

NOTICE 2024-315B

# City of Gainesville

## LD23-000160 TCH Community Meetings with Notice Text Change

Department of Sustainable Development  
Nathaniel Chan  
January 15<sup>th</sup>, 2026



# Community Meetings with Notice

LD23-000160 TCH (Text Change)

## Privately-Initiated Text Change

**Applicant:** Margaret (Peggy) Carr

**Company/Organization:** GNVoices, Inc.

## Proposed Land Development Code Text Changes:

1. Section 30-2.1. – Definitions
2. Section 30-3.8. – Public Notice
3. Section 30-3.7. – Public Participation

**CITY OF GAINESVILLE**  
**PUBLIC MEETING**

**DEVELOPMENT REVIEW BOARD**

**Property Location:** [Map showing location at Hull Rd and SW 38th Terr]

**WHAT:** Public meeting to discuss a major site plan application and variance for a new multi-family residential apartment building. The variance is a request to change where the building is required to be placed. Located on the SE corner of Hull Rd and SW 38th Terr.

**WHY:** You are being notified because the development is on or near a property you own or lease and we want your input.

**WHERE:** City Hall  
200 E University Ave  
Gainesville, FL

**WHEN:** February 27, 2024  
6:30 pm

**CONTACT:** Department of Sustainable Development  
Planning Division  
PO Box 490, Station 11  
E: [dab@gainesvillefl.gov](mailto:dab@gainesvillefl.gov)  
www.gainesvillefl.gov

Thomas Center B,  
306 N.E. 6th Ave.,  
Gainesville, FL

P: (352)334-5023

## Summary of Requested Changes:

For planning petitions (both legislative and quasi-judicial) affecting more than 5% of the City’s land area:

1. Added definitions to the Land Development Code for “Legislative” and “Quasi-Judicial”
2. Require more “notice” via website, opt-in email, and newspaper
3. Require more “participation” with two community meetings

# Petition Timeline



# Discussion Item at 9/4/2025 City Commission Meeting

2024-315 Community Meetings with Notice Text Change LD23-000160 (B)

## Motion:

- 1) Revise the provided definitions for legislative decision and quasi-judicial decision per the Office of the City Attorney's preferred definitions;
- 2) Revise the newspaper ad requirement per the Office of the City Attorney's preferred language for codification into the Land Development Code;
- 3) Staff will research policy and procedures related to incorporating community meetings, website, and email options;
- 4) Remove community meetings from codification into the Land Development Code;
- 5) Separate from this approval, the Planning Division can initiate process changes for improving the City's website, email notification, newsletter notification, and more neighborhood partnerships to hear direct concerns from neighbors.

**Moved by:** Commissioner Book

**Seconded by:** Mayor Pro Tem Eastman

**Aye (7):** Mayor Ward, Commissioner Duncan-Walker, Commissioner Chestnut, Mayor Pro Tem Eastman, Commissioner Book, Commissioner Willits, and Commissioner James Ingle

Approved (7 to 0)

## Comparing Requested Changes and Proposed Ordinance

### Requested Changes

1. Section 30-2.1. – Definitions
2. Section 30-3.8. – Public Notice
3. Section 30-3.7. – Public Participation

#### Definitions

- Added Definitions for “Legislative” and “Quasi-Judicial”

#### Public Notice

- Require opt-in emails, newsletter, website, and newspaper notice for “large-scale” planning items

#### Public Participation

- Require 2 community meetings for “large-scale” planning items

### Proposed Ordinance

1. Section 30-2.1. – Definitions
2. Section 30-3.8. – Public Notice

#### Definitions

- Added Definitions for “Legislative” and “Quasi-Judicial”

#### Public Notice

- Revise newspaper notice to allow usage of online newspaper notice

#### Process Changes for Planning Division

- Website: Neighborhood Workshops + Comp Plan
- Website: Neighborhood Map and List
- GNV Newsletter: Planning and Zoning Emails
- Direct Engagement: Community F.I.R.S.T. Initiative
- Direct Engagement: Community Meetings (S Main and SW Gainesville Land Use/Zoning Changes)

## Section 30-2.1. – Definitions

*Legislative decision* means, in general, a decision deriving from the authority of the elected municipal legislative body as provided in article VIII, section 2(b) of the Florida Constitution to legislate as to the content of the police power laws, ordinances, regulations, or similar enactments. Legislative decisions include, but are not limited to, land use changes involving the future land use map of the Comprehensive Plan and text amendments to the Comprehensive Plan and Land Development Code.

