



Zoning Permit Approval Process

MARGATE CITY COMMISSION MEETING

SEPTEMBER 28, 2019

Permit Approval Roles

Development Order	Staff	Development Review Committee	Temporary Use Permit Review Committee	Planning and Zoning Board	Board of Adjustment	City Commission
Comprehensive Plan Amendment	Recommendation	Recommendation		Recommendation		Approval/Approval with Conditions/Denial
Rezoning	Recommendation	Recommendation		Recommendation		Approval/Approval with Conditions/Denial
Special Exception	Recommendation	Recommendation		Recommendation		Approval/Approval with Conditions/Denial
Major Temporary Use Permits	Recommendation	Recommendation	Recommendation			Approval/Approval with Conditions/Denial
Minor Temporary Use Permit	Approval/Approval with Conditions/Denial		Recommendation		Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Site Plan Approval	Recommendation	Approval/Approval with Conditions/Denial			Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal

Permit Approval Roles

	Staff	Development Review Committee	Temporary Use Permit Review Committee	Planning and Zoning Board	Board of Adjustment	City Commission
Development Order						
Plat (Sketch Plan)	Recommendation			Informal Advisement		
Plat (Overall Plan)	Recommendation			Tentative Approval		
Plat (Preliminary Plat)	Recommendation	Recommendation		Approval/Approval with Conditions/Denial	Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Plat (Final Plat)	Recommendation	Recommendation		Recommendation		Approval/Approval with Conditions/Denial
Variance	Recommendation				Approval/Approval with Conditions/Denial	Uphold Appeal/Deny Appeal
Sign Wavier	Recommendation				Approval/Approval with Conditions/Denial	Uphold Appeal/Deny Appeal

Permit Approval Roles

Development Order	Staff	Development Review Committee	Temporary Use Permit Review Committee	Planning and Zoning Board	Board of Adjustment	City Commission
Grand Opening Ground Signs Permit	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Grand Opening Banner Signs, Feather Banners, Inflatable Signs Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Application: Alcohol Allocations	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Permits: Paint Non-Residential	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Single Family & Duplex for Fence, Shed, Paver, Flagpoles, Awnings/Canopies etc. Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Single Family & Duplex Pools Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
New Single Family Home, Additions Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Commercial Alterations (i.e. Walkway Café, Build out) Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Storage PODs Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Sign Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal
Election Signs Permits	Approval/Approval with Conditions/Denial				Uphold Appeal/Deny Appeal	Uphold Appeal/Deny Appeal

