

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission
Meeting Date: 1-16-16
Transcribed by: mf No. of Pages: 5 Transcription Time: 1.25

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
<u>Dmc</u>	<u>1-13-16</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>VLF</u>	<u>1-14-16</u>	<input checked="" 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: 1-20-16

Motion By: Clements Seconded By: Chambers

Check One: ☒ Approved ☐ Tabled ☐ Denied Vote: 5/0

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, January 6, 2016

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, January 6, 2016 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
Robert Clements
John Robarts
Wilneeda Emmanuel
Jack Buzek

Staff Present:

Thomas J. Lanahan, Acting City Manager
Kara Irwin-Ferris, Zoning Administrator
Melody Larson, Assistant to the City Clerk

Public Attendance: 5
Press Attendance: 0

Absent:

Estelle Friedman

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. ZC-15-07
Ord. 2016-02**

Family Dollar - A request by the petitioner for a zoning change for approximately 0.746 acres from Residential Medium-1 (RM-1) to Mixed Use Development - Original Section (MXD-OS). The site is located at 609 Jackson Avenue.

Zoning Administrator Kara Irwin-Ferris described the request to rezone a 0.746 acre parcel from a City zoning designation of Residential Medium-1 (RM-1) to Mixed Use Development-Original Section (MXD-OS). Mrs. Irwin-Ferris stated that the proposal is consistent with the surrounding properties to the north and south of the subject site. Based on the concept plan, the site has an existing single-family home that was built in 1945 that will be demolished, to allow for the construction of a Family Dollar. She stated that the proposal meets the six (6) zoning change criteria therefore, staff recommends approval of ZC-15-07.

Chairwoman Edmundson asked board members for comments; hearing none, she called on the applicant for comment.

Jason Gunther of the Thomas Engineering Group, stated that the application was consistent with the goals and objectives of the City's MXD-OS zoning district.

Chairwoman Edmundson opened the meeting to the public. She asked if anyone was in favor of, or opposed to, ZC-15-07 to come forward.

Rebecca Bailey, resident of 610 Jackson Avenue, across the street from the subject site, asked what would this project do for the surrounding residents.

Acting City Manager Thomas J. Lanahan explained that this proposal is consistent with the City's vision for the 10th Avenue North Corridor that was created in 2001, and encompasses the area of South Haverhill Road west to the E-3 Canal. Since then, infrastructure improvements like the installation of a gravity sewer system, decorative street lighting and entry markers are a few of the completed projects to promote and encourage redevelopment and boost the City's tax base.

Mrs. Bailey disagreed, stating that this project will make her home unlivable and that vehicle accidents on 10th Avenue North and South Haverhill Road are already innumerable. She questioned how the new street lighting had improved the area? She explained the difficulty in accessing Jackson Avenue and was concerned with noise emanating from the subject site from off-loading trucks. She also questioned why the project requires a retention pond.

Mr. Lanahan explained that the new street lighting provides improved visibility in an area that had no lighting and the dry retention area is required to collect water after heavy rainstorms which would dissipate quickly into the ground. He noted that Mrs. Bailey's other concerns would be addressed during review of the site plan.

Chairwoman Edmundson closed the meeting to the public and called for a motion.

MOTION: Commissioner Clements made a motion to recommend approval of ZC-15-07 through the adoption of Ordinance No. 2016-02, as presented by staff. Vice Chairwoman Chambers seconded the motion.

VOTE ON THE MOTION: **In favor:** Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Clements, Robarts, Emmanuel and Buzek.

Motion passed: 6 – 0.

- B. SP-15-05 Family Dollar** - A request by the petitioner for site and development plan approval to construct an 8,687 square foot retail store on approximately 1.64 acres. The site is located at 609 Jackson Avenue.

Zoning Administrator Kara Irwin-Ferris explained that this request for site plan approval is a companion item to the zoning change just approved. The petitioner is seeking site plan approval to build an 8,687 sq. ft. retail store (Family Dollar) on a 1.636 acre site located at 609 Jackson Avenue. The site consists of an existing single-family residence built in 1945 that will be demolished and also includes a .0092 acre alleyway that will be abandoned. Concurrent with this proposal is a zoning change, a land use amendment and an abandonment.