*Quasi-judicial* decision means, in general, a decision resulting from a process whereby an individual person or entity is provided with a quasi-judicial hearing in which a decision maker applies established city policy or law to the specific, individualized situation based on evidence received.



## Section 30-3.8 Public Notice

Posting Newspaper Ads and Legal Notices Online

*Newspaper or online notice.* Whenever a legal advertisement or a publication or notice in a newspaper or on a governmental agency website has been or is directed or permitted by Florida Statute or this chapter, such requirement means either of the following:

1. A publication in a newspaper printed and published periodically at least once a week in accordance with F.S. 50.011, which may be amended from time to time; or
2. A publication on a publicly accessible website in accordance with F.S. 50.011 and F.S. 50.0311, which may be amended from time to time.



2024-315B

# Review for Compliance with Land Development Code and Comprehensive Plan

## Land Development Code Considerations:

- Quasi-judicial and legislative definitions
- Recent changes to Public Participation and Notice sections

## Comprehensive Plan Considerations:

- Objective 5.4 of Future Land Use Element:  
The City shall partner with neighborhoods to facilitate effective communication between neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.



# Process Changes for Planning Division

Website: Neighborhood Workshops + Comp Plan

Website: Neighborhood Map and List

GNV Newsletter: Planning and Zoning Emails

Direct Engagement: Community F.I.R.S.T. Initiative

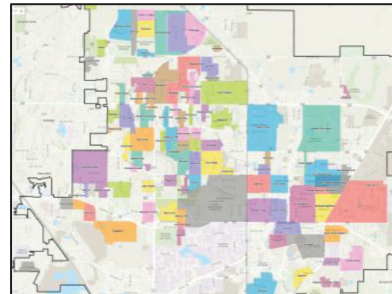
Direct Engagement: Community Meetings (S Main and SW Gainesville Land Use/Zoning Changes)

## Community F.I.R.S.T. Initiative Newsletter

City of Gainesville

Issue 02 / Fall 2025

- 1  
About Community F.I.R.S.T.
- 2  
Action Items
- 3  
Community Focus
- 8  
Community Engagement/Events
- 9  
Living Well



## Community First - Action Items List

Neighborhood	Inquiry/Request	Department Supporting	Status
Greater Duval	Streetlight concerns, NE Eighth Ave.	Public Works	In Progress
Greater Duval	Gutter buddy in cul-de-sac	Public Works	Complete
Greater Duval	Community gardens entrance	Parks, Recreation and Cultural Affairs (PRCA), Public Works	In Progress
Greater Duval	Speeding concerns	Public Works	In Progress
Pineridge	Pineridge cleanup	Gainesville Fire Rescue, Public Works	Complete
Pineridge	Noise complaint	Gainesville Police Department (GPD)	Complete
Pleasant Street	Noise complaint, drone sighting	GPD	In Progress
Porters	Downed tree	Code Enforcement	Complete
Porters	Debris and trash on rear ADA ramp	Code Enforcement	Complete
Sugar Hill	Wasp nest on swing set	PRCA	Complete
Sugar Hill	Trash can removed from Willison Rd. bus stop	Regional Transit System (RTS)	Complete
University Park	Overgrown	Code Enforcement	Complete
University Park	Roof leak	Code Enforcement	In Progress
University Park	Malfunctioning outlets	Code Enforcement	In Progress
University Park	Hazardous Tree	Code Enforcement	Complete

### Neighborhood Workshop Meeting

Neighborhood workshops are an early step in the development process for many projects. These workshops notify nearby property owners and the public about proposed projects and provide an opportunity for feedback. Workshops are hosted by the applicant, and are required before submitting applications for rezoning, land use changes, special use permits, and major developments. Applicants must notify properties within 400 feet and post public notice signs at least 15 days before the workshop.

