



SITE PLAN REVIEW PROCESS

APPLICATION TYPES: (generally)
Site Plan Level II Development Review Committee (DRC) <ul style="list-style-type: none"> • New Nonresidential greater than 5,000 SF • Residential 5 units or more • Nonresidential use within 100' of residential property • Redevelopment proposals (if threshold met) • Change in use (if threshold met)
Site Plan Level III Planning And Zoning Board (P&Z) <ul style="list-style-type: none"> • Conditional use • Parking reduction • Flex allocation • Cluster development • Modification of yards (RMM-25, RMH-25, RMH-60) • Waterway use (some exceptions)
Site Plan Level IV City Commission (CC) <ul style="list-style-type: none"> • Rezoning • Right-of-way vacation • Plat approval • Public purpose use • Land use amendment • Specified development, yard modifications in certain beach districts City Commission (no P&Z review) <ul style="list-style-type: none"> • Plat Amendment • Vacation of Easement
Board of Adjustment (BOA) <ul style="list-style-type: none"> • Variance • Special Exception • Temporary Non-Conforming Use • Interpretation • Rehearing Request
Historic Preservation Board (HPB) Historic Designation of: <ul style="list-style-type: none"> • District • Landmark Site, Structure, Building Certificate of Appropriateness (COA) for: <ul style="list-style-type: none"> • Demolition • New Construction • Alteration • Relocation

