

Community Meetings with Mailed Notice

LD23-000160 TCH (Text Change)

Privately-Initiated Text Change

Applicant: Margaret (Peggy) Carr

Company/Organization: GNVoices, Inc.

Proposed Land Development Code Text Changes:

- Section 30-2.1. – Definitions
- Section 30-3.7. – Public Participation
- Section 30-3.8. – Public Notice
- Section 30-3.12. – Review Procedures

CITY OF GAINESVILLE

PUBLIC MEETING

DEVELOPMENT REVIEW BOARD



Property Location:
[Redacted]

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: drb@gainesvillefl.gov
www.gainesvillefl.gov

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

P: (352)334-5023

Application ID: [Redacted]

Name: [Redacted]

Development Plan

Lot Size: 1.48 acres

Contact: [Redacted]

Summary of Requested Changes:

Require four community meetings, one in each Commission District, for all planning petitions (both legislative and quasi-judicial) affecting more than 5% of the City’s land area + **Mailed notice to all dwelling units in Gainesville.**

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

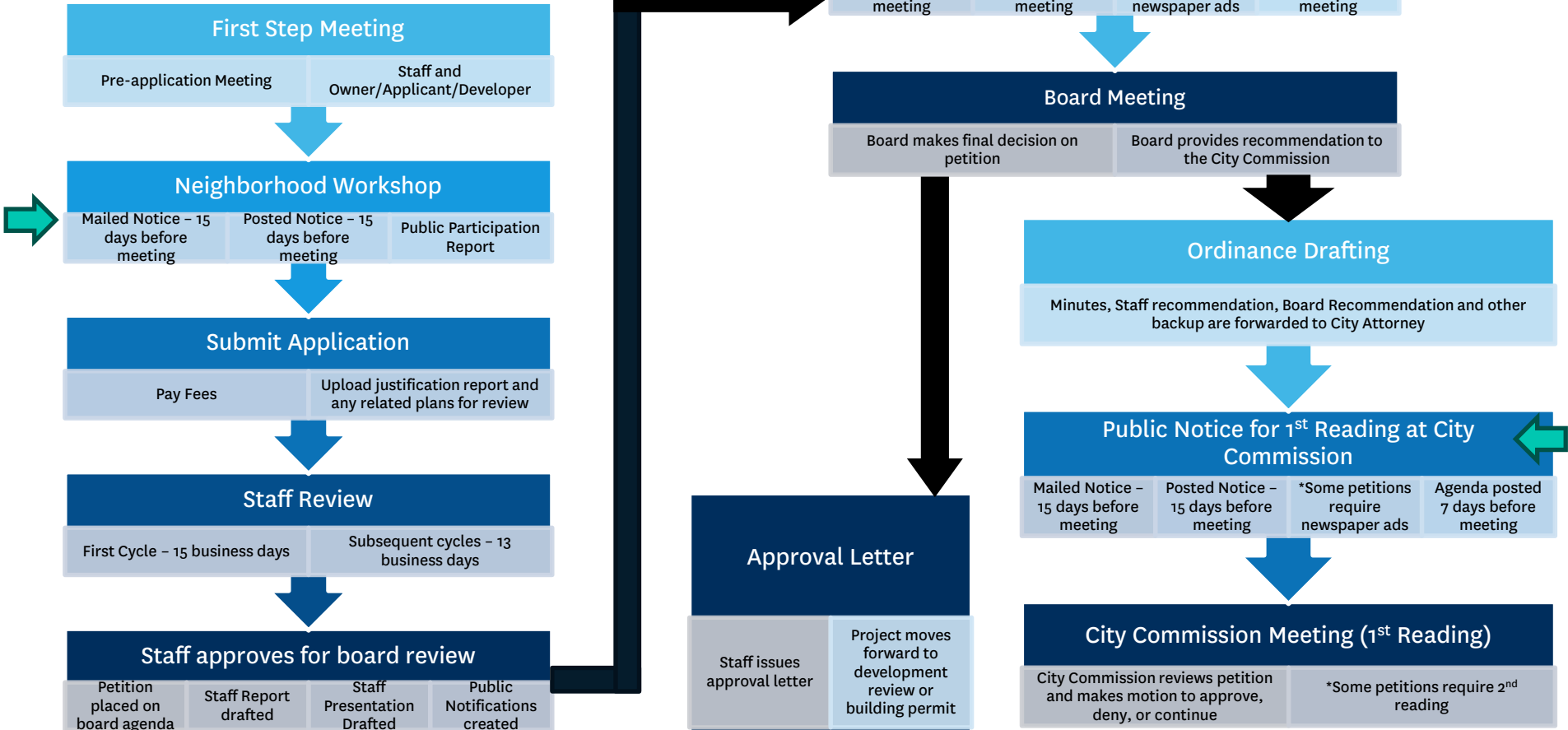
Not required for:

- 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



Current Board Review Process Schedule

2024-315B



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 LD24-00004 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 71.54 +/- 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 LD24-00003).

