

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-544

DATE: December 9, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Director of Development Services *RB*

FROM: Karen Friedman, Principal Planner *KBF*

RE: Proposed Revisions to §155.2406, §155.2420, and §155.2424 related to Zoning Board of Appeals approvals

In conjunction with the proposed text amendments to §155.2203, Zoning Board of Appeals, the enclosed text amendment proposes to increase the required concurring vote from four to five members in order to grant a Special Exception, Variance, or Appeal reversing or modifying a decision.

Staff's Request

Staff is requesting the Board approve the recommended changes to the Zoning Code to the City Commission for adoption.

§155.2406. SPECIAL EXCEPTION

...

C. SPECIAL EXCEPTION PROCEDURE

...

7. Step 7: Decision-Making Body Review and Decision

Applicable to a final decision by the ZBA, following a quasi-judicial public hearing (See Section 155.2307.), except that approval of an application for a Special Exception shall require the concurring vote of at least ~~four~~ five members of the ZBA.

...

§155.2420. VARIANCE

...

C. VARIANCE PROCEDURE

...

7. Step 7: Decision-Making Body Review and Decision

Applicable to a final decision by the ZBA, following a quasi-judicial public hearing (See Section 155.2307.), except that approval of an application for a Variance shall require the concurring vote of at least ~~four~~ five members of the ZBA.

§155.2424. APPEAL

...

C. APPEAL PROCEDURE

...

7. Step 7: Decision-Making Body Review and Decision

The following alternative procedures and standards shall apply:

...

c. Super-Majority Vote by the Zoning Board of Appeals

The concurring vote of at least ~~four~~ five members of the ZBA is required for the board to modify or reverse a decision or interpretation by the Development Services Director.