

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission

Meeting Date: 3-16-16

Transcribed by: mf No. of Pages: 4 Transcription Time: .75

REVIEW OF MINUTES

Reviewed By:

| Name/Initials | Date | Revisions | |
|---------------|----------------|---|--|
| <u>DMC</u> | <u>4-5-16</u> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| <u>KF</u> | <u>4-14-16</u> | <input type="checkbox"/> Yes | <input checked="" 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: 7-20-16

Motion By: Clements Seconded By: Buzek

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, March 16, 2016

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

The Planning Commission meeting was called to order on Wednesday, March 16, 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
Wilneeda Emmanuel, Vice Chair
Robert Clements
John Robarts
Jack Buzek

Staff Present:

Kara Irwin-Ferris, Zoning Administrator
Melody Larson, Assistant to the City Clerk

Public Attendance: 4

Press Attendance: 0

Absent:

Estelle Friedman
Tacara Chambers

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:** February 17, 2016.

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the minutes of February 17, 2016; hearing none, she called for a motion.

MOTION: Commissioner Clements made a motion to approve the Planning Commission minutes of February 17, 2016. Commissioner Buzek seconded the motion.

**VOTE ON
THE MOTION:**

In favor: Chairwoman Edmundson, Vice Chairwoman Emmanuel, Commissioners Clements, Robarts and Buzek.

Motion: 5 – 0.

4. Case:

- A. SP-15-04 Santa Catalina** - A request by the petitioner for a site and development plan approval (SP-15-04) to construct 29 townhomes and two (2) one-story office buildings. The site is located on the northwest corner of South Jog Road and Jog Park Drive at 3145, 3197, and 3229 South Jog Road

Zoning Administrator Kara Ferris described the request for site plan approval to construct 29 townhomes and two (2) one-story office buildings on a 4.97 acre site to be located on the northwest corner of South Jog Road and Jog Park Drive adjacent to Park Pointe.

Mrs. Ferris reported that the applicant is proposing to combine two office buildings along South Jog Road with 29 mission-style townhomes in the rear. The site plan consists of 116 total parking spaces with 2.5 spaces per residential unit and 73 spaces for commercial use to be located in the rear of the office buildings and includes bicycle parking. Ingress/egress will be off of South Jog Road with cross-access to the north upon future development.

She stated that the residential units consist of 3, 4, 5 and 7-unit buildings with reduced setbacks on the end units only. The mission-style townhomes are approximately 2,541 sq. ft. in size and will be fee simple lots with a homeowner association and a community pool.

The 2 office buildings will have tower features at the entrance and in the roundabout. Wall signs will be provided at both entrances. The dumpster will be located in the non-residential portion of the site and will be screened. A fence will provide separation between the residential and non-residential units as well as in the rear yards of each townhome and each unit will have its own access gate. A dry retention area will be located to the rear of the site. Traffic circulation is sufficient to meet service and delivery needs. She stated that staff recommends approval of SP-15-04 with staff's forty-three (43) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Clements asked who provides cross-access approvals; the County or City? He pointed out that the entrance to the proposed Santa Catalina is very close to the Jog Park Drive entrance into Park Pointe. He asked if this project would be providing a turning lane into the site off of South Jog Road. He asked if this would be a gated community?

Mrs. Ferris explained that cross-access between sites is required by the City in cooperation with adjacent property owners. She stated that the proposal does not include a deceleration lane into the site and noted that this project is not a gated community.

Vice Chairwoman Emmanuel asked if guest parking would be provided.

Mrs. Ferris stated there are six (6) parking spaces on the north end of the site as part of the community pool. The project was designed more for pedestrian access. The common 2 parking spaces and the 2 car garage spaces provide for 4 vehicles per unit. Office parking may also be used on weekends if needed.

Chairwoman Edmundson asked about the rear separation wall between the proposed project and Park Pointe.

Mrs. Ferris reported that it would include a 15 ft. landscaped buffer and a 6.0 ft. masonry wall.

Chairwoman Edmundson called on the applicant for comment.

John Reichard of Southwind Construction and Homes explained that the backyards of the northern units will have enclosed patios plus a 7 ft. landscape buffer and an open-handrail 6 ft. fence that is not climbable. The western units in the rear have the retention area and a 15 ft. landscape buffer and 6 ft. concrete wall.

Commissioner Buzek asked if the rear fence beyond the drainage consisted of chain-link fencing.

Mr. Reichard explained there is no chain-link fencing to the west.

Chairwoman Edmundson asked Mr. Reichard if he was in agreement with staff's forty-three (43) conditions of approval.

Mr. Reichard confirmed he was in agreement with staff's forty-three (43) conditions of approval.

Chairwoman Edmundson called for a motion.

MOTION: Commissioner Clements made a motion to recommend approval of SP-15-04 including the forty-three (43) conditions approval as presented by staff. Commissioner Buzek seconded the motion.

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

Motion: 5 – 0.

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


Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission at 7:25 p.m.

Planning Commission

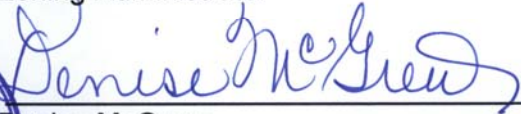
Respectfully submitted:



Ann Edmundson, Chairwoman



Kara Irwin-Ferris
Zoning Administrator



Denise McGrew,
City Clerk/Director of Administrative Services

Date of Approval: 7-20-16

/mel