

LEVEL I

ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- New non-residential less than 5,000 square feet
- Change of use (same impact or less than existing use)
- Plat note/non-vehicular access line amendment
- Administrative site plan
- Amendment to site plan
- Property and right-of-way applications (MOTs, construction staging)
- Parking agreements (separate from site plans)

LEVEL II

DEVELOPMENT REVIEW COMMITTEE (DRC)

- New non-residential 5,000 square feet or greater
- Residential 5 units or more
- Non-residential use within 100 feet of residential property
- Redevelopment proposals
- Change in use (if great impact than existing use)
- Development in Regional Activity Centers (RAC)
- Development in Uptown Project Area
- Regional Activity Center Signage

LEVEL III

PLANNING AND ZONING BOARD (PZB)

- Conditional Use
- Parking Reduction
- Flex Allocation
- Cluster / Zero Lot Line
- Modification of Yards
- Waterway Use
- Mixed Use Development
- Community Residences
- Social Service Residential Facility (SSRF)
- Medical Cannabis Dispensing Facility
- Community Business District for uses greater than 10,000 square feet

LEVEL IV

CITY COMMISSION (CC)

- Land Use Amendment
- Rezoning
- Plat Approval
- Public Purpose Use
- Central Beach Development of Significant Impact
- Vacation of Right-of-Way

- City Commission Review Only
(Review not required by PZB)
- Vacation of Easement