**Upcoming Neighborhood Workshops:**

Date	Time	Location	Project Name	Applicant	Notification
12/16/2025	8:00 PM	Virtual	Woodbury Row Phase 4	ada	Notification
12/16/2025	7:00 PM	Virtual	Boyd Vacation	Dorothy Holmes	Notification
12/16/2025	6:00 PM	Virtual	GNV Holdings - LUC/20K and Row Vacation	NWS	Notification
12/16/2025	8:00 PM	Virtual	Royal Park Senior Appx Affordable Housing Development	Kinley-Horn	Notification

### Comprehensive Planning

The city seeks to ensure healthy growth and to maintain the character and stability of present and future land use and development through comprehensive planning. The comprehensive plan identifies a community's resources and the long-range community needs and goals. It provides a process for developing community consensus and for local governments to consider the human, environmental, social, and economic impacts of future commercial and residential land use.

**Imagine GNV: The Comprehensive Plan 2035**

The City of Gainesville is in the process of evaluating and updating its Comprehensive Plan.

ImagineGNV, the City's Comprehensive Plan update that began in 2020, adds new goals, objectives, and policies that reflect current efforts that aim to make Gainesville a place where everyone can thrive. In November 2020, Planning staff shared the latest draft of ImagineGNV and the associated ImagineGNV Timeline to the City Commission, which can be viewed below.

[ImagineGNV Timeline for 2025](#)

**Imagine GNV Draft**

Click on any of the Resources to add a comment, share, or make a new comment.

For questions about a specific project, please contact the applicant directly during this pre-submittal phase. Once a project is formally submitted to the City, the public can access detailed information through our online permitting portal.

# Process Changes for Planning Division

Website: Neighborhood Workshops + Comp Plan

Website: Neighborhood Map and List

GNV Newsletter: Planning and Zoning Emails

Direct Engagement: Community F.I.R.S.T. Initiative

Direct Engagement: Community Meetings (S Main and SW Gainesville Land Use/Zoning Changes)

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### Contact Us

**Phone**  
352-334-5023

**Email**  
planning@gainesvillefl.gov

### Resources

- [Neighborhood Workshop Requirements](#)
- [Neighborhood Workshop Mailed Notice Affidavit](#)

### Related Information

- [Land Development Code Sec 30-3.7 - Public Participation](#)

### Upcoming Neighborhood Workshops:

Date	Time	Location	Project Name	Applicant	Notification
12/10/2025	6:00 PM	Virtual	Woodbury Row Phase 4	eda	<a href="#">Notification</a>
12/16/2025	7:00 PM	Virtual	RoW Vacation	Dorothy Holmes	<a href="#">Notification</a>
12/18/2025	6:00 PM	Virtual	GVLE Holdings - LUC/ZON and RoW Vacation	NV5	<a href="#">Notification</a>
12/18/2025	6:00 PM	Virtual	Royal Park Senior Apts - Affordable Housing Development	Kimley-Horn	<a href="#">Notification</a>

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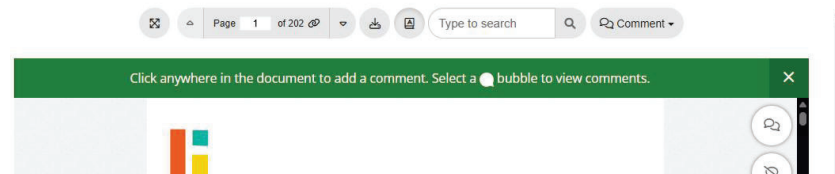
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### Imagine GNV Draft



