

Longboat Key Zoning Code Decisions and Appeals

March 21, 2017

Code Section	Application/Process	Approval Designee	Appealed To
158.007	Zoning District Boundary Determinations	Board of Adjustment	Circuit Court
158.026(E)	Reverse order, requirement, decision, or determination of the Planning and Zoning Official	Board of Adjustment	Circuit Court
158.026(F)	Appeals of administrative official in regard to Chapter 158	Board of Adjustment	Circuit Court
158.028	Special Exceptions for home occupation and wind walls	Board of Adjustment	Circuit Court
158.028 158.135	Daylight Plane waivers	Board of Adjustment	Circuit Court
158.029	Variances	Board of Adjustment	Circuit Court
158.099(C)	Site Plans (other than multi-family developments with less than 10 dwelling units)	Planning & Zoning Board	Circuit Court
158.128(M)	Parking Waivers	Planning & Zoning Board	Circuit Court
158.178	Commercial Revitalization Waivers for Landscaping, building coverage, yards, and awnings	Planning & Zoning Board	Circuit Court
158.201	Personal Wireless Service Facilities	Planning & Zoning Board	Circuit Court
158.028	Special Exceptions other than home occupations and wind walls	Planning & Zoning Board	Circuit Court
158.178	Commercial Revitalization Waivers for Parking Agreements, eave overhangs, awnings projecting less than three feet, additional building coverage.	Planning & Zoning Official, and Building Director	Board of Adjustment
158.125	Site Plans for multi-family developments with less than 10 dwelling units	Planning & Zoning Official	Board of Adjustment
158.033	Repair, replacement, addition, or alteration to an Essential Service	Planning & Zoning Official	Board of Adjustment
158.100	Minor Development Proposal/Changes	Planning & Zoning Official	Board of Adjustment
158.018	Development Agreements	Town Commission	Circuit Court
158.032	Vested Rights Determinations	Town Commission	Circuit Court
158.140	Voluntary reconstruction of Non-Conformities/Modification of zoning requirement	Town Commission	Circuit Court
158.154(4)	Landscaping or screening buffer waivers	Town Commission	Circuit Court
158.102(L)	Waivers of certain standards for multi-family or tourism units during site plan review	Town Commission	Circuit Court
158.031	Appeal of decision of officer, department, board, or commission	Circuit Court	
158.031	Appeal of decision of City Attorney that Board of Adjustment does not have jurisdiction regarding an Appeal	Circuit Court	

