

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission
Meeting Date: 2-1-17
Transcribed by: mj No. of Pages: 5 Transcription Time: 5.25

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, February 1, 2017

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, February 1, 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
Estelle Friedman
Robert Clements
Tacara Chambers
Jack Buzek
Joel Flores

Staff Present:

Kara Irwin-Ferris, Acting Plng. & Eng. Director
Osniel Leon, Senior Planner
Melody Larson, Assistant to the City Clerk

Public Attendance: 4
Press Attendance: 0

Absent:

Wilneeda Emmanuel, Vice Chair
Larry Tronco

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: September 21, 2016.

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the minutes of September 21, 2016; hearing none, she called for a motion.

MOTION: Commissioner Clements made a motion to approve the Planning Commission minutes of September 21, 2016. Commissioner Chambers seconded the motion.

**VOTE ON
THE MOTION:**

Motion: 6 – 0.

4. Cases:

- A. SE-16-03 RaceTrac Market** - A request by the petitioner for a Special
Res. 2017-04 Exception approval to allow for a full service fuel station in a
Commercial Intensive (CI) zoning district. The site is located at the
northwest corner of Lake Worth Road and Sherwood Forest
Boulevard at 6025 Lake Worth Road (fka Walgreens Pharmacy).

Senior Planner Osniel Leon described the former Walgreens Pharmacy site located on the northwest corner of Sherwood Forest Boulevard and Lake Worth Road. The site was originally approved for a pharmacy (fka Walgreens) and public storage/mini warehouse facility. The proposed special exception request is to redevelop the vacant pharmacy portion of the site into a 24-hour, 7-day a week convenience store with fuel sales. A variance for the separation distance requirements was granted in November 2016 and a site plan application is being processed concurrently with this request. The proposal meets the twelve (12) special exception criteria and staff recommends approval of SE-16-03 subject to staff's four (4) conditions of approval.

Chairwoman Edmundson called on board members for comments; hearing none, She called on the petitioner for acknowledgement of staff's conditions of approval.

Kristen Hutton of the Wantman Group, Inc., agent for the owner, stated she was looking forward to redeveloping the site as proposed. Ms. Hutton noted that the applicant is not requesting a future land use amendment or a rezoning since the requested use is permitted in Commercial Intensive (CI) zoning districts with a special exception. She stated that her client was in agreement with staff's four (4) conditions of approval.

Chairwoman Edmundson opened the meeting to the public. She asked if anyone was in favor of, or opposed to, Resolution 2017-04 to come forward. Seeing no one come forward, she closed the meeting to the public and called for a motion.

MOTION: Commissioner Clements made a motion to recommend approval of SE-16-03, subject to staff's four (4) conditions of approval. Commissioner Buzek seconded the motion.

VOTE ON In favor: Chairwoman Edmundson, Commissioners Friedman,
THE MOTION: Clements, Chambers, Buzek and Flores.

Motion: 6 – 0.

- B. SP-16-02 RaceTrac Market** - A request by the petitioner for site and
development plan approval to construct a 5,589 sq. ft. convenience
store with an 8,773 sq. ft. gas canopy and 16 fuel dispensing points,
36 parking spaces and two access points, one from Lake Worth Road
and one from Sherwood Forest Boulevard. The site is located at the
northwest corner of Lake Worth Road and Sherwood Forest
Boulevard at 6025 Lake Worth Road (fka Walgreen's Pharmacy).

Senior Planner Leon presented the request for site plan approval for a convenience store with fuel sales to be located at the northwest corner of Lake Worth Road and Sherwood Forest Boulevard. The proposed site plan consists of a 5,589 sq. ft. convenience store with an outdoor seating area, 8 fuel pumps with 16 fueling stations. 33 parking spaces including 2 handicap spaces, two existing access points from Lake Worth Road and Sherwood Forest Boulevard, a 15 ft. landscaped buffer along Lake Worth Road and a 6 ft. masonry wall adjacent to residential zoning. Drainage, water and sanitary sewer systems are adequate and subject to final permitting. Staff recommends approval of SP-16-02 subject to staff's twenty (20) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Friedman and Acting Planning and Engineering Director Kara Irwin-Ferris discussed unified developments and existing businesses granting approval to amend master plans to allow for new development.

Chairwoman Edmundson called on the petitioner to acknowledge staff's conditions of approval.

Ms. Hutton of the Wantman Group, Inc., agent for the owner, accepted staff's twenty (20) conditions of approval.

Chairwoman Edmundson asked if the western exit out of Woodlake Plaza along the Tire Kingdom would be modified and asked where the proposed outdoor seating would be located.

Acting Director Ferris stated that the existing peanut would remain. As for the outdoor seating, it will be facing Sherwood Forest Boulevard.