Development Orders

1. Rezoning

2. Special Exception

3. Major Temporary Use Permits

4. Plat (Final Plat)

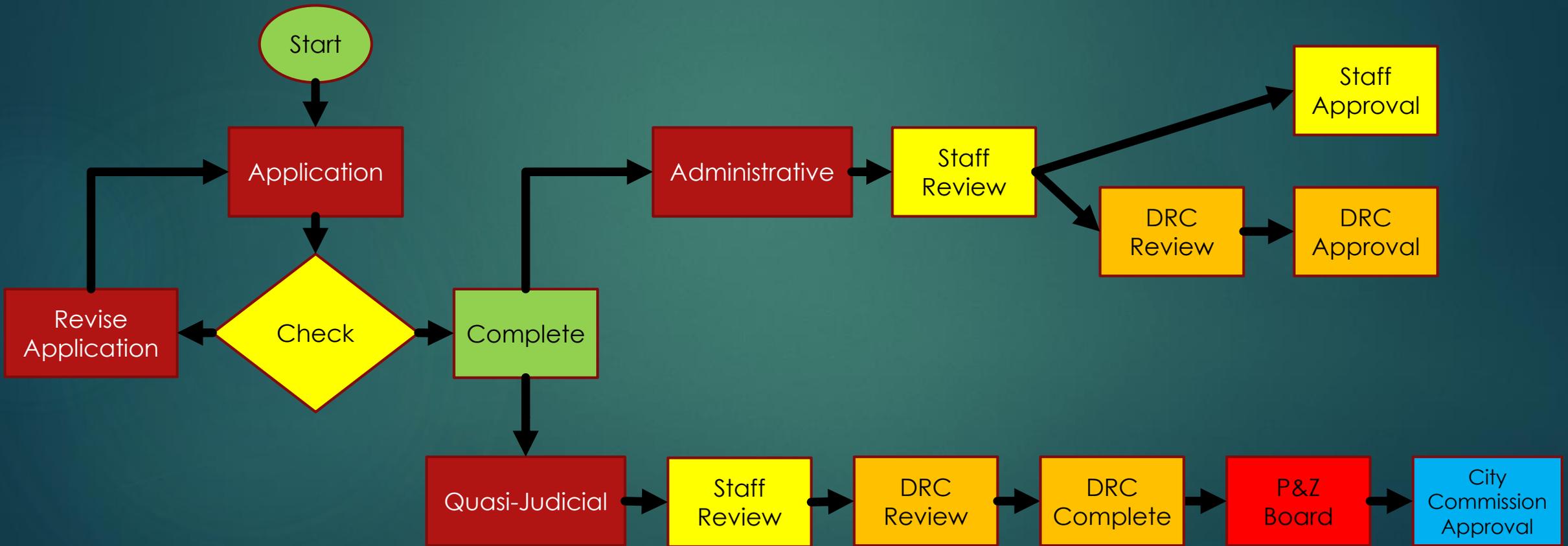
5. Minor Temporary Use Permit

6. Site Plan Approval

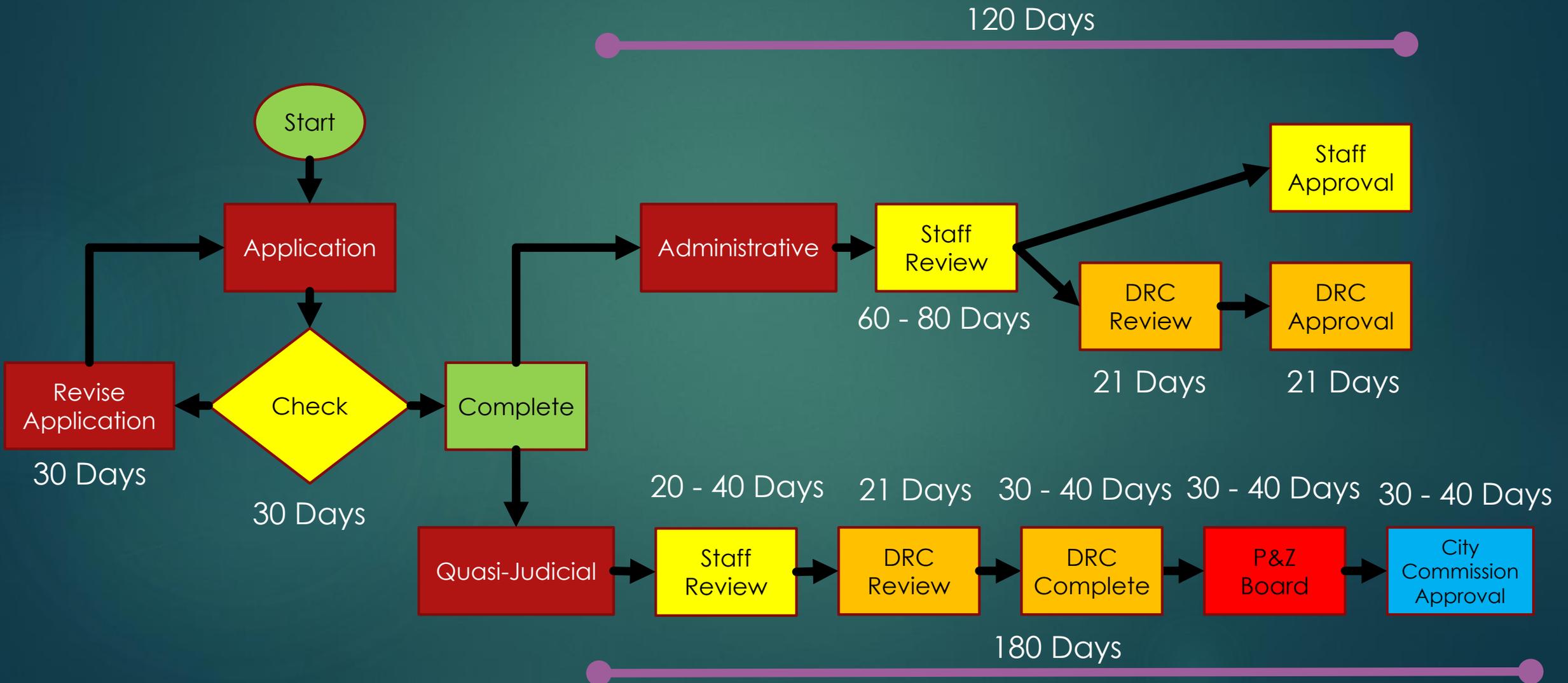
7. Plat (Preliminary Plat)

