



Legislation Text

File #: 050158., **Version:** 1

DEVELOPMENT REVIEW PROCESS (B)

Ordinance No. 0-06-16; Petition 107TCH-05 PB

An ordinance of the City of Gainesville, Florida, amending the Land Development Code relating to development review plans; amending section 30-23; adding a definition for developed industrial area; amending section 30-159; creating a new level of review for minor plans before the development review board; amending paragraph 30-350(b) (3); amending the neighborhood meeting requirements, adding an architectural/design consultant procedure for development located in community redevelopment districts and special Area Plan districts; amending paragraph 30-351(d)(1); providing for notice of development plan review for certain minor development plans; amending paragraph 30-352(b)(1); revising the background and professional requirements of the persons who may serve as development review board members; providing directions to the codifier; providing a severability clause; providing a repealing clause; providing a schedule for implementation; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

The Economic Development/University Community Committee (EDUCC) recommended that the development review process be restructured. The Committee recommended that thresholds be raised, so that projects of considerably larger size could be reviewed and approved administratively by staff. Only projects of 20 houses or more, 50 multi-family dwelling units or more, 10,000 square feet or more of commercial development or five acres or more of industrial area would go to the Development Review Board for discussion and hearings. The Community Development Committee also considered the proposed changes and recommended smaller adjustments to the thresholds.

The City Commission initiated the petition, and the Plan Board heard the petition and took citizen comment. The Board recommended favorably on all the proposed changes, except recommending that the present process for neighborhood meetings only be changed to incorporate the meeting as proposed at the Florida Community Design Center for projects in the redevelopment and special districts, and otherwise retain the neighborhood meetings as currently required.

This petition implements the recommendations of the Economic Development/University Community Committee (EDUCC) to the City Commission and the subsequent direction of the City Commission and recommends a rule change to the Development Review Board to create a consent agenda procedure. Staff recommends the City Commission consider adopting a threshold of 25 multi-family units, rather than the 50-unit threshold.

CITY ATTORNEY MEMORANDUM

The City Commission approved Petition 107TCH-05 PB, with conditions, on November 14, 2005. This ordinance requires two public hearings. Should the Commission adopt the ordinance on first reading; the second and final reading will be held on Monday, August 28, 2006. The ordinance, if adopted, will not apply or affect any application for development permit that was properly filed with the City on or before 5:00 p.m. on Thursday, August 31, 2006.

None