

7. Chapter 155 Text Amendments, Gas Station Canopies (Follow-Up)

Ms. Paola West stated that the question of what constitutes a “flat roof” first came up at the December 21, 2016 meeting. The Board requested that the Architectural Appearance Committee provide some commentary and guidance on the matter. At the AAC’s February 23, 2017 meeting, they deferred to the Florida Building Code’s definition of a “flat roof”, which states that at a roof would be considered flat when the slope does not exceed 2 units vertical per 12 units horizontal (i.e. a 17% slope).

Mr. Stacer asked for confirmation that this information is presented just as a clarification for the Board and that no recommendation is needed.

Ms. West confirmed this.

8. Chapter 155 Text Amendments, Master Sign Program (Revisions)

Ms. West stated that the February 22, 2017 Board meeting, staff presented text amendments which proposed to create a Master Sign Program. In the interim, staff has determined that the language should be modified slightly in order to make the proposed sign structure design criteria applicable to signage review as part of either the Master Sign Program or Building Design review. Ms. West explained that the modified text is highlighted in the Board’s backup materials and that staff is requesting that the Board recommend approval.

Mr. Hill asked if these changes came from City Commission feedback.

Ms. West responded that she wasn’t sure if the Commission offered this feedback, but explained that Chapter 156 previously provided standards for the Unified Sign Program, which is being replaced by this Master Sign Program.

Mr. Robin Bird, Development Services Director, presented himself to the Board. He clarified that the changes came from recommendations of outside counsel. The reason that the Master Sign Program cannot be within the Sign Code is because the Sign Code provides no avenue for appeal. Therefore, it is proposed to be placed in the Zoning Code which does allow for the possibility of appeal. Mr. Bird explained that there are differences in procedure between items in the Zoning Code and the Sign Code.

MOTION by Tony Hill and second by Richard Klosiewicz to recommend approval of the text amendment revisions as submitted by staff. All voted in favor, therefore the motion passed.

9. Chapter 155 Text Amendments, Medical Marijuana Establishments (Revisions)

Mr. Bird stated that the recommendations given by the Board at the previous meeting will all be honored. He explained that there is one significant new aspect that staff is looking

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // ME