

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON: December 11, 1996

SUBJECT/TITLE: City Commission Policy # 402CP

TARGET ISSUE: Development Permit Process

STATEMENT OF ISSUE

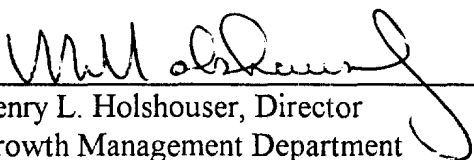
Developments of Regional Impact (DRI) are large development projects, impacting more than one county, that require special, comprehensive, multi-agency review and approval. On September 27, 1989, the City Commission adopted a policy that stated they would consider no rezonings or Comprehensive Plan Map Amendments on the property of a proposed DRI until after, or at the same time as, the DRI Development Order was approved. This policy was adopted again, in the standard policy format, on November 13, 1991, with a sunset review set for November 13, 1996.

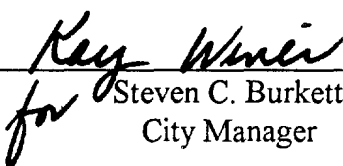
RECOMMENDED ACTION

Option #1: Readopt the DRI Rezoning Policy and schedule for another sunset review in five years.

FISCAL IMPACT

None


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Growth Management Department


for Steven C. Burkett
City Manager

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ITEM TITLE:

City Commission Policy # 402CP ; DRI Rezoning Policy

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

On September 27, 1989, the City Commission adopted a policy "...not to grant zoning for DRI's prior to these developments receiving an approved Development Order." (excerpt from the September 27, 1989 agenda item) This policy was formally adopted again, on November 13, 1991, in the standard policy format, with a sunset review set for November 13, 1996

The September 27, 1989, agenda item noted the following reasons for the policy: (1) premature zoning decisions do not have the benefit of the thorough review required for DRI's; (2) the conditions of the DRI Development Order may differ from the conditions attached to the zoning; (3) premature zoning may add value to the property; and (4) premature zoning would remain in place even if the DRI is not approved. These reasons are still valid.

OPTIONS

- #1 Readopt the DRI Rezoning Policy and schedule a sunset review in five years.
- #2 Revise the DRI Rezoning Policy.
- #3 Allow the DRI Rezoning Policy to sunset, effective November 13, 1996.

ATTACHMENTS/REFERENCES

Attachment #1: DRI Rezoning Policy