



PLANNING AND ZONING BOARD OF APPEALS

City of Greenacres, Florida

Thursday, August 08, 2024, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL - Additions, deletions, or other revisions to the agenda.

APPROVAL OF MINUTES

1. July 11, 2024

REGULAR AGENDA

2. **PUBLIC HEARING - SP-23-04 and MSP-24-05 - Soma Medical - 3581 S Jog Road**

Approval of Site and Development Plans (SP-23-04) to construct a 9,695 sq.ft. medical office building, including establishing a Master Sign Plan (MSP-24-05).

3. **PUBLIC HEARING (LPA) - CPA-23-04 Astoria Towns - 6240 Dodd Road and adjacent vacant parcel**

Approval of a Future Land Use Map amendment from Residential Medium Density (RS-MD) and Commercial (CM) designations to the Residential High-Density (RS-HD) designation.

4. **PUBLIC HEARING - ZC-23-02 Astoria Towns - 6240 Dodd Road and adjacent vacant parcel to the south PCN # 18-42-44-22-00-000-5090**

Approval of a rezoning from the Residential Medium (RM-2) Density and Commercial General (CG) Zoning Districts to the Residential High Density (RH) Zoning District.

5. **QUASI-JUDICIAL PUBLIC HEARING - BA-23-07 Astoria Towns - 6240 Dodd Road and Vacant Parcel to the south PCN # 18-42-44-22-00-000-5090**

Chapter 16, Article V, Division 5, Section 16-860(3) - Yard and lot requirements.

- Approval of a variance from the minimum side yard of 20-feet for the corner lots or end units of a dwelling row to be reduced to 0 feet for a total variance of 20 feet.

6. **PUBLIC HEARING - SP-23-06 and MSP-24-02 - Astoria Towns - 6240 Dodd Road and Vacant Parcel to the south PCN # 18-42-44-22-00-000-5090**

Approval of Site and Development Plans (SP-23-06) to construct a Townhouse Development consisting of 60 townhomes with a configuration of 6-unit building types, including establishing a Master Sign Plan (MSP-24-02).

7. **QUASI-JUDICIAL PUBLIC HEARING - BA-24-01 C&C Legacy Plaza - 3494 S Jog Road**

The petitioner is requesting two (2) variances:

Chapter 16, Article VII, Division 3, Section 16-1286 - Perimeter landscape requirements.

- Approval of a variance from the minimum seven-foot (7') landscape buffer located in the north and south side yards to be maintained at seven-feet (7') wide but providing no required landscaping material within the buffer and maintaining the existing north and south side yard sod, slash pine and access drive in the north buffer, due to the narrow configuration of the lot and existing easements and access drive.

Chapter 16, Article VIII, Section 16-1335 (5) – Internal landscape areas.

- Approval of a variance to construct certain parking spaces with no terminal landscape island, due to the narrow configuration of the lot and the constraints of the existing easements.

8. PUBLIC HEARING - SP-24-01 and MSP-24-03 - C&C Legacy Plaza - 3494 S. Jog Road

Approval of Site and Development Plans (SP-24-01) to construct a 2,598 sq. ft one-story office building and a two-story townhouse building with three townhouses, including establishing a Master Sign Plan (MSP-24-03).

DISCUSSION ITEM

CONCLUDING REMARKS

- **Next PZBA meeting dates:**
 - **September 12, 2024**
 - **October 10, 2024**
 - **November 14, 2024**

ADJOURNMENT

Meeting Records Request

Any person requesting the appeal of a decision will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

Notice of Meetings and Agendas

Meetings may be called based on an application and whenever necessary. Agendas are posted on the City's website on the Friday prior to each scheduled meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacresfl.gov or 561-642-2006.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorer at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.