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**MINUTES  
PLANNING & ZONING BOARD  
MONDAY, APRIL 14, 2008  
535 PARK AVENUE  
LAKE PARK, FLORIDA**

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**CALL TO ORDER: 7:36 p.m.**

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**ROLL CALL:**

13

14

Chairman Jeff Blakely Present

15

Jeanine Longtin Present

16

Todd Dry Present

17

Tim Stevens Absent (arrived at 7:40 p.m.)

18

Robin Maibach, 1<sup>st</sup> Alt Absent

19

Mason Brown, 2<sup>nd</sup> Alt. Present

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21

**APPROVAL OF AGENDA**

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23

Ms. Jeanine Longtin made a motion to approve the agenda. Seconded by Todd Dry.

24

	Aye	Nay
Jeff Blakely	X	
Jeanine Longtin	X	
Todd Dry	X	
Mason Brown	X	

25

**Motion passed 4-0**

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**APPROVAL OF MINUTES**

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Mr. Todd Dry made a motion to approve the minutes. Seconded by Mr. Tim Stevens.

30

	Aye	Nay
Jeff Blakely	X	
Jeanine Longtin	X	
Todd Dry	X	
Tim Stevens	X	
Mason Brown	X	

31

**Motion carried 5-0**

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34 **NEW BUSINESS:**

35

36 Review of Ordinance amending Chapter 78 "Zoning" Article III, Section 78-70, entitled "Park  
37 Avenue Downtown District, to provide for additional regulations pertaining to signs in the PADD.  
38

39 Mr. Patrick Sullivan, Community Development Director, stated that there were a couple of  
40 ordinance changes that were being suggested that had to do with signage in the Park Avenue  
41 Downtown District. Mr. Sullivan stated that the first change had to do with real estate signs, and  
42 because of the way the code reads, the real estate signs are considered temporary signs that do not  
43 have to have a permit. Mr. Sullivan further stated that, therefore, they could be placed anywhere  
44 on the site as a free standing sign and be there for years advertising until the site is rented or sold.  
45 Mr. Sullivan stated that he added an additional section to the prohibited signs: *"Temporary real  
46 estate signs that advertise a property for sale or lease. Maximum size of sign allowed is 4 square  
47 feet; sign shall be professionally produced and may only be placed on a wall or in a window."*  
48

49 Chairman Blakely asked for discussion from the P & Z members. Mr. Todd Dry stated that the  
50 code presently reads that you may have up to 4 x 8 sign, and out of the 3 signs presented as an  
51 example, none were near that size. Mr. Dry stated that he felt a 2 x 2 foot sign was hardly visible,  
52 and one of the problems he felt as a business owner in the PADD was visibly. Ms. Longtin stated  
53 that she agreed with Mr. Dry in that the real estate was a depressed market, and that the town  
54 needed to do what was necessary to bring in business in the Park Avenue Downtown District.  
55

56 Chairman Blakely stated that he disagreed regarding the signage as that it gives the impression  
57 that the area is a dead area. Discussion was held between Mr. Dry, Mr. Sullivan and Chairman  
58 Blakely. Mr. Sullivan stated that it was not just the size but placement of the signs.  
59

60 Mr. Tim Stevens made a motion to recommend to Town Commission an amendment to the sign  
61 ordinance in the Park Avenue Downtown District to allow a maximum sign size to 50% of the  
62 building frontage, and that the sign shall be professionally produced and may only be placed on a  
63 wall or in a window. Seconded by Mr. Mason Brown.  
64

	Aye	Nay
Jeff Blakely	X	
Jeanine Longtin		X
Todd Dry		X
Tim Stevens	X	
Mason Brown	X	

65 **Motion carried 3-2**

66

67 Mr. Patrick Sullivan stated that the second area of signage to be discussed has to do with window  
68 signage so that there will be no question that a permit is required to even put up a window sign.  
69 Mr. Sullivan stated that the present language for a sign states that you can only have your name or  
70 your logo and address; and you could not have any other words to describe your business. Mr.  
71 Sullivan further stated that he feels the businesses need this added ability to let know people know  
72 what they have to offer.  
73

74 Chairman Blakely asked for discussion from the P & Z members. Mr. Brown stated that he felt  
75 there should be some uniformity that encourages businesses to come to the Town. Mr. Stevens did

76 not have a comment. Mr. Dry stated that he felt the change should encourage businesses. Ms.  
77 Longtin expressed her concern how different wording would be dealt with.

78  
79 A motion was made to recommend to the Town Commission to make signage changes to Zoning  
80 78-70. Seconded by Ms. Longtin.

81

	Aye	Nay
Jeff Blakely	X	
Jeanine Longtin	X	
Todd Dry		X
Tim Stevens	X	
Mason Brown	X	

82 **Motion carried 4-1**

83

84 Chairman Blakely stated because of the resignation of James DuBois as Vice Chairman a new  
85 Vice Chairman had to be elected. Ms. Longtin made a motion to elect Mr. Todd Dry as Vice  
86 Chairman. Seconded by Mr. Stevens.

87

	Aye	Nay
Jeff Blakely	X	
Jeanine Longtin	X	
Todd Dry	X	
Tim Stevens	X	
Mason Brown	X	

88 **Motion carried 5-0**

89

90 Mr. Stevens made a motion to adjourn the meeting. Seconded by Vice Chairman Dry. The  
91 meeting was adjourned at 8:15 p.m.

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93 Approved 5/5/08

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95 Attest: Linda D. O'Neil

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Jeff Blakely, Chairman