Mrs. Irwin-Ferris stated that in keeping with the 10th Avenue North Corridor theme, the proposed Family Dollar Store will be constructed close to 10th Avenue North, with a separation wall dividing the commercial and residential uses. The proposed parking, stormwater retention, and landscape buffers are in the rear of the property closer to the residential properties. The proposal provides 37 parking spaces including 2 handicap spaces and two (2) access points off of Jackson and Walker Avenues. The architectural elevations include the Florida vernacular design style envisioned for the Corridor and colors are consistent with the Corridor theme. The dumpster enclosure will also include the same architectural features as the building and the proposed lighting meets minimum lighting requirements with the foot candles being reduced at time of closing. The proposed landscaping includes perimeter landscaped buffers and includes the relocation of 19 existing trees. A stormwater sewer system is being proposed and includes a dry retention area. Staff recommends approval of SP-15-05, subject to staff's thirty-one (31) conditions of approval.

Chairwoman Edmundson asked board members for comments.

Commissioner Emmanuel inquired about store security measures.

Dan Cutter, Architect for the project, noted that the applicant does not typically hire a separate security service; they use security panels with an alarm and a locking system on all doors in addition to outside lighting that will remain on at night with no impact to adjacent residents.

Vice Chairwoman Chambers asked if deliveries would be entering off of Walker Avenue.

Mr. Cutter said deliveries could come off of Jackson or Walker Avenues; he confirmed; however, trucks could not turn around on the site.

Commissioner Clements asked about delivery times and frequency.

Mr. Cutter explained deliveries would take place during the day; there would be no night-time deliveries.

Mr. Lanahan explained that when designing the 10th Avenue North Corridor, there was emphasis placed on using the existing side streets as access points. A 1925

platted block pattern shows streets approximately 300 ft. on center. When South Haverhill Road was built, Jackson Avenue ended up as a ½ block. The City decided that closing off streets would not be feasible or practical. To minimize the impact, it was determined that using the side streets instead of 10th Avenue North, would create improved access to the sites.

Commissioner Clements noted that this neighborhood is quiet, not congested like Lake Worth Road.

Mr. Lanahan pointed out that Staff Condition No. 19 addresses the hours of operation, between 8 am to 9 pm.

Chairwoman Edmundson asked how many employees would be employed at the store.

Mr. Cutter reported that five (5) employees will manage the store at any given time.

Mrs. Rebecca Bailey, resident of 610 Jackson Avenue, noted the traffic congestion on Jackson Avenue created by the daycare and explained there is only one way in or out. She asked if the timing of the light could be changed on South Haverhill Road.

Mr. Lanahan asked Mrs. Bailey if the traffic was backing up to the west along 10th Avenue North. He explained that the timing of the traffic signals is controlled by the Palm Beach County Traffic and Engineering Department.

Chairwoman Edmundson called on the applicant and asked if he accepted staff's thirty-one (31) conditions of approval.

Mr. Cutter stated he is in agreement with staff's thirty-one (31) conditions of approval.

Chairwoman Edmundson called for a motion.

MOTION: Commissioner Buzek made a motion to recommend approval of SP-15-05 (Family Dollar), subject to staff's thirty-one (31) conditions of approval. Commissioner Roberts seconded the motion.

VOTE ON THE MOTION: In favor: Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Clements, Roberts, Emmanuel and Buzek.

Motion: 6 – 0.

5. Election of Chairperson and Vice Chairperson.

Chairwoman Edmundson called for nominations for the office of Chairperson. Vice Chairwoman Chambers nominated Ann Edmundson as Chairperson. Chairwoman Edmundson called for additional nominations; hearing none, Chairwoman Edmundson accepted the nomination.


Chairwoman Edmundson called for nominations for the office of Vice Chairperson. Vice Chairwoman Chambers nominated Wilneeda Emmanuel as Vice Chairperson. Hearing no other nominations put forth, Ms. Emmanuel accepted the nomination of Vice Chairperson.

This concluded the Election of Officers for the Planning Commission for 2016.

6. **Discussion Items:** None.
7. **Concluding Remarks:** None.
8. **Adjournment of Planning Commission.**

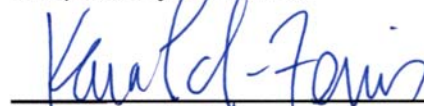
Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission at 7:46 p.m.

Planning Commission



Ann Edmundson, Chairwoman

Respectfully submitted:



Kara Irwin-Ferris
Zoning Administrator



Denise McGrew,
City Clerk/Director of Administrative Services

Date of Approval: 1-20-16

/mel