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 LD24-00020 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

Summary of proposed privately-initiated text change

Four Community Meetings

- 1 Community Meeting in each Commission district
- City Commissioner representing the district recommended to attend the meeting
- Must start between 6pm and 8pm on weekdays or between 9am and 5pm on weekends.
- Public Participation Report
- Maximum 2 sequences/cycles of meetings per year

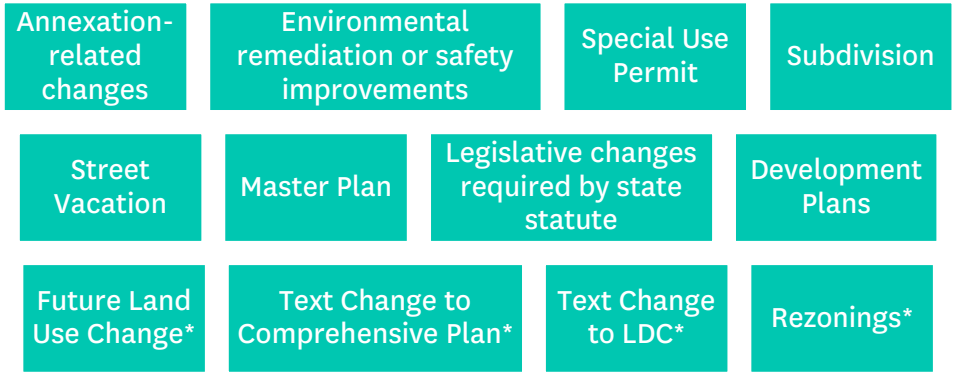
Mailed Notice

- **Sent to all residents within the City.**
- Mailed at least 15 calendar days before the first community meeting
- Includes date, time, and location of all scheduled community meetings
- A narrative description of the potential impacts
- Website link that will include subsequent information.

