

PLANNING AND ZONING BOARD MEETING

July 7, 2025

Video and Agenda Packet of the meeting can be found [HERE](#)

Present: Thomas Bien, John Causey, Kip Hulvershorn, Larry Wheatcraft, Steven Yates, Jon Hall and Curtis Hodges.

Change to the agenda:

4.A V-3-25- A continuance was requested for the variance application for the property located at 315 Faulkner Avenue. A motion was made and approved by the Board to grant the continuance. to the August 4, 2025 Planning and Zoning Board meeting.

NEW BUSINESS:

5.A ZT-4-25: A review for a recommendation to the City Commission of a proposed text amendment to the City's Land Development Regulations, to add a restriction on advertisement of unpermitted uses.

Stephanie Doster, Planning Manager, provided the staff report. The NSB Code Compliance Division has requested the proposed language be inserted into the Land Development Regulations to assist their officers with regulating advertisements of various uses that are not permitted in a zoning district. The example provided was property owners advertising their residence as a short-term rental in a zoning district that does not allow short term rentals. There was no public comment nor discussion by the Board.

Motion: A motion was made to recommend approval of the text amendment to the City Commission, and it was approved unanimously.

5.B ZT-6-25: A review for a recommendation to the City Commission for proposed text amendments to the City's Land Development Regulations, to amend sign definitions and required improvements.

Shane Corbin, Development Services Director, provided the staff report. On May 15, 2025 staff reviewed the sign amortization schedule with the City Commission at a workshop. Currently, all pole signs (145 signs) are to be removed by November 29, 2025. The City Commission gave direction to staff to remove the amortization provision from the code altogether. The City Manager provided staff direction to add new provisions to address the proliferation of feather signs. The current code does not clearly distinguish between a flag and a feather sign which makes them difficult to regulate. The new language for the use of feather signs restricts their use to a maximum of 2 feather signs per property for not more than 15 days per twelve-month period. The amendments also limit the locations of electronic signs and restricts them from flashing and scrolling and includes ten definitions.

Board Discussion Highlights: Questions were asked regarding real estate signs (snipe signs) and murals. These signs are covered in other parts of the existing code and no changes are included in this text amendment. There was discussion as to providing notification of the changes to the properties where pole signs remain.

Public Participation: None.

Motion: A motion was made to provide a favorable recommendation to the City Commission to approve the proposed text changes to the sign code with the added condition that the 145 property owners that still have pole signs receive notification as to the changes. The motion was approved unanimously.