

PLANNING AND ZONING BOARD AGENDA *May 22, 2019 Page 12*

6. Sign Code and Sign-Related Code Amendments

Mr. Matt Edge, Planner, presented himself to the Board and explained the recommended changes to the sign code. He noted the previous updates to the sign code in 2017 and explained that the current review and approval process has been challenging for both applicants and staff. The proposed amendments, therefore, are meant to make the process easier and quicker.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz to recommend approval of the proposed text amendment. All voted in favor of the motion.

7. Text Amendments -Permitted Locations Single Family and Duplex Uses

Ms. Jennifer Gomez, Assistant Development Services Director, introduced herself. She explained that development is governed by the zoning code and land use plan. As a way to encourage affordable housing, the County is changing the land use regulations to allow residential development in commercial land use categories. This text amendment to the zoning code, therefore, will allow single-family and duplex dwellings in the B-1 and B-2 zoning districts which have the underlying land use of Commerce. This text amendment is consistent with the previous amendment passed last month regarding flex units.

Ms. Groblewski asked if the existing zoning will change.

Ms. Gomez responded that it will not, but that it will change the permitted uses.

Ms. Groblewski asked if such housing has to be affordable.

Ms. Gomez responded that the zoning code doesn't require it to be affordable, but that it would have to comply with the land use category, which would require it to be affordable. Alternatively, if flex units were requested, that process requires some amount of affordable housing.

Ms. Coleman asked about buffering between uses and asked who the burden would fall on. She pointed out that usually the issue is with commercial development encroaching upon residential, but here it would be the reverse.

Ms. Gomez responded that she will look in to the zoning code's buffering requirements before the City Commission hearing.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.