

Section 10-166. Development of regional impact zoning district requirements and procedures.

A development of regional impact is a development, which because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county. Development standards in the development of regional impact zoning district shall be those approved in the development order for the development of regional impact. If no development standards were approved in the development order for the development of regional impact, then development standards shall be established at the time that site plans and/or subdivision plats are submitted for review for each individual component of the development of regional impact. Such development standards shall be consistent with the development standards of any previously approved site plan and/or subdivision in the development of regional impact and the overall character of the development of regional impact. Procedures for review and standards for approval of developments of regional impact are found in F.S. ch. 380, and the rules promulgated thereunder. Applications for new developments of regional impact shall follow the procedure set forth in section 9-157 of this Code (type D review) of this chapter and F.S. ch. 380. The procedures for review of the individual components of the development of regional impact are set forth in chapter 9, article III of this Code. A Florida Quality Development (FQD) is a type of development or regional impact governed by the procedures and review standards of F.S. § 380.061, and the rules promulgated thereunder. Prior to city commission consideration of any proposed change to an approved development of regional impact, the planning commission shall review the proposed change or request for determination of substantial deviation at a public meeting and transmit its recommendation to the city commission for consideration. Any development of regional impact project approved prior to November 1, 1997, shall continue to be governed by the approved development of regional impact's development order and any agreements, terms, and conditions to which the approval may be subject and shall be designated development of regional impact on the official zoning map for that portion of the development of regional impact located in a Suburban, Urban Residential, or Urban Residential 2 future land use category.

SECTION 4: Chapter 10, Article IV, Sections 10-261, 10-262, 10-243 – 10-257, 10-259, 10-259.1, 10-260 and Section 10-264 is amended as follows: