

# CITY OF GREENACRES

## OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission

Meeting Date: 3-15-17

Transcribed by: mef No. of Pages: 5 Transcription Time: 3.25

### REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No

### APPROVAL OF MINUTES

Meeting Date: 8-16-17

Motion By: Buzek Seconded By: Garcia

Check One:  Approved  Tabled  Denied Vote: 4/0

Changes requested by Council or Board?  Yes  No

If yes, note changes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Scanned and Filed: \_\_\_\_\_ By: \_\_\_\_\_



**CITY OF GREENACRES, FLORIDA**

**OFFICIAL MINUTES  
PLANNING COMMISSION**

**Wednesday, March 15, 2017**

**1. Call to Order and Roll Call.**

The Planning Commission meeting was called to order on Wednesday, March 15, 2017 at 7:00 p.m., with Chairwoman Edmundson presiding. Melody Larson, Assistant to the City Clerk called the Roll.

**ROLL CALL:**

Commissioners Present:

Ann Edmundson, Chair  
Tacara Chambers, Vice Chair  
Estelle Friedman (*Late*)  
Robert Clements  
Larry Tronco

Staff Present:

Kara Irwin-Ferris, Planning & Engineering Director  
Melody Larson, Assistant to the City Clerk

Public Attendance: 5  
Press Attendance: 0

Absent:

Jack Buzek

**2. Agenda Approval: Additions, deletions, or other revisions to the agenda.**

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the agenda; hearing none, the agenda was approved.

**3. Approval of Minutes: None.**

**4. Cases:**

- A. SE-16-04 Res. 2017-11 Target (outparcel – Zaxby's) -** A special exception request for a fast food restaurant with drive-thru approval to allow construction of a 3,847 square foot fast food restaurant with a drive-thru at the northeast corner of the Target site.

Planning and Engineering Director Kara Irwin-Ferris described the special exception request to allow a Zaxby's fast food drive-thru restaurant in a Commercial Intensive

(CI) zoning district. The Target site was approved in 1996 for 143,000+ sq. ft. of commercial retail space with 2 outparcels. The outparcels were approved at the time for two restaurants, one sit-down and the other with a drive-thru. Neither outparcel was developed. The current proposal is to allow a 3,847 sq. ft. fast food drive-in restaurant. Designated access is one way and around the site and a separate access point for the drive-thru with a bypass will be provided..

Commissioner Estelle Friedman arrived at 7:05 pm.

Director Ferris noted that the proposal meets the twelve (12) special exception criteria therefore, staff recommends approval of SE-16-04 including staff's seven (7) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Clements asked if the traffic and parking requirements had been met.

Director Ferris explained that those items are taken into consideration-as part of the site plan approval process.

Chairwoman Edmundson called on the applicant for their acceptance of staff's conditions of approval.

Angelina Rosenberg of Thomas Engineering, agent for the owners, read and accepted staff's six (6) conditions of approval.

Chairwoman Edmundson opened the floor to the public. She asked if anyone was in favor of, or opposed to Resolution 2017-11 to come forward. Seeing no one come forward, she closed the floor to the public and called for a motion.

**MOTION:** Commissioner Clements made a motion to recommend approval of SE-16-04 (Target-Zaxby's), subject to staff's six (6) conditions of approval as presented by staff. Commissioner Tronco seconded the motion.

**VOTE ON THE MOTION:** In favor: Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Friedman, Clements, and Tronco.

**Motion: 5 – 0.**

- B. SE-16-05 Target (outparcel –Discount Tires) - A special exception request for a retail tire store approval to allow construction of a 7,373 square foot retail tire store at the northwest corner of the Target site.**  
**Res. 2017-12**

Director Ferris presented the special exception request to allow a tire store in the City's Commercial Intensive (CI) zoning district. Director Ferris noted that tire stores must meet five specific criteria relative to the type of work allowed, outside displays, etc. which have been included as part of staff's conditions of approval. The proposal is to construct a 7,373 sq. ft. tire store, known as Discount Tire to be located in the northwest corner of the existing Target site. Director Ferris noted that the existing

Target ingress/egress points will be used to access the site. She stated the twelve (12) special exception criteria have been met; therefore, staff recommends approval of SE-16-05, subject to staff's six (6) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Tronco asked if staff considers noise (decibel) levels in relation to nearby residential areas.

