

ARTICLE I: TITLE, AUTHORITY, PURPOSE, AND INTENT

1.0 Short Title

This ordinance shall be known as the Planning Commission Ordinance of Calhoun County, Florida.

2.0 Authority

This ordinance is established pursuant to Part II of Chapter 163 of the Florida Statutes and has been duly adopted by the Calhoun County Commission at its regular meeting on August 7, 1984 after due consideration of comments from the affected public at the requisite public hearings preceding adoption.

3.0 Purpose

The purpose of the Board of County Commissioners of Calhoun County, Florida (hereafter called the Board) in establishing a Planning Commisison is to create a citizen review and advisory group which will better enable the County to preserve and enhance its present advantages, overcome its present handicaps, and prevent or minimize future problems through the supervision and implementation of such planning programs and activities as the Board may direct.

4.0 Intent

4.1 It is the intent of the Board that the Planning Commission shall perform subject to its approval those requirements of the law relative to planning.

4.2 It is the further intent of the Board that the Planning Commission shall, to the full extent of its ability:

- a) Promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, morals, and general welfare of the community;

- b) Conserve the value of land, buildings, and resources;
- c) Protect the character and maintain the stability of residential, agricultural, business, and industrial areas and promote the orderly development of such areas.

ARTICLE II: MEMBERSHIP AND PROCEDURES

1.0 Membership

1.1 The Calhoun County Planning Commission shall have ten members appointed by the Board such that each County Commissioner shall appoint two members from within their district. Initial appointments shall be on the following basis:

District 1: one for a one-year term and one for a two-year term;

District 2: one for a one-year term and one for a three-year term;

District 3: one for a two-year term and one for a three-year term;

District 4: one for a one-year term and one for a two-year term;

District 5: one for a one-year term and one for a three-year term.

Subsequent appointments shall all be for three-year terms and shall be appointed by the County Commissioner whose appointee's term is expiring.

1.2 Planning Commissioners whose terms are expiring are eligible for reappointment.

1.3 The Board shall consider in making its appointments the representation of all legitimate interest groups including the building and construction trades, consumer and

environmental advocates, representatives of minority groups, commercial development spokesmen, agricultural interests, and any and all other such groups so as to insure the broadest possible representation of the citizenry of the County.

1.4 The Board is authorized to appoint and remove any member from the Planning Commission.

1.5 Any vacancies occurring during the unexpired term of office of any member may be filled within thirty days by the County Commissioner whose appointee's seat has become vacant.

2.0 Officers, Meetings, By-Laws, Budget

2.1 At its first organizational meeting the Planning Commission shall select a Chairman and a Vice Chairman from among its members and shall appoint a secretary who may be an employee of the County.

2.2 The Planning Commission shall meet at regular intervals to be determined by it and at such other times as the Chairman or a majority of the Planning Commission may determine. A simple majority of membership shall constitute a quorum. After a quorum has been established, a simple majority of that quorum can transact any official business except in those instances where there is to be adoption or amendment of the Planning Commissioner's By-Laws or any adoption or amendment of any part of the Comprehensive Plan, in which case a vote of a simple majority of the total membership shall be necessary. All meetings of the Planning Commission shall be public.

2.3 The Planning Commission shall adopt By-Laws for the transaction of its business. The By-Laws shall reflect

the schedule of regular meetings, the manner in which notice shall be given, the date, time, and place, and the subjects to be discussed, as well as the method of calling and conducting special meetings. The By-Laws shall specify the procedures, rules, and regulations necessary for the Planning Commission to conduct its business.

- 2.4 The Planning Commission shall keep a properly indexed record of its resolutions, transactions, findings, correspondence, and determinations, including copies of all development plans which may be submitted for its review. Such files and records shall be made available to the general public at some reasonable location during normal working hours.
- 2.5 The Planning Commission may, subject to the approval of the Board, request consideration for inclusion within the authorized annual budget of the County. Within the financial limitations set by appropriations made or other funds available, the Planning Commission may, through the Board, employ such experts, technicians, and staff as may be deemed proper and pay their salaries, contractual charges and fees, and such other expenses as are necessary to conduct the work of the Planning Commission.
- 2.6 The Planning Commission may establish a schedule of fees and charges, subject to the Board's approval, for such services as it may be called upon to render. Such fees and charges shall accrue to the County's general revenue fund.

