



**MINUTES
PLANNING & ZONING BOARD
MONDAY, JANUARY 8, 2007
535 PARK AVENUE
LAKE PARK, FLORIDA**

I. Call to Order: 7:00 p.m.

II. Roll Call

Jeff Blakely, Chairman	Present
James Dubois, Vice Chairman	Unexcused
Edie McConville	Present
Jeanine Longtin	Unexcused
Diane Munroe	Present
Tim Stevens, 1 st Alt	Present
Todd Dry, 2 nd Alt.	Present

III. Approval of Agenda

A motion was made by Mr. Stevens to amend the Agenda to include brief comments on program development that Mr. Blakely would like to make after the Community Development Comments. Ms. Munroe seconded the motion.

	Aye	Nay
Jeff Blakely	X	
Edie McConville	X	
Diane Munroe	X	
Tim Stevens	X	
Todd Dry	X	

Motion carried 5-0

IV. Approval of Minutes

A motion was made by Mr. Stevens to approve the minutes. Seconded by Mr. Dry.

	Aye	Nay
Jeff Blakely	X	
Edie McConville	X	
Diane Munroe	X	
Tim Stevens	X	
Todd Dry	X	

Motion carried 5-0

33 **V. Public Comment**

34

35 None

36

37 **VI. New Business**

38

39 Review and recommendation concerning a proposed Ordinance of the Town Commission
40 amending Chapter 78, Article III, Section 78-70 entitled "Park Avenue Downtown
41 District" and Table 78-70-1 (Permitted and Conditional uses in the Park Avenue
42 Downtown District).

43

44 Mr. Patrick Sullivan identified himself for the record and state that the one item is a text
45 amendment change to our zoning ordinance. Mr. Sullivan stated that he had been
46 approached by someone who wanted to lease the Mizerak Pool facility on Park Avenue
47 and they wanted to sell alcohol and wondered if they could do so. Mr. Sullivan stated that
48 he looked at the Code of Ordinances and several things were brought to his attention. One,
49 is that pool halls are not defined anywhere in our Ordinance, therefore, that particular use
50 into some sort of definition. He stated the closes definition was bar or nightclub which is
51 not allowed in the Park Avenue District. Mr. Sullivan stated that Mizerak had been
52 serving beer and wine for years and he was not sure how this came to be as he could not
53 find waivers granted by the Commission. Mr. Sullivan stated that it is a respectable
54 business, and it is not a bar or dancehall, and they have been serving beer and wine, and
55 that we just legitimize and allow them to serve alcoholic drinks there if they so choose.

56

57 Mr. Sullivan stated that we created a change to the existing code that now defines billiards
58 and pool halls and also allows for the sale of alcoholic beverages in those pool halls. Mr.
59 Sullivan stated that the code changes has a minimum of pool tables in the establishment,
60 and the pool part of the business has to be the primary business. Mr. Sullivan stated that
61 this only pertains to the Park Avenue Downtown District, and feels that this change does
62 not change the intent of the Park Avenue Downtown District Zoning.

63

64 Ms. McConville asked if other pool halls could open in the PADD, and Mr. Sullivan
65 responded that they could if they met all the conditions. Mr. Sullivan stated that the board
66 could recommend to the commission that more than 3 pools tables be added to the
67 Ordinance.

68

69 Chairman Blakely stated that one of the things that he would like to restrict is that the
70 business do not have a neon Budwiser's beer sign, etc., only a neon "open" sign; Mr.
71 Blakely stated that the appearance is very shabby looking, and no other municipality
72 allows these types of signs. Mr. Sullivan stated after looking at the code that windows sign
73 are allowed. Ms. Roselli stated that language could be added that windows signs be
74 limited to the name of the business; Mr. Sullivan stated that it would be easy enough to put
75 language in the Ordinance to limit it advertising on neon signs.

