

SPECIAL EXCEPTION CRITERIA

Applications for ALL Special Exceptions shall be reviewed by the Planning and Development Board. A letter of support from the Community Redevelopment Agency will be necessary if project located within the Community Redevelopment Area. Conditions may be stipulated and made a requirement in granting any application for a special exception, when it is found by the Board to be necessary to further the purposes of the zoning district or compatibility with other property within the vicinity.

All Special Exceptions will be reviewed based on the following criteria:

- CRITERIA 1: The proposed use must be consistent with the principles of the City's **Comprehensive Plan**
- CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural **environment and other real properties within the vicinity.**
- CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will **serve the use.**
- CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential **nuisances.**
- CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other **adjacent uses.**
- CRITERIA 6: The subject parcel must be adequate in shape and size to **accommodate the proposed use.**
- CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the **zoning code. or otherwise adopted by the City Commission.**

These items are considered according to [quasi-judicial](#) procedures.

QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasi-judicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.