



TOWN OF LOXAHATCHEE GROVES
UNIFIED LAND DEVELOPMENT CODE ADVISORY COMMITTEE MEETING
SEPTEMBER 26, 2019
audio available in the Town Clerk's Office

CALL TO ORDER

Chair Marianne Miles called the meeting to order at 4:15 p.m.

ROLL CALL

Present: Chair Marianne Miles, Committee Members Karen Plante, Jo Siciliano, and Lisa Trzepacz

Absent: Cassie Suchy

Staff: Town Planning Consultant James Fleishmann, Town Manager Jamie Titcomb, and Town Clerk Lakisha Q. Burch

Town Manager Titcomb noted Burgess Hanson was no longer part of the Committee.

REGULAR AGENDA

1. Review of ULDC Article 90 Signs: Commercial Sign Standards

Town Planning Consultant James Fleishmann advised that in response to concerns raised that the Town's Sign Code may be unconstitutional, he and the Town Attorney had reviewed the language and recommended that Opinion Signs be moved to their own section with standards that meet the test of content neutrality and viewpoint neutrality as required by past Supreme Court rulings. Discussion ensued regarding regulation of speech, the sign categories, and restriction of temporary signage for number of signs, size, and location.

Motion was made by Committee Member Jo Siciliano, seconded by Committee Member Karen Plante, to ask counsel to investigate whether it is possible to strike "opinion signs" from each section of the Sign Standards, and recommend that if it is not possible to strike the language, a separate subcategory for "temporary signs" should be created. Motion **passed** unanimously.

Mr. Fleishmann introduced a discussion regarding the Town's Code as it relates to the Commercial Zoning District. He noted that based on current Zoning Code, Southern Boulevard is the only area of Town where Commercial development is allowable.

Committee Member Jo Siciliano pointed out that businesses need large signs to be visible on Southern Boulevard. Mr. Fleishmann advised this has been an issue for developers, and several, including Publix and Tractor Supply, had gone through the variance process.

Committee Member Jo Siciliano noted there are businesses operating commercially outside of Southern Boulevard, so the Committee may want to consider specifying that changes apply to Southern Boulevard only. Discussion continued regarding signs previously approved by variance, monument signs, and wall signage.

Mr. Fleishmann provided an overview of the article and proposed changes. The Committee discussed sign sizes, strip lighting, and prohibited signs.

Chair Miles reiterated her comment from a past meeting that she wanted to see pole signs removed from the list of prohibited signs. Committee Member Plante suggested bench signs could also be removed to allow for sponsorship opportunities. Discussion continued as to aesthetics, regulations on signage, unintended consequences of changes, and sign content.

Committee Member Trzepacz pointed out that snipe signs were not permitted. Town Manager Titcomb confirmed this had been controversial. Discussion continued as to definition of snipe signs and intent of the Code, as well as enforcement. Town Manager Titcomb and Mr. Fleishmann provided additional background as appropriate.

Town Manager Titcomb asked for clarification on the format. Mr. Fleishmann explained.

Mr. Fleishmann continued to review the article and proposed changes. The Committee discussed separating Southern Boulevard into its own category, history of the Commercial zoning on Okeechobee Road, provisions for anchor tenants, square footage allowances, window signage, sign structure, and signs previously approved by variance.

Mr. Fleishmann explained the connection between the maximum sign size and building width. Chair Miles suggested changing the maximum size of 60 square feet to 72 square feet would reduce the frequency of variances. Mr. Fleishmann noted there had not been precedent when the Code was written and now there were variances which had been approved by Council to use as a guide.

A resident named Simon (no last name given) asked whether the distance from the building to the road was considered in the calculation of sign size.

Discussion continued and consensus was to change the maximum sign size and add a definition of an anchor tenant.

Mr. Fleishmann continued to review the article and proposed changes. The Committee discussed the separation of opinion signs into its own category, traffic control signs standards, time limits for temporary signage, and banners.

Consensus was to change “balloon” to “tethered inflatable” under promotional signs, to add definitions, to combine the temporary and promotional sign categories, to change the six (6) month limit permits on temporary signage to 30 days with an option for extension, and to remove “awning signs” from the allowable sign types.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

Consensus was to set the next meeting for October 24 at 4 p.m.

There being no further business the meeting was adjourned at 6:08 p.m.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Prepared by: ProtoType, Inc.
Sammie T. Brown, FRA-RP, MEDP
Town Clerk Assistant

Paul Coleman
Chairperson