be confused and even antagonized when they become aware, after-the-fact, of changes that impact their homes and lives. Even when a neighborhood meeting does not result in consensus, the feeling is that city hall respects its neighborhoods.

Neighborhood/developer meetings are not a problem in our town. There is strong evidence to demonstrate that fact.

Sincerely,

Diane Hurtak
President

July 21, 2005

Dear Plan Board Members:

I write to you this evening as a DRB member, but not in representation of the Board itself. I would like to share some thoughts with you regarding Petition 107TCH-05PB:

This Petition would remove certain developments from automatic DRB review. While at first glance, this may seem like an obvious, streamlining measure, it is important to note that as development within the City limits becomes increasingly "infill," a relatively small development can have a disproportionately large impact on surrounding properties. I have no objection to certain items being placed on a Consent Agenda; however, I want the DRB to retain the ability to pull any item off that agenda if any member believes that more discussion is in order.

This Petition would also restructure the neighborhood workshops. I believe that newspaper notice is very important to maintain citizen input into the development of their neighborhoods. Granted, many projects elicit no interest, but the public needs to be well informed in order to be heard on matters that are of great importance. I do agree that if there are very few citizens willing to attend a workshop, that there is no reason to hold a meeting to an empty room, but conversely, a well-attended neighborhood work shop can help the developer identify potential issues before they even come before the DRB.

I believe that citizen participation in the development process should remain a high priority of the City of Gainesville.

Thank you for your consideration of this matter.

Sincerely,

Laura L. Collopy, MSW
Development Review Board Member.

Memo

To: Chair, City Plan Board

From: Michael Castine, Land Planner

CC: Ralph Hilliard,

Date: July 21, 2005

Re: Consent Agenda Recommendations

BROWN & CULLEN INC.
CIVIL ENGINEERS and LAND PLANNERS
3530 NW 43rd Street
Gainesville, FL 32606
Phone: (352) 375-8999 Fax: (352) 375-0833
email: bci@brown-cullen.com

As the City Plan Board reviews the proposed text amendment regarding the development review process, the following recommendations are offered to help implement the City Commission's direction regarding the restructuring of the development review process.

Recommendations for Plan Review Consent Agenda

- Because most plans reviewed by staff include conditions, all plans for review by the Plan board should be placed on the consent agenda by default, whether or not conditions are recommended, when applicant and staff agree on the recommendations and proposed conditions.
- If an applicant or Plan Board member wishes to discuss conditions, the item is moved to the regular agenda at the beginning of the meeting when the plan will be reviewed and discussed by the Plan Board.
- If a member of the public has notified staff of specific objections to the conditions recommended for a project, or has requested a formal quasi-judicial hearing, the item is moved to the regular agenda at the beginning of the meeting when the plan will be reviewed and discussed by the Plan Board.