

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission
Meeting Date: 8-3-16
Transcribed by: Jmf No. of Pages: 4 Transcription Time: _____

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
<u>Joanna / JLC</u>	<u>9/12/16</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<u>YARA / YAF</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: Troneco

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, August 3, 2016

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, August 3, 2016 at 7:00 p.m., with Chairwoman Edmundson presiding. City Clerk Denise McGrew called the Roll.

ROLL CALL:

Commissioners Present:

Ann Edmundson, Chair
Wilneeda Emmanuel, Vice Chair (*Late*)
Robert Clements
Tacara Chambers
Jack Buzek
Larry Tronco

Absent:

Estelle Friedman

Staff Present:

Thomas J. Lanahan, Acting City Manager
Kara Irwin-Ferris, Zoning Administrator
Osniel Leon, Senior Planner
Denise McGrew, City Clerk/Admin. Svcs. Director

Public Attendance: 2

Press Attendance: 0

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. ANX-16-02
Ord. 2016-22**

Lake Worth Road and South Military Trail - A City initiated annexation of 5 parcels of land totaling approximately 10.773 acres. The site is located at the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065, 4101 and 4215 S. Military Trail.

Zoning Administrator Kara Ferris presented the City-initiated annexation request for five parcels of land totaling 10.773 acres located at the southwest corner of Lake Worth Road and South Military Trail. She stated that the site has four ingress/egress points, two on Lake Worth Road and two on South Military Trail.

Parcel 1: Office Depot Plaza aka Aloha Shopping Center was developed in 1973 and totals 55,486 sq. ft. of commercial space. The uses include an Office Depot, a pet shop, a Family Dollar, other commercial uses and a 150-ft. cell tower approved in 1998 by the County.

Parcel 2: IHOP is located on a 0.2109 site that includes a 3,692 sq. ft. IHOP restaurant built in 1976. This parcel shares the four ingress/egress points of the plaza and is owned by the same plaza owners.

Parcel 3: This is a separate detached parcel totaling 1.0392 acres. The site is currently under construction for a 10,000 sq. ft. retail auto parts store approved by the County in 2014. Ingress/egress is off of South Military Trail. The City will propose entering into an interlocal agreement with the County for this project to continue the permitting/inspection process with the County. After one year, any further permit activity will be processed through the City.

Parcel 4: This is an FPL substation built in 1980 on a 0.7194-acre site and has no interconnectivity to the other sites. It has one access point off of South Military Trail.

Parcel 5: The PBC Tax Collector's Service Center, comprised of a 3.28-acre site 36,000 sq. ft., 2-story office building. Access is off of South Military Trail and Lander Drive. This parcel is being included as part of this annexation request; however, consent is questionable.

Zoning Administrator Ferris noted that any current development order approved by the County will be recognized and any changes to those approvals will be required to meet City Code regulations.

Pursuant to Chapter 171, Florida Statutes, Zoning Administrator Ferris stated that this annexation request must obtain a majority consent (more than 50%) of property owners by parcels and acreage with no registered electors. The proposed parcels are adjacent to the City's boundary on the north and west; they are compact; and are consistent with the City's Comprehensive Plan. The City can meet the required levels of service (LOS) and an Urban Services Report was prepared and forwarded to the County.

The City has verified consent from two of the five property owners (Parcels 1 and 2) and are currently working on obtaining consent from Parcel 5 which would provide the majority of parcels needed to satisfy statutory requirements for annexation. Zoning Administrator Ferris stated that the proposal meets the six (6) annexation criteria; therefore, staff recommends approval of ANX-16-02.

Chairwoman Edmundson called on board members for comments.

Commissioner Clements asked if Dunkin Donuts would be part of this annexation. He asked if one more property owner agrees to annexation, would that obligate the Tax Collector to annex.

Zoning Administrator Ferris said it would not; however, the City would be exploring that possibility. She explained that the City is attempting to obtain consent by the Tax Collector. If that does not occur, then the annexation request would be scaled back and a smaller area would be annexed.

Commissioner Chambers asked what method is being used to obtain owner consent.

Zoning Administrator Ferris explained that the City uses a Consent Form that requires notarization. Letters are also sent out to adjacent property owners to encourage them to annex.

Commissioner Buzek asked if notification was similar to that of the variance process wherein property owners within a 300-ft radius are notified.

Zoning Administrator Ferris explained that notices are sent out for the public hearings and legal advertisements are placed in newspapers.

Chairwoman Edmundson pointed out that the Tax Collector doesn't pay taxes, so why wouldn't they want to annex into the City?

Zoning Administrator Ferris agreed and explained that was why the City was reaching out to them.

Chairwoman Edmundson opened the floor to the public. She asked if anyone was in favor of, or opposed to Ordinance No. 2016-22 to come forward. Seeing no one come forward, she closed the floor to the public and called for a motion.

MOTION: Commissioner Buzek made a motion to recommend approval of ANX-16-02 (Lake Worth Road and South Military Trail) as presented by staff. Commissioner Tronco seconded the motion.

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

Motion carried: 5 – 0.

City Clerk Denise McGrew announced the arrival of Vice Chairwoman Emmanuel at 7:09 pm.

**B. ZC-16-02
Ord. 2016-23**

Lake Worth Road and South Military Trail - A City initiated request for a zoning change from Palm Beach County Urban Infill (UI) to City Commercial Intensive (CI) for 4 parcels of land totaling approximately 7.493 acres. The site is located at the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065, and 4101 S. Military Trail.

Zoning Administrator Ferris described the companion item to the annexation just heard. She stated that the request is to rezone 7.493 acres from a Palm Beach County Urban Infill (UI) zoning designation to a City Commercial Intensive (CI)

zoning designation. The request is compatible with CI uses to the north, west and east. To the south is a canal and Countryside Townhomes. The proposal meets the ten (10) zoning change criteria; therefore, staff recommends approval ZC-16-02.

Chairwoman Edmundson called on board members for comments; hearing none, she opened the floor to the public. She asked if anyone was in favor of, or opposed to, Ordinance No. 2016-23 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 ZC-16-02 as presented by staff. Vice Chairwoman Emmanuel seconded the motion.

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

Motion carried: 6 – 0.

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

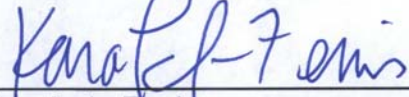
Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission at 7:18 p.m.

Planning Commission



Ann Edmundson, Chairwoman

Respectfully submitted:



Kara Irwin-Ferris
Zoning Administrator



Joanna Cunningham
City Clerk

Date of Approval: 9/21/16

/mel