8. Variance

Development Orders Approval Process

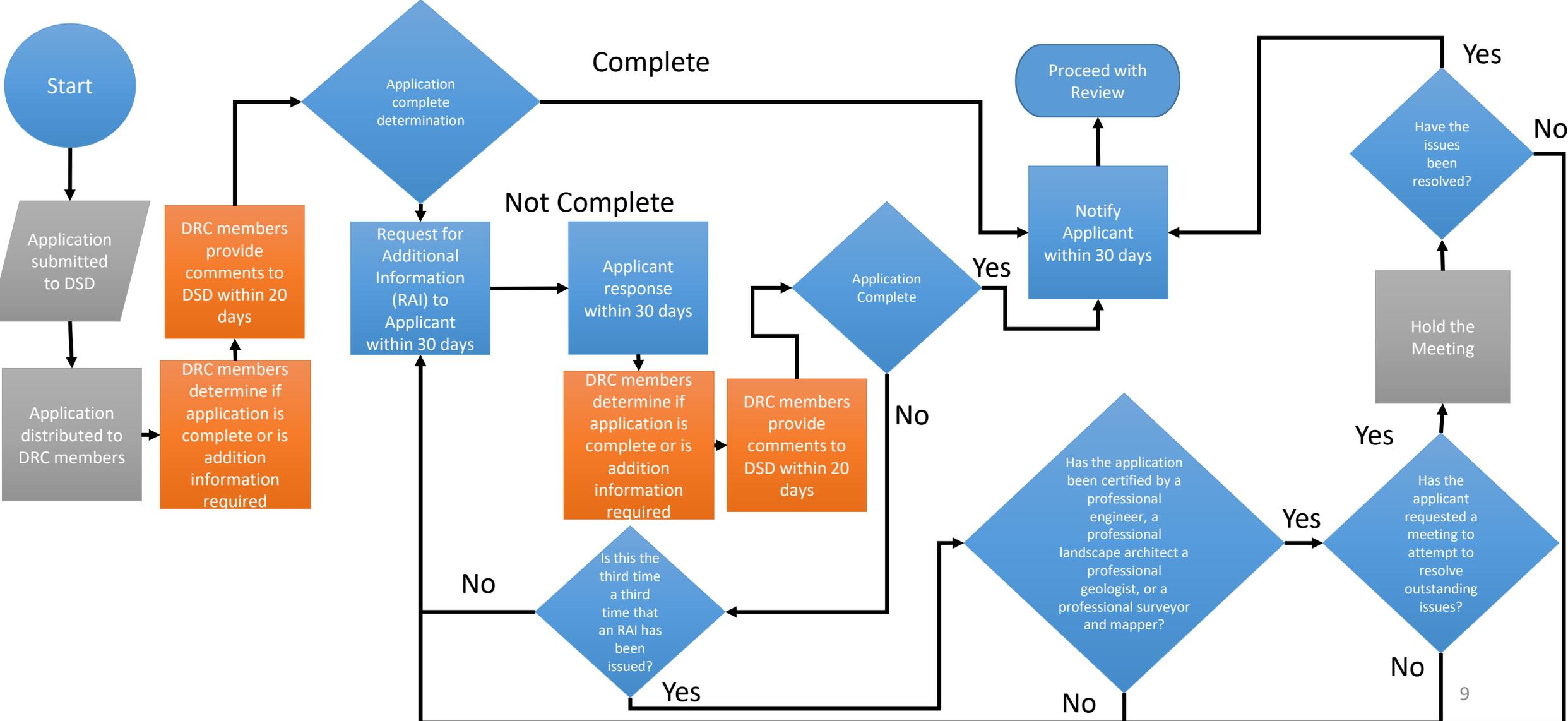


Impact of Sec. 166.033, F. S. on Approval Process



Questions?

Development Permit Submittal



Future Land Use Map Amendment