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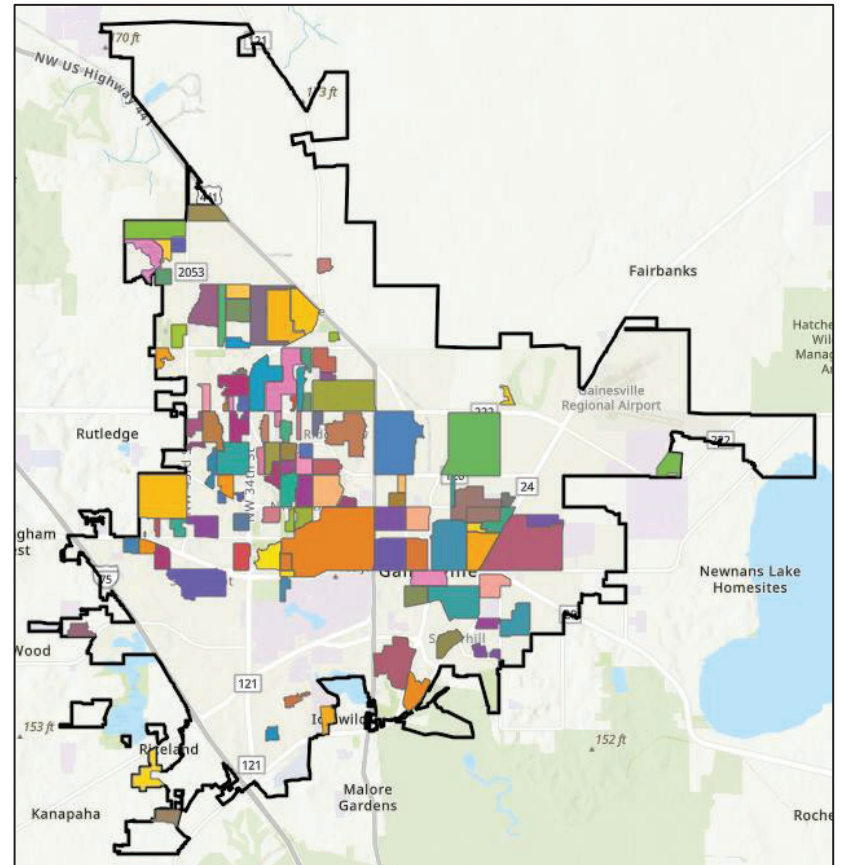
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## Gainesville Neighborhoods

- Neighborhood
- Abbingtion Oaks
- Appletree
- Ashton
- Azalea Trails
- Beville Heights
- Black Acres
- Blues Creek
- Breckenridge
- Brywood
- Burberry Ponds
- Capri
- Carol Estates South
- Cedar Grove II
- Chateau Forest
- Chatworth Court
- Cherrytree
- Colclough Hills
- Colony Park
- Coventry
- Creekwood



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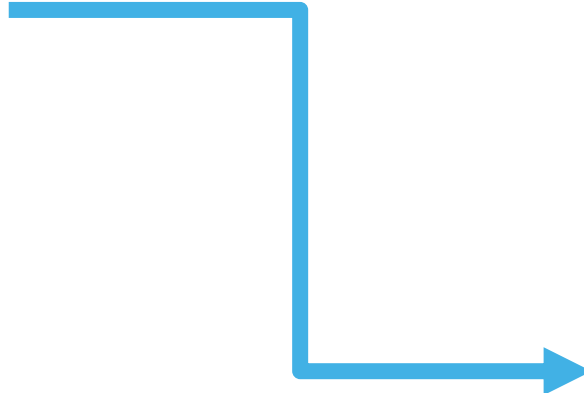
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[EXTERNAL] GNV News: Dec. 24 edition

### Comprehensive Plan update - Feedback wanted!

The City of Gainesville is in the process of evaluating and updating its Comprehensive Plan, ImagineGNV. The plan update began in 2020, and adds new goals, objectives and policies that reflect current efforts that aim to make Gainesville a place where everyone can thrive. A Comprehensive Plan (or Comp Plan) is a legally-binding, broad policy document that guides decisions and investments affecting nearly every aspect of life including housing, land use, economic development, environment, historic preservation, parks, capital improvements and transportation.