Chairwoman Edmundson called for a motion.

MOTION: Commissioner Clements made a motion to recommend approval of SP-16-02 subject to staff's twenty (20) conditions of approval. Commissioner Chambers seconded the motion.

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

Motion: 6 – 0.

4. Discussion Items:

Acting Director Ferris explained that the proposed amendments to the City's sign code and building height regulations resulted from Council direction at a Council Workshop held on October 24, 2016. She was seeking input from Commissioners at this time and their comments would be incorporated into the proposed text amendments at a future public hearing.

A. ZTA-16-04 - A City-initiated request for a text amendment to revise the Sign Code.

Acting Director Ferris stated that changes to the LED changeable copy signs are being proposed to allow them for government use only and public purposes only; no commercial messages would be permitted e.g. soccer sign-ups, City events, hurricane/roadway safety. A line item has been added to the 2017 budget for the purchase of two (2) LED signs. In order for these items to be permitted this amendment is required.

Current exceptions include time/temperature signs, gas station price signs and menu board signs. Increased logo areas, multiple colors and trademark designs are also being proposed with an approved master signage program. This will provide architectural consistency and allow for free speech and branding while maintaining aesthetic uniformity.

Proposed language increasing the logo area from 25% to 50% for building wall signs is being added with logos not to exceed the total height of the sign and shall meet distance requirements from the premise area.

New language is being added to Sec. 16-985 Identification Signs to allow LED changeable copy signs for government uses limited to messages that serve a public purpose (only non-commercial messages are permitted).

Identification sign height limitations and permitted zoning districts:

- Time and temperature signs: Not to exceed 2 feet in height, permitted at banks and financial institutions with drive-thru's. and are permitted in Commercial General (CG) and Commercial Intensive (CI) districts.
- Gas station signs: Not to exceed 12 feet in height in CG and CI districts.

Acting Director Ferris asked for recommendations from Commissioners.

Commissioner Flores asked how the proposed changes are similar to signage in neighboring cities and unincorporated Palm Beach County.

Acting Director Ferris explained that signs are tied to the size of the building and gave the example of a 15 sq. ft. sign having 25% (up to 50%) of the total square footage is the allowable size of the logo. She noted that outparcels have completely different requirements than inline stores.

B. ZTA-16-05 - A City-initiated request for a text amendment to revise Building heights.

Acting Director Ferris reported on Council's desire to increase the current building height of three stories (35 feet maximum) to boost economic development opportunities for offices, employment centers, adult congregate living facilities, retailers, etc. One of the main issues is the number of residential units citywide and compatibility with higher buildings.

She reviewed existing types of structures e.g. church spires, flag poles, monuments, antennae noting that there were some exceptions granted. Increasing the height impacts fire rescue demands and requires additional equipment (ladder truck) to meet Level of Service (LOS) demands for taller buildings. Higher buildings impact adjacent residential structures and can create shade/shadow and privacy concerns. Items to consider are preserving land use patterns and the character of the City when integrating new higher development into existing neighborhoods. Greenacres is characterized as a bedroom community.

Acting Director Ferris suggested creating a new zoning category or an overlay zone with established building height requirements, design standards, architectural styles, terracing or step-back techniques, additional landscape buffering, with a maximum building height of 6-stories. Anything higher would be considered a high-rise. Development would be permitted in Residential High (RH), Commercial Intensive (CI), or Mixed Use Development-Office (MXD-O) zoning districts.

Commissioner Friedman recalled that the outcome of the 2001 Joint Planning Charrette for the 10th Avenue North Corridor, was to create vernacular style architecture and parking in the rear. By changing the height requirements, existing development would be impacted even along Lake Worth Road. Varying building heights would change the City's character; she suggested better aesthetics.

Commissioner Flores explained that if done as an overlay it would have a favorable economic impact. By restricting building height, the City cannot be competitive with other municipalities. With the passing of the one cent infrastructure surtax, he believed it was a perfect time to modify the Code to allow for development/redevelopment.

Acting Director Ferris agreed noting that there are ways to provide added height while respecting existing structures without creating an eyesore.

Chairwoman Edmundson noted that construction of a 7-story apartment building is being proposed near the Fountains; this type of development is surrounding the City.


Acting Director Ferris pointed out that North Palm Beach has successfully integrated tall buildings along the US 1 Corridor with residential behind them. The goal is integration.

Commissioner Chambers left the meeting at 8:02 pm.

- 6. **Concluding Remarks:** None.
- 7. **Adjournment of Planning Commission.**

Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission meeting at 8:04 p.m.

Planning Commission


Ann Edmundson, Chairwoman

Respectfully submitted;


Kara Irwin-Ferris
Acting Planning & Engineering Director


Joanna Cunningham, MMC
City Clerk



Date of Approval: 8-16-17