



CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Planning & Zoning Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JANUARY 6, 2016 6:00 PM

1. Roll Call and Recording of Absences:
 - Chairman Greg Rice called the meeting to order at 6:00 PM.
 - Sherie Coale, Board Secretary called the roll. All members were present including: Dean Sherwin (Vice-Chair), Elise LaTorre, Mark Humm, Anthony Marotta, Cindee Brown and Dustin Zacks.
 - Also present were: Carolyn Ansay (Board Attorney), Maxime Ducoste - Planning & Preservation Manager, Aimee Sunny - Preservation Planning Coordinator, and Curt Thompson - Community Planner.

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda:
 - None

4. Approval of Minutes:
 - A. Meeting Minutes
 - None (previous meeting was a Joint Workshop)

5. Cases:
 - A. Swearing in of Staff and Applicants:
 - Board Secretary administered the swearing in of Staff (M. Ducoste, C. Thompson) and Applicants Maria and Rocco Romanelli.

 - B. Proof of Publication:
 - Lake Worth Herald
 - C. Thompson indicated that publication of the meeting was received from the Lake Worth Herald Press and is included.

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- Motion: D. Sherwin to receive & accept publication 2nd by C. Brown
- Vote: Ayes: all Unanimous

C. Withdrawals/Postponements:

- C.Thompson advised the Board the project formerly known as “Arc-Stone” was withdrawn without prejudice.

D. Consent:

- None

E. Public Hearings:

- Board Disclosure
 - None

- Cases:

- a. PZB Project Number 15-00500011 and PZB 15-01500008: Consideration of a Conditional Land Use application and Sign Variance by Mr. & Mrs. Romanelli, to establish industrial uses at the 4.24 acre property. The applicants operate a series of warehouse buildings located at 1800 4th Avenue North, (425 Industrial Street) (PCN# 38-43-44-21-02-023-0010). The subject site is located within the Industrial Park of Commerce (I-POC) district.
- b. Comments
 1. C.Thompson, spoke briefly about the unique site characteristics of the elongated parcel bordering I-95 with 2 frontages. Staff recommendation to approve the requests
 2. Chair Rice asks about variance for signage and the differences/ similarities to the Boutwell Project
 3. C. Thompson stated due to the lengths of the buildings the maximum square footage of allowed by current code is 150 square feet. The variance request is for 1500 square feet. There are similarities to the Boutwell project however the visibility is less amenable at this location, more difficult for the tenants to provide effective signage.
 4. Mr. Romanelli states that the visibility for his tenants is not good proportionately due length of the buildings.
 5. Vice-Chair Sherwin asks for clarification of the sign code, decision making criteria and methodology of the calculation for the amount of signage.
 6. M. Ducoste offers that code currently is a combination of freestanding (monument sign) and wall signage formulation which allows for a total signage amount of 150 square feet. In the event that this office continues to experience variance requests for signage, a code review would most likely be done. In the interim the only remedy is to proceed with a variance.
 7. E. LaTorre questions the number of tenants in building.
 8. Mr. Romanelli indicates there are 10 tenants and again expresses concern that 150 square feet is insufficient signage for the buildings and his tenants.
 9. Chair Rice and C. Thompson concur that the owner will be responsible for the dividing/allocation of the signage amongst the tenants. Mr Romanelli is called

to the podium and asked whether he is in agreement to which he indicates he would prefer it otherwise but agrees to the conditions.

10. M. Ducoste speaks to the current unpermitted signage on the premises and indicates that pending approval of this sign variance, all unpermitted signage should be removed immediately.
11. Ms. Romanelli asks for clarification regarding permitted signage already present and is reminded that currently permitted signage is allowed, however it would not be in addition to the current recommendation of 1,500 square feet.
12. E. LaTorre brings forward discussion regarding the Use Approval Tables for the project.
13. M. Ducoste indicates that with a change in tenancy, any tenant wishing to conduct business within a space requiring conditional use approval will continue to contact our offices for processing through the conditional use process
14. Mr. Romanelli asks for 60 days to remove unpermitted. D. Zacks does not wish to entertain the issue due to the number of times this has already come before the board

- Action: Motion for approval by E. LaTorre for PZB 15-00500011 with additional conditions, seconded by D. Sherwin.
- Vote: Ayes – all Unanimous
- Action: Motion for approval D. Zacks, seconded by M. Humm
- Vote: Ayes – all Unanimous

F. Unfinished Business: **WITHDRAWN**

- PZB Project Number 15-01500003: Consideration of Variances from Section 23.5-1, Signs, to allow additional signage for an importer and wholesaler of granite, marble, porcelain tile and slab surface business facility with accessory outdoor storage for property located at 1800 4th Avenue North, Unit A (425 Industrial Street).

G. New Business:

- None

6. Planning Issues:

- None

7. Public Comments (3 minute limit):

- None

8. Departmental Reports:

- M. Ducoste – Planning & Preservation Manager introduced Board Secretary Sherie Coale and wished all members of the Board a prosperous, healthy, successful New Year.

9. Board Member Comments:

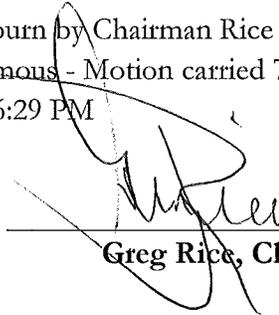
- None

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10. Adjournment:

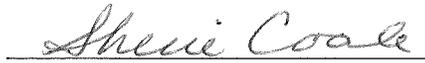
- Action: Motion to adjourn by Chairman Rice Seconded by multiple.
- Vote: Ayes –all Unanimous - Motion carried 7/0.
- Meeting adjourned at 6:29 PM

Attest:



Greg Rice, Chair

Submitted By:



Sherie Coale, Board Secretary

Minutes Approved:

2-3-16

Date