

TABLE 155.2101: SUMMARY OF DEVELOPMENT REVIEW RESPONSIBILITIES C = COMMENT R = RECOMMENDATION D= DECISION A = APPEAL < > = STANDARD PUBLIC HEARING [] = QUASI-JUDICIAL PUBLIC HEARING							
APPLICATION REVIEW PROCEDURE	REVIEW AND DECISION-MAKING AUTHORITIES						
	DEVELOPMENT REVIEW COMMITTEE	DEVELOPMENT SERVICES DIRECTOR	HISTORIC PRESERVATION COMMITTEE	ARCHITECTURAL APPEARANCE COMMITTEE	PLANNING AND ZONING BOARD	ZONING BOARD OF APPEALS	CITY COMMISSION
AMENDMENTS AND PLANNED DEVELOPMENTS							
Comprehensive Plan Map Amendment (Sec. 155.2436)	See Chapter 154 (Planning) of Code of Ordinances						
Text Amendment (Sec. 155.2402)	C	R			<R>		<D> ²
General Zoning Map Amendment (Rezoning) (Sec. 155.2403)	C	R			<R>		<D> ³
Site-Specific Zoning Map Amendment (Rezoning) (Sec. 155.2404)	C	R			[R]		[D]

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AMENDMENTS AND PLANNED DEVELOPMENTS							
Planned Development (Sec. 155.2405)	C	R			[R]		[D]
PERMITS AND DEVELOPMENT APPROVALS							
Special Exception (Sec. 155.2406)		R				[D]	
Major Site Plan (Sec. 155.2407)	C	R			[D]		[A]
Minor Site Plan (Sec. 155.2407)	C	D					
Building Design (Sec. 155.2408)	C	R		[D]			[A]
Major Certificate of Appropriateness (Sec. 155.2409)		R	[D]				[A]
Minor Certificate of Appropriateness (Sec. 155.2409)		D	[A]				
Plat (Sec. 155.2410)	C	R			[R]		[D]
Tree Permit (Sec. 155.2411)		D					
Major Temporary Use Permit (Sec. 155.2412)		R				[D]	
Minor Temporary Use Permit (Sec. 155.2412)		D					
Zoning Compliance Permit (Sec. 155.2413)		D					
Zoning Use Certificate (Sec. 155.2414)		D					
Interim Use Permit (Sec. 155.2415)		R			R	[D]	

Sign Permit ⁴ (Sec. 155.2416)	See Chapter 156 (Sign Code) of Code of Ordinances
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PERMITS AND DEVELOPMENT APPROVALS							
Special Event Permit ⁴ (Sec. 155.2417)	See Chapter 132 (Public Peace and Safety) of Code of Ordinances						
Building Permit ⁴ (Sec. 155.2418)	See Chapter 152 (Buildings) of Code of Ordinances						
Certificate of Occupancy ⁴ (Sec. 155.2419)	See Chapter 152 (Buildings) of Code of Ordinances						
Air Park Obstruction Permit (Sec. 155.2422)	C	R			[D]		[A]
RELIEF PROCEDURES							
Variance (Sec. 155.2420)		R				[D]	
Major Administrative Adjustment (Sec. 155.2421)	C	R			[D]		
Minor Administrative Adjustment (Sec. 155.2421)		D					
Interpretation (Sec. 155.2423)		D				[A]	
Appeal (Sec. 155.2424)	Varies with procedure type — see [A]s above						
Public Purpose (Sec. 155.2435)		D					
OTHER PROCEDURES							
Concurrency Review ⁴ (Sec. 155.2425)	See Chapter 154 (Planning) of Code of Ordinances						
Allocation of Flexibility or Reserve Units ⁴ (Sec. 155.2426)	See Chapter 154 (Planning) of Code of Ordinances						

Placement on Local Register of Historic Places (Sec. 155.2427)			<D>				
Development Agreement (Sec. 155.2428)	C	R			<R>		<D>

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OTHER PROCEDURES							
Takings or Vested Rights Determination (Sec. 155.2429) [placeholder]							
Right-of-Way or Easement Dedication Acceptance (Sec. 155.2430)		R					
Right-of-Way or Easement Abandonment (Sec. 155.2431)		R			[R]		[D]
Nonconforming Certificate (Sec. 155.2433)		D					
NOTES: 1. The Planning and Zoning Board is the city's designated local planning agency. 2. If an application for a Text Amendment proposes to revise a use table in Article 4: Use Standards, to change the actual list of permitted, special exception, or prohibited uses within a zoning district, the City Commission shall hold two public hearings on the application. 3. If an application for a General or Site-Specific Zoning Map Amendment (Rezoning) proposes the reclassification of a parcel or parcels of land involving ten contiguous acres or more, the City Commission shall hold two public hearings on the application. 4. Review procedures for Sign Permits, Special Event Permits, Building Permits, Certificates of Occupancy, Concurrency Review and Reallocation of Flexibility or Reserve Units are established in other chapters of the Code of Ordinances, but are shown here because they are closely related to the review procedures of this Code.							

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-43, passed 2-26-13; Am. Ord. 2014-16, passed 1-28-14; Am. Ord. 2019-17, passed 1-8-19; Am. Ord. 2019-110, passed 9-24-19)