ImagineGNV is committed to being co-created by the Gainesville community, and we want to hear from you! Visit [our website](#) to learn more, review the draft, and provide comments. Want to schedule a meeting with us, or want us to attend one of your events? Please contact Alison at [pagera1@gainesvillefl.gov](mailto:pagera1@gainesvillefl.gov) or 352-393-8616. We look forward to hearing from you!



Sign up to get interesting news and updates delivered to your inbox.

\* Email Address

\* First Name

\* Last Name

Phone Number

Email Lists

- Affordable Housing (comms use)
- Arts, Music & Cultural Activities (comms use)
- Business and Economic Development (comms use)
- Cold Night Shelter Notices (comms use)
- Commission Meetings, Workshops, Advisory Boards and Committees Information (comms use)
- Community Engagement Events, Resident Feedback, Open Houses (comms use)
- Doing Business in Gainesville (comms use)
- Elections & Voting (comms use)
- Equal Opportunity Information (comms use)
- Family- and Kid-Friendly Activities & Resources (comms use)
- General News & Information (comms use)
- GNV News weekly email (comms use)
- Land-use, Zoning & Planning for Development (comms use)
- Park Improvements, Beautification Activities (comms use)
- Parks and Recreation Opportunities (comms use)

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Issue 02 / Fall 2025

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University Park	Roof leak	Code Enforcement	In Progress
University Park	Malfunctioning outlets	Code Enforcement	In Progress
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## Process Changes for Planning Division

Study Analysis and Future Land Use Change/Rezoning Applications South Main Street Industrial Area and SW Gainesville Multifamily Area

Website: Neighborhood Workshops + Comp Plan

Website: Neighborhood Map and List

GNV Newsletter: Planning and Zoning Emails

Direct Engagement: Community F.I.R.S.T. Initiative

Direct Engagement: Community Meetings (S Main and SW Gainesville Land Use/Zoning Changes)

### Task 2: Community Workshops/Outreach

- Task 2 Kick-Off Meeting: Meet with City staff to discuss detailed findings from Task 1 and establish strategy & ideas for community engagement and project schedule.
- Schedule and attend up to 3 community outreach meetings. Specific locations and attendees to be determined based on City staff input.
- Work with City staff to prepare outreach materials (NOTE – City staff is responsible for preparing mailing lists and mailing all required notices)
- Assist in communication and coordination with key stakeholders (Chamber of Commerce, adjacent area Neighborhood Associations, etc.)
- Prepare a presentation and project boards/engagement materials for the community meetings.
- Facilitate community meetings and provide a detailed summary of stakeholder feedback.
- Present workshop summaries and staff/consultant recommendations to the City Commission via the General Policy Committee.

### Deliverables:

1. Project Work Plan & Schedule: project timeline, milestones, meeting dates and engagement activities.
2. Community Workshop Summaries: meeting agendas, meeting materials, presentations, minutes and summary report for each meeting.

# Recommendation:

## City Plan Board: Approve Petition LD23-000160 with conditions and an amendment to Condition 5:

1. Revise the provided definitions for legislative decision and quasi-judicial decision per the Office of the City Attorney's preferred definitions
2. Revise the newspaper ad requirement per the Office of the City Attorney's preferred language for codification into the Land Development Code
3. Remove website notice, email notice, text message notice, social media notice, and newspaper notice from codification into the Land Development Code
4. Remove community meetings from codification into the Land Development Code
5. Separate from this approval, the Planning Division can initiate process changes for improving the City's website, email notification, newsletter notification, text message notification, and more neighborhood partnerships to hear direct concerns from neighbors

# Recommendation:

## Staff: Approve Ordinance 2024-315 (Petition LD23-000160)

### Ordinance 2024-315:

- Does not include Community Meeting requirement
- Added Definitions for “Legislative” and “Quasi-Judicial”
- Revise newspaper notice to allow usage of online newspaper notice

### Separately:

- Staff will research policy and procedures related to incorporating community meetings, website, and email options;
- The Planning Division can initiate process changes for improving the City’s website, email notification, newsletter notification, and more neighborhood partnerships to hear direct concerns from neighbors.



