

SITE PLAN REVIEW																
City	Melbourne	West Palm Beach	Clearwater	Gainesville	Coral Springs	Miramar	Pembroke Pines	Ft. Lauderdale	Cape Coral	Port St. Lucie	Tallahassee	Hialeah	St. Petersburg	Orlando	Tampa	Miami
Population	81,468	109,767	115,159	132,127	132,568	139,468	170,072	180,124	183,942	189,396	191,279	234,539	261,338	280,832	387,916	454,279
By-Right Administrative Review	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
	If under thresholds (< 3 acres; 20 multi-family units, etc.).	If under thresholds (NOT a planned community, park, special use/zone).	If under thresholds (level 1 type).	If no variance requested.				If under thresholds (e.g., 5000 sqft).				If under thresholds (e.g., 80 acres).	If under thresholds (e.g., 250,000 sqft GFA).	If under thresholds (e.g., 65000 GFA, 5 acres, etc.).		
QJ Board Review (not including appeals)	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No
	If over thresholds.	If over thresholds.	If over thresholds.	If variance requested.		City Commission reviews all.		If over thresholds.			If requested. Parties with standing may request QJ hearing before Planning Commission or ALJ, as applicable.	If over thresholds.	If over thresholds.	If over thresholds.		
Citations	Art. IX, Sec. 6.	Sec. 94-35.	CDC Art 4, Div 1; Sec. 4-302.	Sec. 30-3.45.	Sec 201.	Sec. 310.	Sec 155.301.	Sec. 47-24.2.	Sec. 3.3.7.	Sec. 158.237.	Sec. 9-152-157.	Sec. 98-319.	Sec. 16.70.040.1.4.	Sec. 65.344; Sec. 65.331.	Sec. 27-67.	Sec. 33-193.10; 33-284.88.