

PLANNING & ZONING BOARD

§ 32.30 - Creation; members.

- (A) Created; composition. A Planning & Zoning Board is hereby created which shall be composed of five members to be appointed by the City Commission. The Board shall be composed of one member from North Bay Island, one member from Harbor Island, one member from Treasure Island and two at-large members.
- (B) Qualifications of members. The members of the Board shall be appointed and shall be qualified electors of the city as defined in the Charter, and shall also be and remain during their respective terms of office, residents of the City.
- (C) Terms, vacancies, removal from office. The original members of the Board shall be appointed by the City Commission at the meeting in which this section is finally adopted. Members of the Board shall be appointed by the city Commission for a term of two years.

§ 32.34 - Powers; rules and regulations.

(A) The Planning and Zoning Board shall have the authority and duties set forth in § 152.101 § 152.101 - Planning and zoning board; authority and duties.

- (A) The planning and Zoning Board as established in §§ 32.30 through 32.34 shall have the authority and duty to consider, act upon, and recommend to the City Commission as to all petitions for amendments, changes, or supplements to these regulations; variances or special exceptions thereto; amendments; changes in the district boundaries of the Zoning District Map; or petitions appealing an administrative decision. The Board shall also have the power to study and recommend to the City Commission on all matters within the general purview of comprehensive planning and zoning.
- (B) Periodic review. It shall also be the duty of the Planning and Zoning Board, in cooperation with the City Attorney, to continuously review the provisions of these regulations, the comprehensive master plan, and the Zoning District Map to offer recommendations for the improvement thereof to the City Commission. At maximum intervals of five years, these regulations, the comprehensive master plan, and the Zoning District Map shall also be subject to a comprehensive review and a report thereof, with recommendations submitted jointly by the planning and Zoning Board and the City Attorney, and shall be presented to the City Commission at a public meeting.

(C) Decisions.

- (1) All recommendations of the planning and Zoning Board shall be made by motion at a public hearing of the Board. Any member who has a special financial interest, direct or indirect, shall make that interest known and shall abstain from participation therein in any manner. Willful violation of this provision shall constitute malfeasance in office and shall render the action voidable by the City Commission. No action shall be taken without a quorum, and majority vote of those present shall prevail.
 - (2) The City Clerk shall forward copies of all petitions to the Planning and Zoning Board, at least two weeks prior to the public hearing called for any such petition. The Planning and Zoning Board, or any of its members, may inspect the premises and area under consideration. Prior to making its recommendation the Board shall consider the written recommendations thereon of the Building Official and Plan Examiner.
 - (3) After the public hearing, the report and recommendation of the Planning and Zoning Board shall be transmitted in writing to the City Commission as a part of the record. The report of the Planning and Zoning Board shall include a recommendation on each and every request by the petitioner, but shall not be necessarily limited by the scope of the petition.
- (B) The Board shall adopt its own rules and regulations and rules of procedure including but not limited to rules and regulations in connection with the processing of applications for variances.