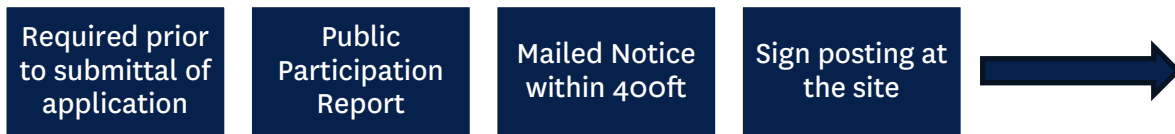
2024-315B

# Backup Slides

# Overview of Current Process for Public Participation

Section 30-3.7 of the Land Development Code

## Neighborhood Workshops



### Required for:

Future Land Use Change	Rezoning
Special Use Permit	Subdivision
Intermediate Development Plan	Major Development Plan
Street Vacation	Master Plan

### Not required for:

Text change to Land Development Code	Text change to Comprehensive Plan
Annexation-related future land use change	Annexation-related rezoning
Minor Development Plan	Environmental remediation or safety improvements required by local, state, and federal agencies

What's going on?

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Meeting Date/Time

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Location

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# NEIGHBORHOOD WORKSHOP

Want to learn more?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Overview of Current Process for Public Notice

## Land Development Code (Sec. 30-3.8)

**Posted Notice**  
15 days prior to meeting



**Mailed Notice**  
15 days prior to meeting



## State Statute

**Newspaper Ad**  
Depends on ordinance

**NOTICE OF PROPOSED COMPREHENSIVE PLAN AMENDMENT**

Notice is hereby given that the proposed petition whose title appears below will be considered by the City Plan Board the 25th day of April, 2024, and if approved will then be considered for First Reading by the City Commission at a later date. The meeting will be held in City Hall, 200 E. University Avenue, Gainesville, Florida. The City Plan Board meeting begins at 6:30p.m. and the petitions will be read as soon thereafter as may be heard. FOR INFORMATION CALL 352-334-5023.

**Petition LD24-000004 LUC.**  
Eda Consultants (Agent), on behalf of City of Gainesville and Alachua County Land Conservation Facility (Owner), Request Land Use Amendment from Single Family (SF) to Conservation (CON) and Public and Institutional Facilities (PF) on approximately 715.54 +/- acres in size and is generally located in the northwest area of Gainesville (west of US 441; south of Turkey Creek Forest; generally east of NW 43rd Street; and generally north of NW 68th. (Related to LD24-000003).

