

City of
Gainesville



**Proposed Text Change:
Neighborhood Workshops
Public Participation**

Department of Sustainable Development
Brittany McMullen, AICP
March 4, 2021



Background

200650C

City initiated text change
Land Development Code Section(s):
30-3.47 Neighborhood Workshop
30-3.45 Levels of Development Review

Key Issues

- Requiring the submittal of a public participation report as part of the neighborhood workshop process
- Allowing for virtual meetings in lieu of in-person
- Requiring posted notice at the subject property for neighborhood workshops
- Requiring neighborhood workshops for right-of-way vacations
- Requiring posted notice for right-of-way vacations
- Requiring major development plans to be reviewed by the Development Review Board

What's going on?

Petition Number/ Project


Hearing Date/Time

City Hall Auditorium
200 East University Avenue

PUBLIC HEARING

Want to learn more?
cogplanning@cityofgainesville.org
352-334-5023

Gainesville.
Citizen centered
People empowered



Public Participation (Sec. 30-3.47)

200650C

B. Applicability. Every application that requires board approval, including future land use map changes, rezonings, right-of-way vacations, special use permits, subdivisions, or development plans shall first hold a neighborhood workshop and shall include in the application a public participation report. ~~a written record of such meeting~~. Development plans ~~located within a transect zone~~ that meet or exceed the thresholds for intermediate or major development review shall also conduct a neighborhood workshop and submit a public participation report.

Public Participation Report (Sec. 30-3.47.C)

200650C

C. ~~Workshop Requirements~~ Public Participation Report

(1) When a public participation report is required, the applicant shall provide a written report, satisfactory to the City Manger's designee, documenting the results of the public participation effort in conjunction with the submittal of the development application.

(a.) Report contents.

(1) At a minimum, the public participation report shall include the following information:

(a) Which residents, property owners, interested parties, political jurisdictions and public agencies may be affected by the application;

(b) How those parties identified will be informed of a substantive change, amendment, or development to the proposed application such as a significant intensification of proposed uses or a substantial (20%) increase in building area;

(c) How the applicant will keep the City informed as to the status of public participation efforts.

(2) The public participation report shall describe the methods the applicant employed to involve the public, including:

(a) Dates and locations of all meetings where the public were invited to discuss the applicant's proposal, including the required neighborhood workshop;

(b) The content, dates mailed, and number of mailings, including letters, meeting notices, newsletters and other writings;

(c) A description of where residents, property owners and other interested parties receiving notices, newsletters, or other written materials are located; and

(d) The number of people who participated in the process.

(3) The report shall summarize the substance of concerns, issues and problems expressed during the process.

(4) The report shall describe how the applicant has addressed, or intends to address the concerns, issues and problems expressed during the process.

(5) The report shall identify which concerns, issues and problems the applicant is unwilling or unable to address, if any, and shall state why.

Public Participation (Sec. 30-3.47)

200650C

D. Neighborhood Workshop Requirements

- Must be held in a location generally near the subject property and in a facility that is ADA compliant.
- Newspaper ad no longer required.
- Notice must be posted at subject property.
- Applicant shall notify any other persons, organizations or agencies as deemed appropriate after consultation with the City during the project's First Step Meeting.
- Virtual workshops may be held in lieu of in-person.
- Removed previously discussed requirement to record meetings.

Levels of Development Review

200650C

Sec. 30-3.45

Table III-3. Summary of development review process.

- Major Development Plans required to be reviewed by the Development Review Board.

	RAPID	INTERMEDIATE AND MAJOR	MAJOR	MASTER PLAN
First-step meeting	Required.	Required.	Required	Required.
Neighborhood workshop	Not required.	Required.	Required	Required.
Technical review committee (TRC)	Required.	Required.	Required	Required.
Board review	Required if requesting a variance.	Required if requesting a variance.	Required	Required if requesting a variance.
Final TRC review	Required if either TRC or board, as applicable, issued applicant a preliminary development order.	Required if either TRC or board, as applicable, issued applicant a preliminary development order.	Required if either TRC or board, as applicable, issued applicant a preliminary development order.	Required if either TRC or board, as applicable, issued applicant a preliminary development order.

Public Notice

Sec. 30-3.8

Table III-1: Public Notice

- Posted notice required for R-O-W Vacations

200650C

APPLICATION TYPE	NEWSPAPER AD	MAILED NOTICE	POSTED NOTICE
Zoning map changes involving less than 5% of the total land area of the city.	As required by law.	Required.	Required.
Zoning map changes involving more than 5% of the total land area of the city.	As required by law.	Not required.	Required, except as provided in this section.
Special use permits	As required by law.	Required.	Required.
Development review board	As required by law.	Required.	Required.
Variances	As required by law.	Required.	Required.
Historic preservation board (COA)	As required by law.	Not required.	Required.
Heritage overlay district board	As required by law.	Not required.	Required.
Right-of-way vacations	As required by law.	Required.	Not required. Required.

Thank You