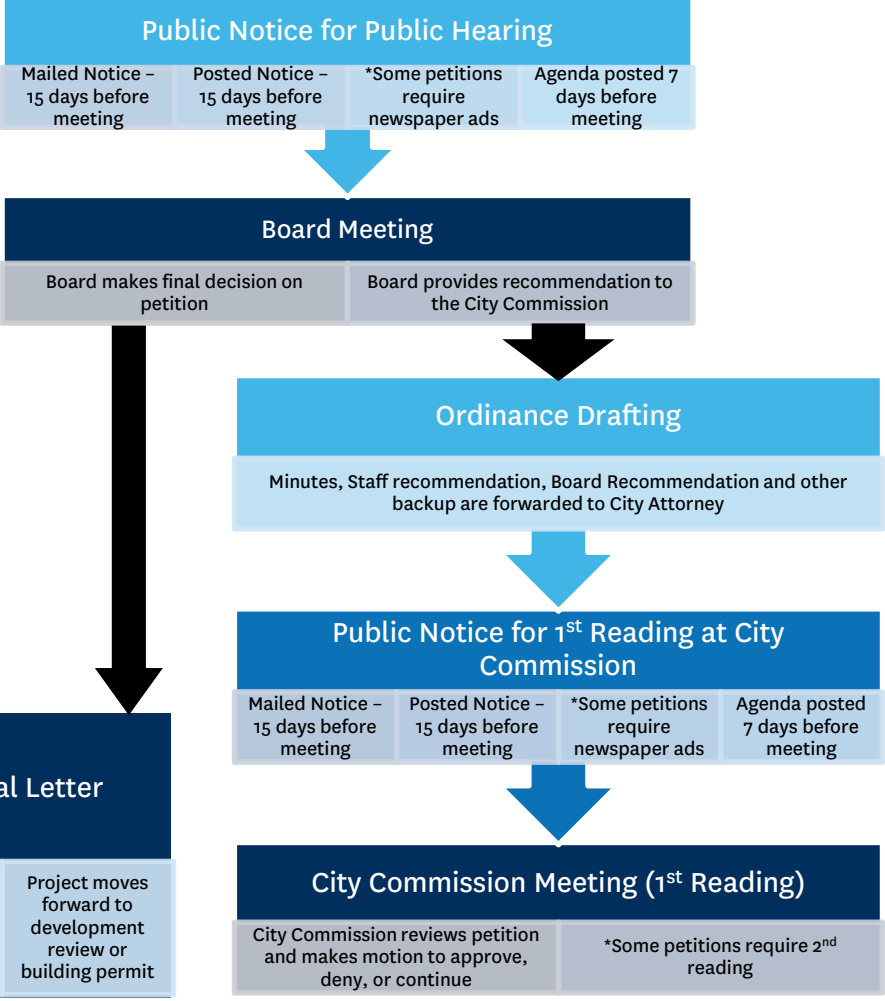
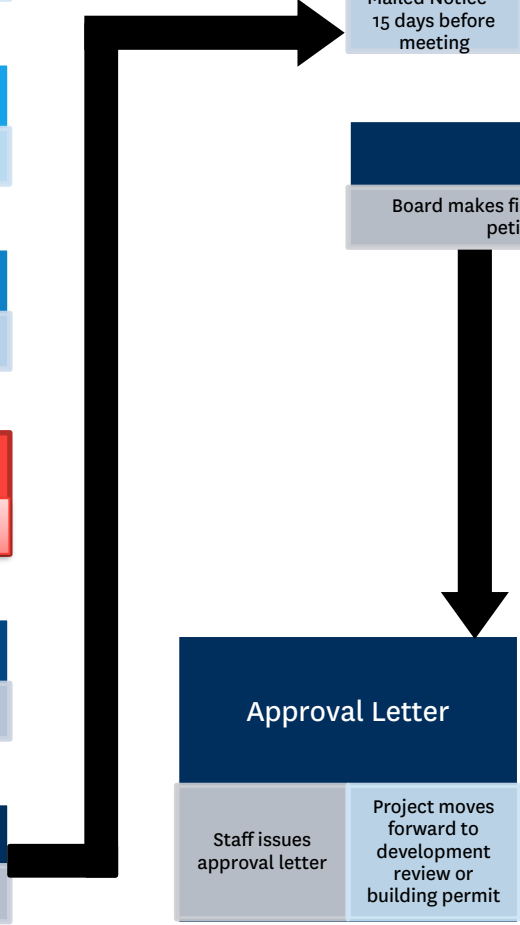
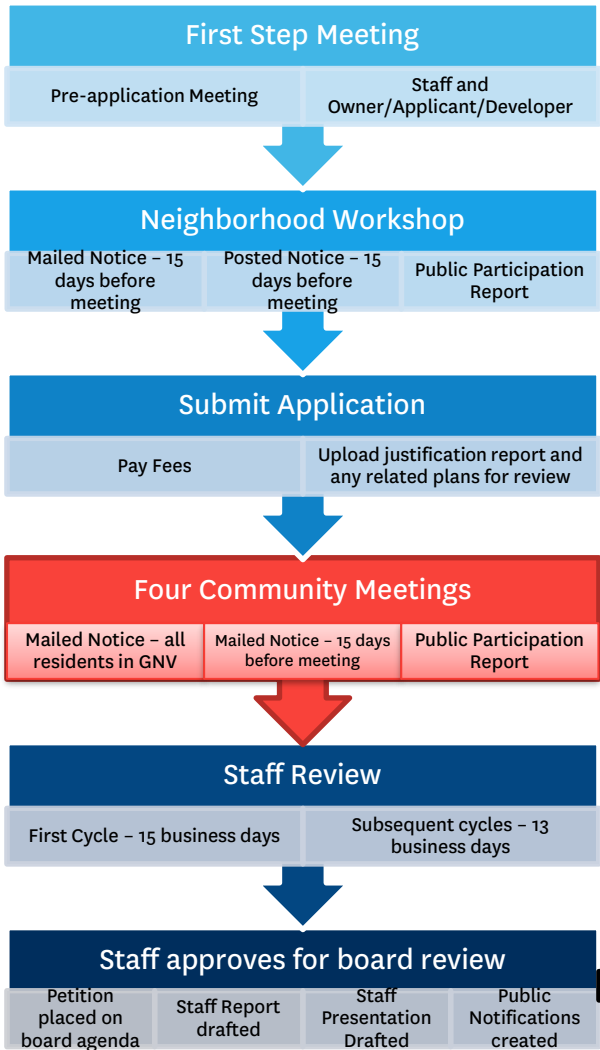
Applies to: If > 5% of the city's land area