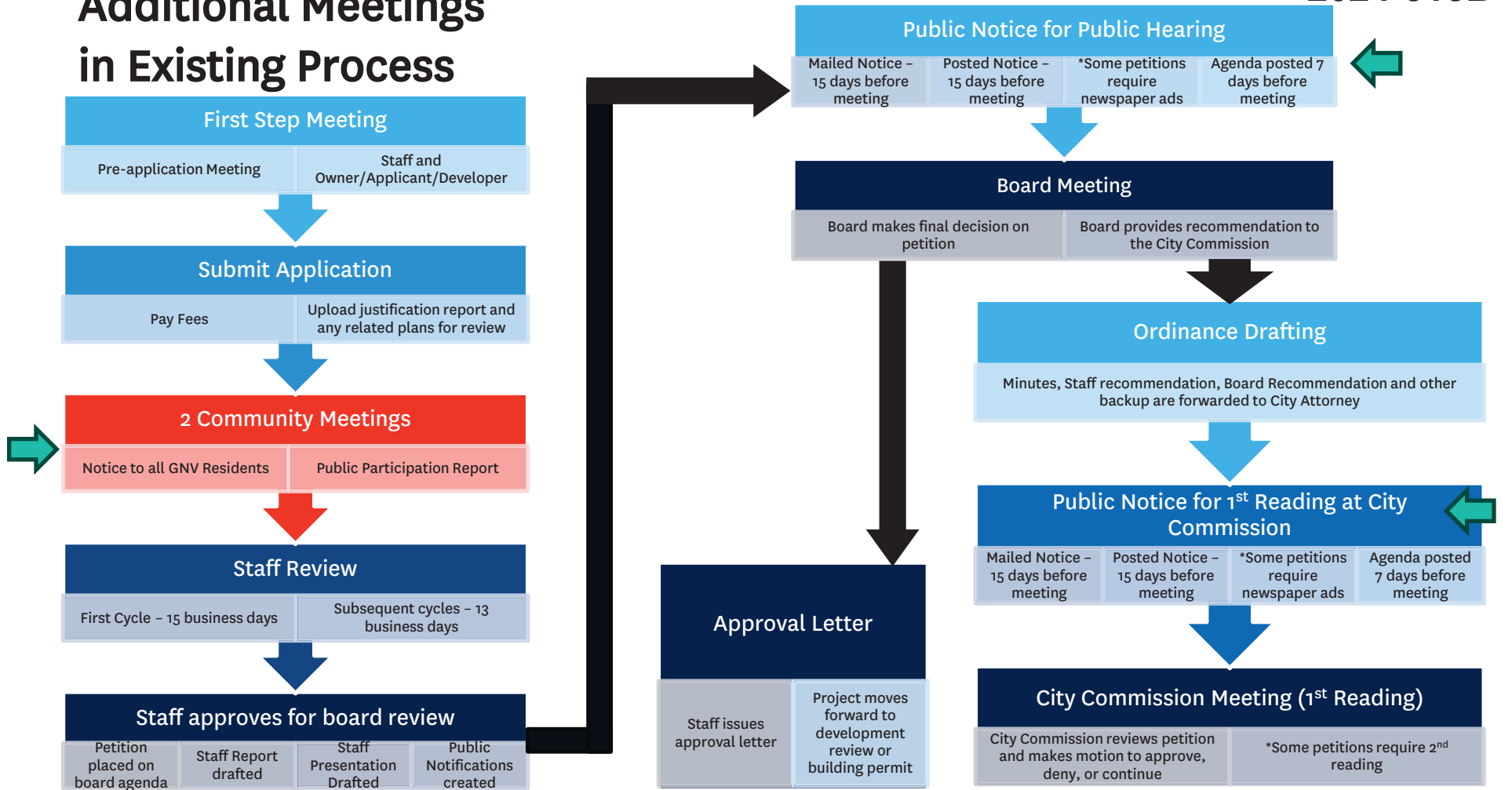
**Petition LD24-000019 LUC.**  
City of Gainesville (Applicant), Request to amend the future land use designation for parcel 07251-019-000 from Alachua County COM (Commercial) to City of Gainesville UMU (Urban Mixed Use, 60-80 dwelling units per acre). Related to LD24-000020 ZON.

The public will have an opportunity to comment on the application. **Public access to this meeting can be accomplished as follows:**

- **Attend in Person - City Hall**
  - o 200 E. University Avenue, Gainesville, Florida
- **Live Meeting Coverage**
  - o City of Gainesville Website:  
<https://www.cityofgainesville.org/CommunicationsOffice/Community12TV/LiveWebStreaming.aspx>
  - o City of Gainesville Facebook:  
<https://www.facebook.com/GainesvilleFL> - comments made via

# Additional Meetings in Existing Process

2024-315B



# Costs to the City – Slowing down the Planning Process

Add several months to the process

Text Changes with Narrow Scope

Costs to property owners and applicants

