

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission
Meeting Date: 7-20-16
Transcribed by: muf No. of Pages: 5 Transcription Time: 6.25

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
<u>JC</u>	<u>9/9</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>KF - Kisha Ferris</u>	<u>9/13/16</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: 9-21-16

Motion By: Clements Seconded By: Tranco

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, July 20, 2016

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, July 20, 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
Robert Clements
Tacara Chambers
Jack Buzek
Larry Tronco

Staff Present:

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

Public Attendance: 2

Press Attendance: 0

Absent:

Wilneeda Emmanuel, Vice Chair
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: March 16, 2016.

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the minutes of March 16, 2016; hearing none, she called for a motion.

MOTION Commissioner Clements made a motion to approve the Planning
CARRIED: Commission minutes of March 16, 2016. Commissioner Buzek
seconded the motion.

**VOTE ON
THE MOTION
CARRIED:**

In favor: Chairwoman Edmundson, Commissioners Clements, Chambers, Buzek and Tronco.

Motion carried: 5 – 0.

4. Cases:

**A. ANX-16-01
Ord. 2016-18**

Soma Medical Center - A request by the owner for a voluntary annexation of 1 parcel of land totaling approximately 0.89 acres. The site is located at 6239 Lake Worth Road.

Zoning Administrator Kara Ferris described the voluntary annexation request for one parcel of land located approximately 1,400 ft. east of the intersection of South Jog Road and Lake Worth Road. The boundary survey showed a 0.895-acre site formerly known as a Checkers drive-in fast-food restaurant that was built in 1993 and later demolished in 2008. Access to the site is from an easement known as Scott Road. She reported that some infrastructure still remained on the site.

Zoning Administrator Ferris reported that the site is contiguous to City property on the south and east; that by annexing this property it would reduce an existing unincorporated Palm Beach County pocket area, and that this is a logical extension of the City's boundaries. The proposal meets the six (6) annexation criteria; therefore, staff recommends approval of ANX-16-01.

Chairwoman Edmundson called on board members for comments.

Commissioner Clements asked if the properties along Harmony Drive were zoned residential or commercial.

Zoning Administrator Ferris explained that the two residential parcels located directly behind the subject site have Commercial (CM) land use and zoning as part of the City's long-range plan for the commercial corridor.

Chairwoman Edmundson called on the petitioner for comment.

Commissioner Clements asked what type of medical facility was Soma.

Gene Difonte of Difonte Consulting, and civil engineer for the project, explained that Soma Medical Center specializes in pediatrics.

Chairwoman Edmundson opened the meeting to the public. She asked if anyone was in favor of or opposed to Ordinance No. 2016-18 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
CARRIED: approval of ANX-16-01 (Soma Medical Center) as presented by staff. Commissioner Buzek seconded the motion.

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

Motion carried: 5 – 0.

- B. ZC-16-01 Soma Medical Center** - A request by the owner for a zoning designation change from Palm Beach County General Commercial (CG) to City Commercial General (CG). The site is located at 6239 Lake Worth Road.

Zoning Administrator Kara Ferris presented the companion item to the annexation item just heard. She stated that the request is to change the zoning designation of a 0.895-acre parcel of land from a Palm Beach County Commercial General (CG) zoning designation to a City zoning designation of Commercial General (CG). The CG zoning designation allows 30% lot coverage, it is consistent with the surrounding commercial uses and is a logical extension of the land use pattern. Zoning Administrator Ferris stated that the proposal meets the ten (10) zoning change criteria; therefore, staff recommends approval of ZC-16-01.

Chairwoman Edmundson called on board members for comments. She asked how many employees would the proposed medical center employ and were there other centers owned by the same owner.

Designer/Architect Ana Colom explained that the building would staff two pediatric doctors and five staff per physician. Ms. Colon reported that there are seven other facilities throughout Palm Beach County owned by Soma Lake Worth Investor, LLC.

Chairwoman Edmundson opened the floor to the public. She asked if anyone was in favor of, or opposed to Ordinance No. 2016-20 to come forward. Seeing no one come forward, she closed the floor to the public and called for a motion.

MOTION CARRIED: Commissioner Tronco made a motion to recommend approval of ZC-16-01 (Soma Medical Center) as presented by staff. Commissioner Chambers seconded the motion.

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

Motion carried: 5 – 0.

- C. SP-16-01 Soma Medical Center** - A request by the owner for a site and development plan to construct a 5,438 sq. ft. one story medical building. The site is located approximately 1400 feet east of South Jog Road at 6239 Lake Worth Road.

Zoning Administrator Kara Ferris stated that the companion site plan consists of a 5,438 sq. ft. single-story medical office building on a 0.895-acre site located 1,400 ft. east of South Jog Road and Lake Worth Road. The site was a former Checkers drive-thru fast food restaurant built in 1983 and later demolished in 2008, with some infrastructure remaining. Egress/ingress will be from Lake Worth Road onto Scott Road. Two parking areas are proposed on the south and north sides of the site, the existing dumpster will be screened with an opaque aluminum enclosure and the existing 6-foot masonry wall on the east and north sides of the site will remain and be improved. The site plan proposes 28 parking spaces including two handicap spaces, a 14% lot coverage, architectural treatments on all four sides of the building and the

preservation of 37 existing trees on the site. Retention areas are proposed for the north and south sides of the site with a landscape buffer along Lake Worth Road and water and sewer lines will be connected to existing mains. The applicant is requesting a modification to Condition No. 19 extending the hours of operation and Condition No. 20, related to an easement required for a future Palm Tran bus stop. Palm Tran has requested that the City provide an easement for a bus shelter. This will be negotiated in the near future. Zoning Administrator Ferris stated staff recommends approval of SP-16-01 subject to staff's thirty-one (31) conditions of approval.

Chairwoman Edmundson called on board members for comments.

Commissioner Tronco asked how will medical waste (blood samples, needles, etc.) be handled.

Architect Colom explained that blood samples are picked up daily or every 2 days.

Commissioner Chambers asked if the applicant agreed to negotiate with Palm Tran over the easement.

Engineer DiFonte explained they agreed in general; however, they had questions about liability.

Chairwoman Edmundson called for a motion.

MOTION Commissioner Clements made a motion to recommend
CARRIED: approval of SP-16-01 (Soma Medial Center), subject to staff's thirty-one (31) conditions of approval. Commissioner Buzek seconded the motion.

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

Motion carried: 5 – 0.

5. **Discussion Items:** None.

6. **Concluding Remarks:**

Chairwoman Edmundson thanked staff for inviting Planning Commissioners to attend a recent Florida Planning Association (FAPA) advisory board workshop hosted by the Village of Palm Springs. Mr. Clements, Mrs. Chambers, Mr. Tronco and Chairwoman Edmundson were in attendance.

7. **Adjournment of Planning Commission.**


Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission meeting at 7:30 p.m.

Planning Commission


Ann Edmundson, Chairwoman

Respectfully submitted:


Kara Irwin-Ferris
Zoning Administrator


Joanna Cunningham
City Clerk

Date of Approval: 9/21/16

/mel