



City Commission

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REGULAR MEETING OF THE BOARD OF ADJUSTMENT MINUTES

Tuesday, April 5, 2016

7:01 PM

City of Margate
Municipal Building

PRESENT:

Edward DeCristofaro, Chair
Paul Barasch, Vice Chair
Frederick Schweitzer, Secretary
Ruben Rivadeneira
Chad Dangervil

ALSO PRESENT:

Benjamin J. Ziskal, AICP, CECD, Director of Economic Development
Andrew Pinney, Associate Planner
Sergio Bertot, Professional Signs
Jacqueline P. Gee, Ross Dress for Less

The regular meeting of the Board of Adjustment of the City of Margate, having been properly noticed, was called to order by Chair Edward DeCristofaro at 7:55 p.m. on Tuesday, April 5, 2016.

Edward DeCristofaro advised that a new chair and vice chair would need to be selected for the upcoming year.

Mr. Schweitzer, seconded by Mr. Rivadeneira, nominated Edward DeCristofaro as Chair.

ROLL CALL: Mr. Barasch, Yes; Mr. Dangervil, Yes; Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes. The motion passed with a 5-0 vote.

Mr. Schweitzer, seconded by Mr. Rivadeneira, nominated Paul Barasch as Vice Chair.

ROLL CALL: Mr. Barasch, Yes; Mr. Dangervil, Yes; Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes. The motion passed with a 5-0 vote.

Mr. DeCristofaro, seconded by Mr. Rivadeneira, nominated Mr. Schweitzer as Secretary.

Economic Development Department

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ROLL CALL: Mr. Barasch, Yes; Mr. Dangervil, Yes; Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes. The motion passed with a 5-0 vote.

- 1) APPROVAL OF THE MINUTES FROM THE MARCH 1, 2016 BOARD OF ADJUSTMENT MEETING

Mr. Schweitzer made the following motion, seconded by Mr. DeCristofaro:

MOTION: SO MOVE TO APPROVE THE MINUTES AS WRITTEN

ROLL CALL: Mr. Barasch, Yes; Mr. Dangervil, Yes; Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes. The motion passed with a 5-0 vote.

- 2) **NEW BUSINESS**

- 2A) **HEARING BA-13-2016:** PERMISSION TO INSTALL A MAIN IDENTIFICATION WALL SIGN THAT IS 240 SQ. FT. IN AREA ON A BUSINESS WITH 120 LINEAR FEET OF FRONTAGE. SECTION 39.6 OF THE MARGATE ZONING CODE ALLOWS 1 SQ. FT. OF SIGN AREA PER LINEAR FOOT OF FRONTAGE.

All those speaking on the item were duly sworn.

Andrew Pinney gave a brief introduction of the item noting that the item came before the Board of Adjustment last month, but Staff and the petitioner were not able to agree on a reasonable size for the sign and the item was tabled. He noted that the original request was for a 420 square foot main identification wall sign. Since that meeting, he said Staff met with the petitioner, reviewed other signs at the Lakewood Mall and reached a compromise on a sign size that would provide adequate visibility and meet the intent of the Sign Code. He showed a PowerPoint presentation that included slides that compared the original request and the petitioner's revised request. He explained how the petitioner changed the sign design and still retained the 72-inch height for "dd's" on a 240 square foot wall sign. Mr. Pinney advised that the excessive setback justified the additional signage not allowed by the Sign Code and that Staff found the compromise acceptable. He said Staff recommended approval with conditions for the 240 square foot main identification wall sign as submitted with no other additional signs on the main frontage that would not otherwise be permitted by Code.

Mr. Schweitzer made the following motion, seconded by Mr. Rivadeneira:

MOTION: TO APPROVE

Jacqueline Gee, Ross Dress For Less, owner of dd's Discounts, said they were happy with the compromise they were able to work out with City staff. She said they were scheduled to open June 20, 2016 with seven full-time employees, and 40 part-time employees and they were looking forward to doing business in Margate.

ROLL CALL: Mr. Barasch, Yes; Mr. Dangervil, Yes; Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. DeCristofaro, Yes. The motion passed with a 5-0 vote.

3) **GENERAL DISCUSSION**

Ben Ziskal advised that he proposed implementing the same ideas that he spoke about at the Planning and Zoning meeting where he would provide updates on projects that have come before them.

There being no further business, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Prepared by Rita Rodi

Mr. Edward DeCristofaro
Chair

cc: City Commission, City Manager, City Attorney, City Clerk, Director of DEES, Engineer,
Building Director, Board of Adjustment, Petitioner(s)