Does not apply to:



*If < 5% of the city's land area



Costs to the City – Mailed Notice

Table 1. Current Cost per Postcard (Renaissance Printing)			
Printing cost per postcard	Postage	Flat Rate for mailing	Total cost per postcard
.53 cents	.45 cents	\$15 (prepare all postcards for shipping)*	.98 cents + \$15 flat rate for mailing batch
*flat rate for shipping could change for large orders			

Table 2. Total cost for mailed notification with the proposal (addition of 4 Community Meetings)			
Sequence of Community Meetings	Cost per postcard	Citywide Residential Addresses	Total mailed notice cost incurred
Sequence 1: Four Community Meetings	.98 cents	66,988	\$65,648.24
Sequence 2: Four Community Meetings	.98 cents	66,988	\$65,648.24
TOTAL COST:			\$131,296.48*

Thomas Center 8, 306
 Department of Staff
 Planning Division
 PO Box 480, Station 11
 Gainesville, FL 32627

Public meetings are held on proposed changes to the public will have an opportunity to provide additional information.

WHAT: Public meeting to discuss two va
 tion to an existing restaurant. The first
 building placement require
 change the width
 200 NW 5th

B-20-66 Rezoning of parcel 06675-006-
 nesville Residential Single/Multi-Family
 ily RMF-8 (8-20 dwelling units per
 B-20-67 Land Use Amendment of
 from City of Gainesville Residential
 (per acre) to City of Gainesville Residential
 8-30 units per acre)

3, 2020, 5:00 pm

Please co
 City is usin
 (viewing, li
 assistance fo
 352-334-505
 The public will
 Public access

In person at the
 efforts to limit the
 Live Meeting Cov
 City of Gainesville
 Community 12TV/L
 Broadcast on Cox
 Telephone via Zoom
 Dial 1 (301) 715-855
 Enter the meeting ID

Verbal Public Comment
 A moderator will call on
 Please mute the sound
 State your name clearly
 Each speaker will have
 Written Public Comment

NOTICE OF PUBLIC MEETING

QR CODE

Costs to the City – Applicable Projects (Jan. 2023 – Jun. 2024)

Petition Number	Application Type	Description
LD23-000020	Large-Scale Land Use Amendment	Restoring Exclusionary Zoning
LD23-000021	Zoning Map Change	Restoring Exclusionary Zoning
LD23-000023	Text Change	Comprehensive Plan Amendment to Restore Exclusionary Zoning
LD23-000054	Text Change	Substandard Lots and RSF-4 Side Setback
LD23-000084	Text Change	Lighting Code Update
LD23-000121	Text Change	Occupancy Limit and Definitions
LD23-000122	Text Change	Board Probationary Period

Petition Number	Application Type	Description
LD23-000160	Text Change	Community Meetings with Notice
LD24-000009	Text Change	EV Charging Stations and Infrastructure
LD24-000010	Text Change	Single-Room Occupancy (SRO)
LD24-000028	Text Change	Comprehensive Plan Amendment – Small Lot Reform
LD24-000032	Text Change	Small Lot Reform
LD24-000043	Text Change	Alcoholic Beverage Establishments
LD24-000051	Text Change	Lighting Exemptions for Nature Parks, Centers, and Conservation Areas

14

Applicable projects

\$65,648

Mailed notice cost per sequence of Community Meetings

3

Sequences of Community Meetings

Costs to the City – Venue Uncertainties

Location

Accessibility

Capacity

Scheduling and Availability

Venue costs



Depot Park: District 1



Albert Ray Massey Park: District 4



Bo Diddley Plaza: District 1



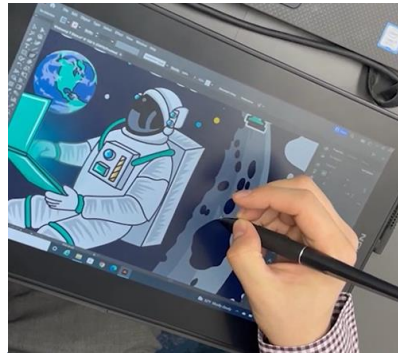
MLK Recreation Center: District 4

Costs to the City – Staff Time



Planning Division

- Scheduling community meetings
- Hosting community meeting
- Post-Community Meeting



Communications Department

- Media/Press Relations
- Post-Community Meeting



City Manager's Office

- Community Meeting Scheduling
- Commissioner Availability



Facilities

- Venue setup and facilitation
- Equipment needs

Review for Compliance with Land Development Code and Comprehensive Plan

Land Development Code Considerations:

- Community Meeting vs. Neighborhood Workshop
- Quasi-judicial and legislative definitions

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.