ARTICLE III: FUNCTIONS, POWERS, AND DUTIES

1.0 Information Gathering

The Planning Commission shall act to acquire and maintain such information and materials as are necessary to an understanding of past trends, present conditions, and forces at work within the County to cause changes in these conditions. Such information and material may include maps and photographs of manmade and natural physical features of the area concerned, statistics on past trends and present conditions with respect to population, property values, economic base, land use, and such other information as is important or likely to be important in determining the amount, direction, and kind of development to be expected in the County and its municipalities.

2.0 Comprehensive Planning

The Planning Commission shall be responsible for coordinating the process by which the Calhoun County Comprehensive Plan is adopted and amended as stipulated in Chapter 163 of the Florida Statutes, including conducting such activities as may be required for timely and useful completion of Evaluation and Appraisal Reports (five-year updates) as required under Ch. 163.3191 F.S. The Planning Commission shall oversee all activities of the County with regard to comprehensive and long-range planning.

3.0 Land Use Regulation

3.1 Upon the request of the Board the Planning Commission shall prepare for the Board's consideration any zoning codes, maps, or ordinances, subdivision regulations, flood hazard area ordinances, or any other regulations governing land use which the Board may request as suitable for the County.

- 3.2 The Planning Commission may upon its own initiative propose to the Board any studies of issues, problems, or opportunities which it may find relevant to planning considerations within the County and which, if properly acted upon, would further the purposes of this ordinance. Upon the Board's concurrence with such suggestions, the Planning Commission may proceed to prepare concrete recommendations for the Board's action concerning such issues, problems, or opportunities.
- 3.3 If the County adopts any future zoning code, maps, or ordinance, the Planning Commission shall be renamed the Calhoun County Planning and Zoning Commission and shall have the responsibilities for a zoning commission as specified in Chapter 163 of the Florida Statutes.
- 3.4 If the County adopts any future subdivision regulations, the Planning Commission shall be the designated plat reviewing agency of the County, as specified in Chapters 163 and 177 of the Florida Statutes.

ARTICLE IV: LEGAL STATUS

1.0 Amendments

This ordinance may be amended by the Board subsequent to a notice of public hearing and due consideration of the comments of the general public at that public hearing in accordance with the provisions of Chapter 125 of the Florida Statutes.


2.0 Severance Clause

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

PASSED AND DULY ADOPTED IN OPEN SESSION THIS 7th DAY OF August, 1984.

BOARD OF COUNTY COMMISSIONERS
CALHOUN COUNTY, FLORIDA

ATTEST:



WILLIE D. WISE, Clerk of Circuit
Court and Ex-officio
Clerk to the Board of County
Commissioners

BY:

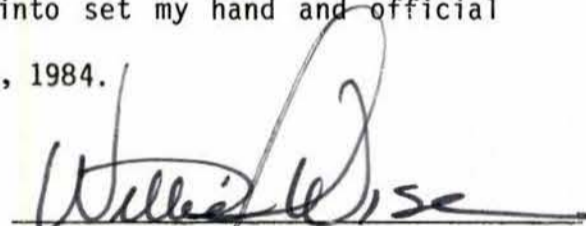


DREW PEACOCK, Chairman

STATE OF FLORIDA
COUNTY OF CALHOUN

I, WILLIE D. WISE, Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the above and foregoing is a true and correct copy of an Ordinance as the same was duly adopted and passed at a regular meeting of the Board on the 7th day of August, 1984, and as the same appears on record in my office.

IN WITNESS WHEREOF, I have hereinto set my hand and official seal this 7th day of August, 1984.



WILLIE D. WISE, Clerk of the Board
of County Commissioners of Calhoun
County, Florida