76

77 Ms. McConville made a motion to recommend to the Town Commission that they approve
78 the Ordinance, with a change from 3 pool or billiard tables to 8 Section 2 (b) and to add a
79 Section F under additional standards entitled "Signage" that specifically prohibits the use

80 of neon widow signs and limits the use of the sign to advertise the business and not the
81 products. Mr. Stevens seconded the motion for discussion.

82

83 Ms. Munroe held discussion on the wording. Mr. Stevens seconded the motion to
84 recommend the motion to the Town Commission.

85

	Aye	Nay
Jeff Blakely	X	
Edie McConville	X	
Diane Munroe	X	
Tim Stevens	X	
Todd Dry	X	

86 **Motion 5-0**

87

88 **VII. Community Development Director Comments**

89

90 Mr. Sullivan stated that we had hoped to have a fuller agenda tonight, but many of our
91 applicant's just were not ready. He stated that the next meeting should have the Site Plan
92 for Bank of America, Variance, Special Exception, and Site Plan for Pool Barrier, and a
93 Variance and Landscape Plan for Bev Smith Ford. Mr. Sullivan stated that he had a
94 Florida Planning Handbook for each member and has a lot of information as to what you
95 should be doing when you sit on the board.

96

97 Mr. Stevens asked Mr. Sullivan if we were going to explore amending the signage for the
98 entire PADD District to incorporate some of the suggestions. Mr. Sullivan stated that there
99 are some serious issues with the signs in the PADD, 63 signs that are non-complying. Mr.
100 Sullivan stated that they did not receive any bids for the alleyways. Mr. Sullivan stated
101 that it was his intent to try and get the signage fixed in the district. Mr. Sullivan further
102 stated that after reviewing the code, he did not see any in there that needed to be changed;
103 everything is there to allow us to go in and get it all consistent. There is a design standard
104 and an amortization schedule that has not been really followed. He also stated that he
105 would work on grants for those businesses that will need it.

106

107 Chairman Blakely stated that 25 years ago the Town Commission entertained a revision to
108 the sign ordinance that caused more trouble in the town than you can imagine. Chairman
109 Blakely stated that the sign ordinance is long overdue for being modified. Mr. Sullivan
110 stated that the pole sign is strictly prohibited in the PADD, also cabinet signs, painted wall
111 signs, nor free standing signs and that unfortunately is what makes up 90% in the district.
112 Mr. Sullivan said he did not think we need to change the language for the Park Avenue
113 District, but we may need to change the language for the other areas of town such as
114 Federal Highway. Northlake Boulevard has some very strict sign regulations now, but
115 they have a seven (7) year term before it comes into effect. Mr. Sullivan further stated that
116 another issue that he has been having trouble with is that in the code the town was required
117 in the code to notify everyone after they passed it, that their signs would have to be
118 changed by August 6, 2002; and to the best of Mr. Sullivan's knowledge it was never done.
119 Discussion was held on having a workshop on signs, and it would be limited to the Park
120 Avenue Downtown District. Chairman Blakely stated that since the Comprehensive Plan

121 is coming up for a review within the next 12 months and that we have to come up with a
122 new Comprehensive Plan with specific recommendations for different zoning changes and
123 modifications in town, it would be advantageous for all of us to learn more about
124 contemporary zoning and planning methods that have been successful in other parts of
125 Florida and even locally. Chairman Blakely stated that once a quarter, they will have a
126 professional speaker come in and show slides, show examples of projects that have been
127 built that are actually up and running, what the problems were getting them approved, what
128 were the good and bad points, discussions of zoning as it applies to plans that we would
129 review or potentially would apply to our zoning code. The first one is in March and the
130 second one will be either in May or June, depending upon the Agenda. Mr. Blakely stated
131 that James Dubois has a site planner that he feels very strongly about and there is one open
132 date at the very tail end that is open.

133

134 Ms. McConville made a motion to adjourn. Seconded by Mr. Dry. The meeting was
135 adjourned at 7:45 p.m.

136

137

138 Approved: 2/5/07

139

140

141


142 Attest

143

144 Janice O'Bo

145

146


Chairman Jeff Blakely
2/5/07