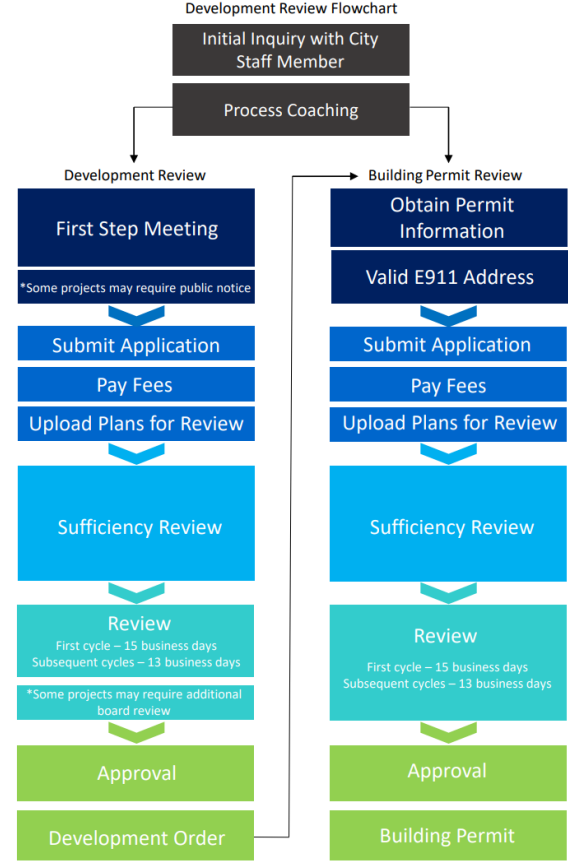
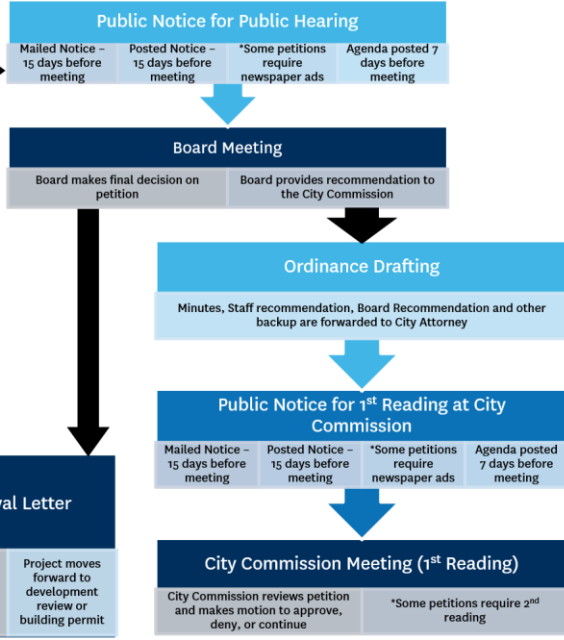
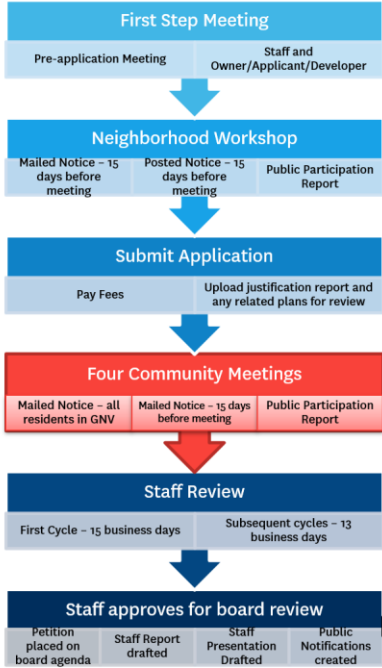


