

Division 16. Developments of Regional Impact**Section IV- 1601. Purpose and Applicability**

The City Commission is hereby authorized to issue development orders for developments of regional impact. Notwithstanding any provision contained herein, all requirements of Chapter 380, Fla. Stat. as it exists now or as it may subsequently be amended shall be applicable to any development orders reviewed and processed pursuant to this article. In the event of a conflict between this article and Chapter 380, the provisions of Chapter 380 will prevail.

Section IV-1602. Application Requirements

A. Initiation of Proposal. An application for approval of a development of regional impact may be proposed by the owner of the property that is the subject of the application or may be proposed by the City Commission or the City Manager.

B. Application. Any proposed development of regional impact application shall be filed with the City Auditor and Clerk's Office on an application form to be provided by the Department of Planning and Development. If the application is filed concurrently with another application for development approval, the general application requirements set forth in administrative regulations shall apply, as well as the information required for any specific development approval requested. An application shall contain the information necessary to demonstrate that the proposed development meets the criteria of Section IV-1606.

Section IV-1603. Staff Review and Report

The Planning Department shall review the application for development of regional impact approval and the comments of all members of the DRC, and shall prepare a written staff analysis of the issues raised by the application.

Section IV-1604. Planning Board Review

The Planning Board shall conduct such public hearings as required by Chapter 380, Fla. Stat. to review the proposed development order, and shall consider the written staff analysis and the testimony at the public hearing. The Planning Board shall issue a recommendation to the City Commission for approval or denial of the application.

Section IV-1605. City Commission Review

The City Commission shall conduct such public hearings as required by Chapter 380, Fla. Stat. to review the development order, and shall consider the written staff analysis, the recommendation of the Planning Board, the criteria in Chapter 380, Fla. Stat., and the testimony at the public hearing. The City Commission shall approve, approve with conditions, or deny the proposed development order by adoption of a resolution.

Section IV-1606. Standards for Review

In reviewing the application for a development order, the DRC, the Planning Board, and the City Commission shall consider whether and the extent to which :

ARTICLE IV: Development Review Procedures

- A. The development will interfere with the achievement of the objectives of the adopted state land development plan applicable to the area;
- B. The development is consistent with the *Sarasota City Plan*;
- C. The development is consistent with the report and recommendations of the regional planning agency; and
- D. The development is consistent with the State Comprehensive Plan.

Section IV-1607. Effect of Decision

The adoption of development order does not authorize the actual commencement of construction; it authorizes the applicant to process an application for final development approval.

Section IV-1608. Changes to Development Orders

Any changes to development orders shall be processed and reviewed in the same manner as the original approval.