Director Ferris explained that mitigating nuisances are part of the special exception criteria. The residential development to the south is buffered by the Target Store that has an existing wall and buffer landscaping that provides adequate separation between the existing residential and commercial development.

Chairwoman Edmundson called on the applicant and asked if she agrees with staff's six (6) conditions of approval.

Angelina Rosenburg of Thomas Engineering, agent for the owners, stated she was in agreement with staff's six (6) conditions of approval.

Chairwoman Edmundson opened the floor to the public. She asked if anyone was in favor of, or opposed to Resolution 2017-12 to come forward. Seeing no one come forward, she closed the floor to the public and called for a motion.

**MOTION:** Commissioner Tronco made a motion to recommend approval of SE-16-05 (Target-Discount Tires), subject to staff's six (6) conditions of approval. Commissioner Clements seconded the motion.

**VOTE ON THE MOTION:** **In favor:** Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Friedman, Clements, and Tronco.

**Motion: 5 – 0.**

- C. SP-96-01C Target -** A site and development plan (SP-96-01C) approval to construct a fast food restaurant and a tire retail store at the northwest and northeast corners of the Target site.

Director Ferris described the site plan amendment details to develop the two (2) outparcels of the existing Target Store located on Lake Worth Road. A 3,847 sq. ft. Zaxby's fast food drive-in restaurant with capacity for 90 seats is proposed for the northeast corner. The second proposal is for a 7,373 sq. ft. tire store to be located on the northwest corner of site. Both sites will provide 43 parking spaces including two handicapped spaces.

Director Ferris reported that the site was granted a variance for parking demand for the Target store. The Code requires 605 spaces; however, the variance granted approval for 508 spaces based on demand of 2.7 spaces per 1,000 sq. ft. of retail space during peak times. There will be unlimited cross-parking and cross-easement access. She reviewed the elevations, showed samples of exterior materials and described the lighting requirements, and water and sewer connections. Overall

landscape restoration will be provided for the entire Target site. The easement for the bus shelter remains under review. Director Ferris stated staff recommends approval of SP-96-01C subject to staff's thirty (30) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Friedman asked if the proposed sites will have their own ingress/egress points from Lake Worth Road or will they be internal

Director Ferris explained both sites will use the existing ingress and egress points of the Target site.

Vice Chairwoman Chambers wanted to know why the previously approved restaurant approvals expired. Director Ferris explained the site plan approval process, time extensions and time limits on those approvals.

Chairwoman Edmundson called on the applicant for acceptance of staff's conditions of approval.

Angelina Rosenburg of Thomas Engineering, agent for the owner, requested two changes to staff Conditions #4 and #13. Condition #4 should read, "Palm Beach County Water Utilities Department" (not the Health Department) since they will be conducting service connections. Condition #13, last sentence should not read, "convenience store with fuel sales", it should read, "to the existing Target Store". All other conditions were accepted.

Chairwoman Edmundson called for a motion.

**MOTION:** Vice Chairwoman Chambers made a motion to recommend approval of SP-96-01C (Target Outparcels), including staff's thirty (30) conditions of approval as amended. Commissioner Clements seconded the motion.

**VOTE ON THE MOTION:** In favor: Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Friedman, Clements, and Tronco.

**Motion: 5 – 0.**

5. **Discussion Items:** None.

6. **Concluding Remarks:** Director Ferris reported that the April 5<sup>th</sup> meeting will be cancelled.

7. **Adjournment of Planning Commission.**

Commissioner Clements moved to adjourn the meeting, seconded by Commissioner Tronco. The meeting adjourned at 7:32 p.m.

**Planning Commission**

  
\_\_\_\_\_  
Ann Edmundson, Chairwoman



/mel

Respectfully submitted:

  
\_\_\_\_\_  
Kara L. Irwin-Ferris  
Director of Planning & Engineering

  
\_\_\_\_\_  
Joanna Cunningham  
City Clerk

Date of Approval: 8-16-17