

# Proposal to Enhance Public Participation in City Land Use Decision-making

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GAINESVILLE NEIGHBORHOOD VOICES PRESENTATION

CITY COMMISSION, SEPTEMBER 04, 2025

Focus:

LDC  
Changes  
Affecting  
5% and  
more of the  
City's Land  
Area

- City-wide changes require LESS public notice and public participation than proposed changes to individual properties.
- Useful give and take between the public and staff is currently constrained.

# Proposal

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- Part 1 - Added LDC Definitions
- Part 2 – Enhanced Public Notice
- Part 3 – Enhanced Public Participation

# Part 1 – Added LDC Definitions

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- **Legislative Decision**
- **Quasi-judicial Decision**

Part 1  
Added  
Definitions

*Agree with draft wording  
provided by City Attorney's  
Office for both definitions*

## Part 2 – Enhanced Public Notice

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- Legal Notice in Newspaper
- Legal Notice on Website
- Opt-in Email Notice

Part 2  
Enhanced  
Public  
Notice

*Agree with draft wording  
provided by City Attorney's  
Office re:*

- Legal Notices in Newspaper
- Legal Notices on Website

*Request one additional measure:*

- Opt-in Email Notice

# *Add to EXISTING Email list supported by the City:*

## Part 2 Enhanced Public Notice

**City of**  
**Gainesville**

Subscribe to GNV News

Our publications help residents, visitors and anyone interested in Gainesville stay up-to-date with the latest city news delivered straight to your inbox.

\* Email Address

\* First Name

Email Lists

Arts, Music & Cultural Activities (comms use)

Business and Economic Development (comms use)

Cold Night Shelter Notices (comms use)

Part 2  
Enhanced  
Public  
Notice

*Possible Email List Wording:*

Land Use Regulation Changes  
including Rezoning and  
Comprehensive Plan Changes

## Part 3 - Enhanced Public Participation

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- 2 Application Cycles Per Year (as needed)
- 2 Community Meetings/Cycle
- Website (supported by Office of Sustainable Development)

# Possible Application/Meeting Cycle <sup>2024-315E</sup>

- Month 1 – 2  
Application period for Cycle One closes at end of month 2
- Month 3  
Staff sends out initial Cycle One notices via Opt-In email list and public notice and organizes Cycle One community meetings
- Month 4 - 5  
Cycle One Community Meetings held  
Meeting reports are prepared  
Staff prepares agenda item(s) for City Plan Board Meeting  
Legal Notices posted
- Month 6  
City Plan Board Meeting for Cycle One applications
- Months 7-12  
Schedule repeats

## Community Meetings

# Community Meetings

*Applicant(s) responsible for 2 community meetings:*

- Design community meetings to facilitate give and take
- Two community meeting cycles/year (proposed changes can be grouped)

## *Maximum Required Additional Meetings:*

- 4 per year

## *Existing Number of City Meetings/Events:*

- 77 City programs at Depot Park in 2024
- 26 City Free Friday concerts in 2024
- Many other City departments host workshops etc.
- Planning staff now attends “small” development workshops

# Community Meetings

# Community Meetings

*Applicant responsible for providing a report about the community meetings including list of attendees (as required for neighborhood meetings for small projects)*

Website –  
Office of  
Sustainable  
Development

# Add to EXISTING Neighborhood Workshop Website supported by the City:

Home / Government / Departments / Sustainable Development / Planning Division / **Neighborhood Workshop Meeting**

## 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 like rezonings, 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.



### Contact Us

**Phone**

[352-334-5023](tel:352-334-5023)

**Email**

[planning@gainesvillefl.gov](mailto:planning@gainesvillefl.gov)

### Resources

[Neighborhood Worksho](#)

# Summation

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- **Consistent with the City's Strategic Plan**
  - Equitable Community - Enhance the access to city services, information, programs, facilities and activities for all Neighbors
  - Best in Class Neighbor Services - Maintain and enhance proactive city communications policies, strategies and tools to inform the community and our neighbors
- **Will improve Community – Commission relations**
- **Will assist staff & CPB with scheduling**