

**ARTICLE 25
SPECIAL PUBLIC INTEREST DISTRICT
SPI**

25.01.00.00 SPI (SPECIAL PUBLIC INTEREST) DISTRICT INTENT

It is the intent of the City Commission through the regulations of this Article to authorize the creation, where applicable, of SPI Districts, under the following circumstances and conditions:

- A. To protect the existing or proposed character, or principal views of, from, or through areas designated by the City Commission as having special and substantial public interest;
- B. Where a special and substantial public interest exists in maintaining, protecting and planning for the future development of a building(s), together with grounds and its visual environment; and
- C. In situations where special and substantial public interest requires modification of otherwise applicable zoning regulations, or repeal of such regulations, for the accomplishment of the special public purposes for which this Special Public Interest District is established.

It is further intended that such districts and the regulations adopted for them shall be in accord with, and promote the purposes set out in the adopted Comprehensive Plan and other officially adopted plans of the city, and shall encourage land use and development in conformity with the development concepts set out therein.

25.02.00.00 EFFECT OF SPI DISTRICTS UPON EXISTING ZONING DISTRICTS

SPI Districts may either (1) supplant and replace districts or portions of districts existing at the time of the creation of an SPI District, or (2) have the effect of modifying requirements and regulations having application in existing districts or districts hereafter created to the extent indicated in the SPI amendment.

25.03.00.00 VARIATION OF GENERAL ZONING PROVISIONS

Variations of existing general zoning provisions may be utilized in creating and meeting the special needs of the SPI District. A variation under the provisions of this section is not to be a variance, as under Article 40 of this code, and the two terms are not synonymous.

25.04.00.00 PROCESS FOR CREATING SPI ZONING AND ADOPTION OF AMENDMENTS

Only the Community Development Department, the Planning and Zoning Board or the City Commission may initiate proposals for the creation of SPI Districts. Each such proposal shall identify the subject zoning district by use of the SPI prefix followed by a number and such other information as shall be necessary. Each proposal shall contain the material set forth in Sections 25.04.01.00 through 25.04.05.00.

Subject to such additional requirements as are set out under this Article, adoption of special public interest amendments shall be by the same procedure as for land development code amendments generally.

**ARTICLE 25
SPECIAL PUBLIC INTEREST DISTRICT
SPI**

25.04.01.00 **STATEMENT OF INTENT**

A statement of intent, setting forth the nature of the special and substantial public interest and the objectives to be promoted by use of SPI Zoning within the district as a whole, or within sub-areas of the district, if division into such sub-areas is reasonably necessary for regulatory purposes.

25.04.02.00 **PROPOSED DISTRICT BOUNDARIES**

A map or maps and any pertinent supplementary material indicating the boundaries of the SPI District and any sub-areas established within the district for purposes of special public interest zoning.

25.04.03.00 **PROPOSED REGULATIONS**

Regulations designed to promote the purpose of the SPI District, as set out in the statement of intent. Said regulations may require submission of general site and building plans, elevations, and maps indicating the relation of proposed development to surrounding or otherwise affected property with regard to:

1. Location and size of buildings;
2. Location, amount, character and continuity of open space;
3. Protection of desirable principal views;
4. Convenience of access through and between buildings or in other locations where appropriate for public purposes and where such access will reduce pedestrian congestion on public streets;
5. Separation of pedestrian and vehicular traffic;
6. Signs;
7. Lighting;
8. Mixture of proposed uses; and
9. Other matters of importance to the special public interest of the district and which relate to the objectives to be promoted.

25.04.04.00 **APPROVAL OF DEVELOPMENT PLANS**

Any requirement for special review of development plans by the Community Development Department, the Planning and Zoning Board, or other agency of the city, as necessary to insure compliance with SPI District regulations. Where special review of development plans is required, no building permit or certificate of occupancy shall be issued until after written approval is granted by all reviewing departments, boards or agencies.

25.04.05.00 **GENERAL ZONING PROVISIONS**

Any general zoning provisions or variations thereof which will be utilized in creating and meeting the needs of the SPI District.

25.05.00.00 CHANGES TO EXISTING SPI DISTRICTS

Amend.9

The Community Development Department, the Planning and Zoning Board or the City Commission may recommend proposed changes to any existing SPI district. Any change which involves expansion of the SPI district or a change in land use shall be considered a major modification. Other modifications may be declared major modifications if the Zoning Administrator determines they deviate substantially from the approved SPI district

ARTICLE 25
SPECIAL PUBLIC INTEREST DISTRICT
SPI

regulations. Requests for major modifications shall follow the same procedure set forth herein for the creation of SPI districts.

Any proposed change which does not constitute a major modification shall be considered a minor modification. Minor modifications may be approved by the Planning and Zoning Board upon the recommendation of the Zoning Administrator. Action by the Planning & Zoning Board shall be final.