Costs to the City – Slowing down the Planning Process

Add several months to the process

Text Changes with Narrow Scope

Costs to property owners and applicants

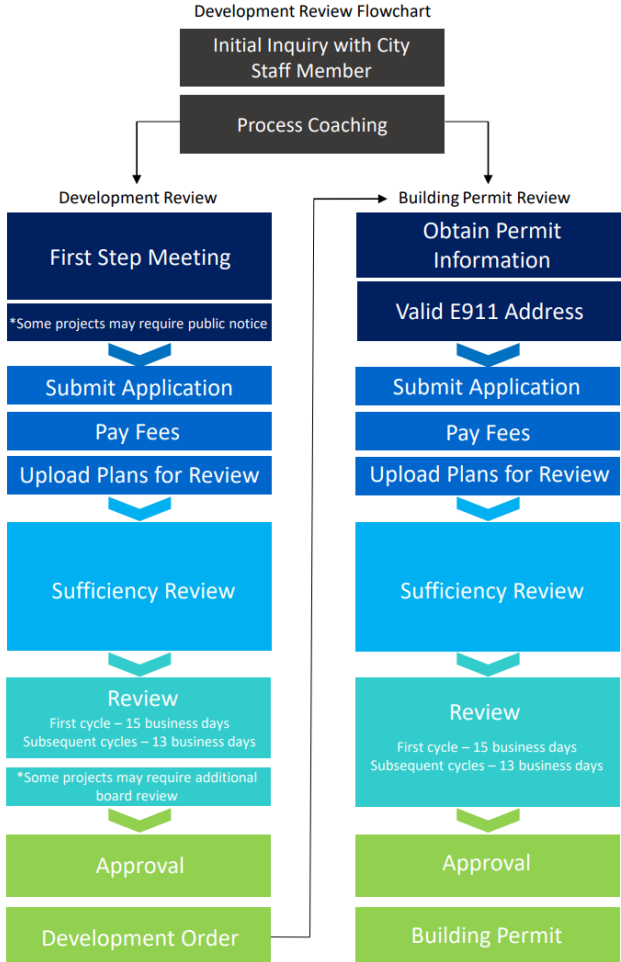


Recommendation:

Staff: Deny Petition LD23-000160

Alternative Cost-Effective Considerations:

- Increased online/website notification of neighborhood workshops
- Improved email notification of neighborhood workshops and public hearings
- Improved newspaper ad visibility



Notice
<ul style="list-style-type: none"> Notice must be provided by mail to all property owners located within 400 feet of the subject property and to all neighborhood associations registered with the city. <ul style="list-style-type: none"> A mailing label template will be provided. Click here to request mailing labels.
<ul style="list-style-type: none"> Notices must be mailed at least 15 calendar days before the date of the workshop.
<ul style="list-style-type: none"> Notice signs must be posted at the subject property at least 15 calendar days before the date of the workshop. <ul style="list-style-type: none"> Must include description of the application, potential uses, date, time, and location of the workshop.

Workshop Requirements
<ul style="list-style-type: none"> Must be held prior to submittal of application (must occur within 3 months of submittal).
<ul style="list-style-type: none"> Workshop should start between 6:00 pm and 8:00 pm on a weekday or between 9:00 am and 5:00 pm on a weekend.
<ul style="list-style-type: none"> If held in person: the workshop must be held in a location generally near the subject property and must be held in a facility that is ADA compliant.
<ul style="list-style-type: none"> If held virtually: the workshop must be held by both using an interactive online video conferencing software as well as providing attendees the ability to call that have no internet access. The applicant must provide virtual attendees the ability to receive all information that would be available in person.
<ul style="list-style-type: none"> An additional workshop shall be held if the initial workshop has occurred more than three months prior to submittal of the application, or if subsequent to the initial workshop there has been in the subject development application a 20% or greater increase in proposed building area, an increased number of proposed floors, or the addition of or increase of intensity of a drive-through use.

Public Participation Report
<p>A public participation report must be provided and include the following information:</p> <ul style="list-style-type: none"> A narrative description of the methods the applicant used to involve the public, which may include: <ul style="list-style-type: none"> Dates and locations of all meetings where the public or the parties listed above were invited to discuss the application, including the required workshop. The contents, dates mailed, and number of mailings, including letters, meeting notices, newsletters, and all other forms of notice used. A general description of where all parties listed above are located. The number of people who participated in the process.
<ul style="list-style-type: none"> A summary of the substance of concerns and issues expressed during the process, and a description of how the applicant has addressed or intends to address the concerns and issues expressed or, in the alternative, why the expressed concerns and issues will not be addressed.