

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: Planning Commission
Meeting Date: 8-16-17
Transcribed by: mf No. of Pages: 3 Transcription Time: .50

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
<i>[Signature]</i>	8/22/17	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Osniel Leon / OL</i>	8/22/17	<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: 12-6-17

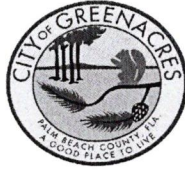
Motion By: Clements Seconded By: Buzek

Check One: Approved Tabled Denied Vote: 7/0

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 16, 2017

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, August 16, 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
Jack Buzek
Claudia Bennis
Hanny Garcia

Staff Present:

Osniel Leon, Senior Planner
Melody Larson, Assistant to the City Clerk

Public Attendance: 2

Press Attendance: 0

Absent:

Emily Jacobs
Larry Tronco, Vice Chair
Robert Clements
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: February 1, 2017, February 15, 2017, March 15, 2017 and April 19, 2017.

Chairwoman Edmundson asked if there were any additions, deletions, or revisions to the minutes of , February 1st and 15th, March 15th and April 19, 2017; hearing none, she called for a motion.

MOTION: Commissioner Buzek made a motion to approve the Planning Commission minutes of February 1st and 15th, March 15th and April 19th, 2017. Commissioner Garcia seconded the motion.

VOTE ON THE MOTION: **In favor:** Chairwoman Edmundson, Commissioners Buzek, Bennis and Garcia

Motion: 4 – 0.

4. Cases:

- A. SE-17-02 Res. 2017-33 Quantum Diagnostics, LLC** - A request by the owner, for a special exception request to allow a laboratory (clinical) in a Mixed Use Development–Original Section zoning district. The site is located at 5199 10th Avenue North.

Senior Planner Osniel Leon described the request for special exception approval to allow a clinical laboratory in the Mixed Use Development-Original Section (MSD-OS) zoning district. He provided a brief history of the 2-story, 7,080 sq. ft. professional office building that was built in the Florida vernacular style architecture in keeping with the theme of the 10th Avenue North Corridor.

Senior Planner Leon noted that the proposed use would not require additional site improvements; the use would generate less traffic and medical refuse would be handled appropriately. The dumpster enclosure would be located at the northeast corner of the site. The proposal meets the twelve (12) special exception criteria; therefore, staff recommends approval of SE-17-02 .

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

Paul Carruth of Quantum Diagnostics, LLC, explained they are a small clinical lab consisting of four (4) employees. They are a confirmation lab for employment agencies and oil companies wherein specimens are couriered to the lab for testing and analysis. Quantum Diagnostics possesses a lab waste permit, and waste is disposed of daily. He believed their facility was a good fit for the community.

Commissioner Bennis asked if there were any other biomedical operations in Greenacres and does Quantum conduct drug testing.

Mr. Carruth explained that Lab Corp is in Palm Beach County and is a more extensive lab where they provide blood analysis and receive walk-ins. Quantum Diagnostics is a different model. There are other confirmation labs like Quantum in Jupiter and West Palm Beach. Test specimens are received via Fedex and other couriers and no clients visit the site. Results are couriered out once a day. Their hours of operation are Monday-Friday, 8-5 pm and a pathologist comes once a week.

Chairwoman Edmundson opened the floor to the public. She asked if anyone was in favor of, or opposed, to Resolution 2017-33 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 SE-17-02 subject to staff's three (3) conditions of approval. Commissioner Garcia seconded the motion.

VOTE ON THE MOTION: **In favor:** Chairwoman Edmundson, Vice Chairwoman Chambers, Commissioners Buzek, Bennis and Garcia.

Motion: 4 – 0.

- B. ZTA-16-05 Ord. 2017-03** **ZTA-16-05** - The zoning text amendment proposes to revise Chapter 16, Article I In General, Section 16-1, Definitions, Article III District Regulations, Division 11 Commercial Intensive, Section 16-505, Division 17 Lake Worth Road Urban Corridor (UC) Overlay District, Section 16-593, and Article IV Supplementary District Regulations, Division 2 Area and Height Limitations, Section 16-628; to provide regulations for increased building height for specific uses within the Lake Worth Road Urban Corridor (UC) Overlay District.

Senior Planner Leon reported that staff was requesting postponement of this amendment to the September 20th Planning Commission to allow for a presentation to be made to the City Council on September 7th.

Chairwoman Edmundson called for a consensus and all four (4) commissioners agreed to postpone ZTA-16-05 to September 20th as requested.

- 4. **Discussion Items:** Senior Planner Leon announced that the next Planning Commission meeting would be held on September 20, 2017.
- 6. **Concluding Remarks:** None.
- 7. **Adjournment of Planning Commission.**

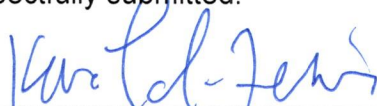
Chairwoman Edmundson declared there was no further business to discuss and adjourned the Planning Commission at 7:12 p.m.

Planning Commission



Ann Edmundson, Chairwoman

Respectfully submitted:



Kara L. Irwin-Ferris
Director of Planning & Engineering



Joanna Cunningham, MMC
City Clerk

Date of Approval: 12/6/17



/mel