



Planning Zoning Board of Appeals City of Greenacres, Florida

Thursday, February 24, 2022 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

CALL TO ORDER AND ROLL CALL

Chair Fitzgerald called to order the Planning and Zoning Board of Appeals Meeting Thursday, February 24, 2022 at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Danette Fitzgerald
Emily Jacob-Robarts
Sydelle Neustein
Ann Edmundson
Betty Anne Litowsky
Joan Hayes
Robert Clements

AGENDA APPROVAL

Motion made by Board Member Robarts and Seconded by Board Member Litowsky to approve the agenda.

Motion passed 5-0.

APPROVAL OF MINUTES

Motion made by Board Member Edmundson and Seconded by Board Member Robarts to approve the minutes.

Motion passed 5-0.

1. December 15, 2021

REGULAR AGENDA

Zoning Administrator Caryn Gardner-Young explained the Quasi Judicial process for the meeting.

Assistant City Clerk Tapia read the oath and swore in five individuals who planned to testify at the meeting.

Chair Fitzgerald asked if any board members had any ex-parte communications with anyone about the project or had visited the site. Most board members stated no, except Board Member Edmundson mentioned she had been to the site but had no communication with anyone.

1. **SE-21-01 ALFA-G Arcade** - A Special Exception request to allow for the relocation and expansion of an Indoor Recreational Amusement facility in a Commercial Intensive (CI) zoning district. The site is located within Warbanks Plaza at 3747 S. Military Trail.

Chair Fitzgerald read SE-21-01 - Res-22-05 by title.

Zoning Administrator Gardner-Young stated the applicant requested a Special Exception approval to allow the relocation and expansion of an internet café/arcade use from a 1,700 square foot inline bay to an existing 2,016 square foot inline bay at the Warbanks Plaza, at 3747

South Military Trail. Zoning Administrator Gardner Young also mentioned there would be fifty arcade machines, the hours of operations would be 10:00AM to 12:00AM, individuals must be 18 years old or older, no alcohol would be served. The Development Review Committee reviewed the request and approved.

Architect Stephan A. Yeckes stated the arcade requested a Special Exception for an expansion of the arcade. The arcade would be located at the same plaza, but would be moving to a bigger section of the plaza. Zoning Administrator Gardner-Young mentioned to Mr. Yeckes that she sent over a copy of the staff report, and asked if there were any questions with the conditions that were being proposed by staff. Mr. Yeckes stated no.

Staff stated the proposed request of the Special Exception to expand the square foot inline bay at Warbanks Plaza was consistent with the City's Comprehensive Plan. Staff requested the report and file be placed in the record.

Motion made by Board Member Edmundson and Seconded by Robarts to approve the Special Exception.

Motion passed 4-1.

REGULAR AGENDA

- 2. SP-21-01 Sunset Springs** - A site and development plan for 25 single family homes. The site is located at 6645 Chickasaw Road.

Chair Fitzgerald read SP-21-01 - Res-21-12 by title.

Agent Yoan Machado from WGI requested approval of the proposed Sunset Springs project. The project consists of twenty-five single family homes within the Residential Medium Zoning District. Mr. Machado mentioned the previous approval had a rounded entrance, currently a non-gated intersection of 90 degrees, accessing extension of Chickasaw Road, and landscape buffers would be around the perimeter of the project on each lot.

Staff presented the proposed Sunset Springs project and stated the project would be consistent with the Comprehensive Plan. Staff requested the report and file be placed into the record.

Board Member Hayes asked if the new project would include the new sidewalk requirements, and Director Irwin-Ferris stated no. Chair Fitzgerald asked if the garages would be able to charge electric vehicles. Mr. Machado stated the garages meet City Code and vehicles can be charged, and some products differentiate from one another. Director Irwin-Ferris stated a vehicle can be charged with a regular outlet.

Director Irwin-Ferris stated the project was requested a few years back, but the project expired when it was not built. Landscaping buffers from the North and South side were permitted to be a 5' wide "H" buffer due to the width of adjacent buffers. The end of the block is designed as a Y-turn and would allow fire trucks to do a turn around.

Staff presented the proposed project and requested that the staff report and file be placed into the record of the preceding.

Motion made by Board Member Edmundson and Seconded by Board Member Robarts to approve SP-21-01.

Motion passed 5-0.

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- 3. ZTA-22-04 Yards** - This zoning text amendment proposes to revise Chapter 16, Article IV Supplemental District Regulations, Division 2, Area and Height Limitations, Section 16-630, in order to address accessory structures on large Residential lots and accessory structures allowed within the required setbacks for single family residential structures.

Chair Fitzgerald read ZTA-22-04 - Ord 22-04 by title.

Director Irwin-Ferris stated a City-initiated text amendment to the Zoning Code in order to address allowable structures in the setback and accessory structures within residential zoning districts. The City would be amending yard regulations, and the Code would be updated to address mechanical, architectural, and structural appearances within setbacks, generators for single-family homes. Single-family lots have attached garages that exempt from two hundred-square foot maximum to construct up to six hundred feet of detached garage structure within residential zoning districts except Agricultural Residential, Residential Low-1 and Residential Estate.

Staff presented the proposed City-initiated text amendment, and requested that the staff report, and file be placed into the record of the preceding.

Motion made by Board Member Edmundson and Seconded by Board Member Robarts approve ZTA-22-04.

Motion passed 5-0.

DISCUSSION ITEM

Chair Fitzgerald stated she would like to include the Pledge of Allegiance at the beginning of every meeting. All board members agreed. Director Irwin-Ferris stated she would ask Administrative Assistant Evelyn Bach to add the Pledge of Allegiance to the all upcoming meetings.

Board Member Robarts stated she seen a refrigerator on Wood Lake and asked who would she call to remove the item. Director Irwin-Ferris stated she would have to contact Code Enforcement.

ADJOURNMENT

6:57 PM.

Danette Fitzgerald, Chair

Kara L. Irwin-Ferris
Director of Development & Neighborhood Services

Quintella Moorer, CMC, City Clerk

Date of Approval: _____