



Planning and Zoning Board of Appeals

City of Greenacres, Florida

Thursday, July 13, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

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.

CALL TO ORDER AND ROLL CALL

Chair Fitzgerald called to order the Planning and Zoning Board of Appeals Meeting Thursday, July 13, 2023, at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

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

Board Members Absent:

Joan Hayes

PLEDGE OF ALLEGIANCE

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

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

Motion passed 5-0.

APPROVAL OF MINUTES

None.

PRESENTATION

1. Presentation by City Attorney on the Responsibilities and Duties of the Planning and Zoning Board of Appeals.

City Attorney Christy Goddeau presented a presentation on Florida's Sunshine Law, public records, ethics, and quasi-judicial matters to the board members.

REGULAR AGENDA

2. SP-85-12RR Chick Fil A

The petitioner is requesting Site Plan approval to construct a 4,646 drive-in/fast food restaurant. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road.

Chair Robarts read SP-85-12RR - Resolution 2023-17 by title.

Project Manager Kara Irwin-Ferris stated a request for a approval of the proposed Chick-fil-a fast food restaurant with a drive-thru. Removal of 93 parking spaces and two landscape islands. The proposed project consists of 4,680 square foot restaurant with one drive-thru land and a by-pass lane that would be used to provide service during the busy hours.

Chair Robarts asked how would the public enter the fast food restaurant. Ms. Irwin-Ferris stated within the plaza.

Nicholas Hagood, representative of Bohler Engineering, stated the proposed site would add trees and extra lighting since the site was an empty parking lot. A dumpster and recycling area with a wall enclosure and opaque gates would be added. During normal hours there would be a single operating line, and on busy hours, 12:00pm -2:00pm for lunch and 5:00pm -7:00pm for dinner an outside lane would be used.

Chair Robarts asked Mr. Hagood if the trees being planted on the site block the view. Brett Waldman, Senior Landscape Architect for Bohler Engineering, stated all planting was chosen specifically for the site.

Resident Barbara Moline stated her concerned was the traffic on Jog Road. Mr. Hagood mentioned the traffic study showed no traffic issues would appear.

Motion made by Board Member Edmundson and Seconded by Board Member Litowsky to approve Resolution 2023-17.

Motion passed 5-0.

QUASI JUDICIAL PUBLIC HEARING

3. QUASI-JUDICIAL PUBLIC HEARING - BA-23-02 - 465 Swain Blvd

The petitioner is requesting three (3) variances from the following code provisions:

V.1 - Chapter 16, Article VIII Off-Street Parking and Loading Regulations (Parking Standards) Section 16-1336 to allow for: 1) the location and reduced number of parking spaces from the required nine (9) spaces (three (3) spaces per unit) to three (3), for a reduction of six (6) parking spaces.

V.2 - Chapter 16, Article VIII Off-Street Parking and Loading Regulations (Parking Standards) Section 16-1337 to allow for reduced parallel parking space length dimensions from the required 10ft wide by 24ft long space to be 11 ft wide by 20 ft long for two spaces and 11 ft wide by 22.8 ft long for the third space.

V.3 - Chapter 16, Article VIII Off-Street Parking and Loading Regulations (Parking Standards) Section 16-1339 to allow for three (3) driveway entrances each at 15 feet wide instead of the required 25 ft for two-way traffic flow.

Chair Robarts read BA-23-02 by title.

Brandon Cabrera, CEO of Brandx stated the site had been vacant for many years with little landscape and driveway. Mr. Cabrera would add additional parking spaces for tenants. The request would give enough space for the tenants due to the physical

limitation of the property. The original site plan allows for three cars to be parked. A request of 2 in length would allow better parking for the tenants.

Director of Development and Neighborhood Services Denise Malone stated a request from Brandon Cabrera, CEO of Brandx, for a residential parcel with a triplex to reduce the number of parking spaces from the required nine spaces to three spaces. Three variances were being requested. The reduced parallel parking space length dimensions from the required 10 feet wide by 24 foot long space to be 11 feet wide by 20 feet long for two spaces and 11 feet wide by 22.8 feet long for the third space. Three driveway entrances each at 15 feet wide would be installed instead of the required 25 feet for two-way traffic flow.

Motion made by Board Member Edmundson and Seconded by Fitzgerald to approve BA-23-02.

Motion passed 5-0.

DISCUSSION ITEM

Chair Roberts asked when the next meeting would be. Ms. Malone stated August 10, 2023.

CONCLUDING REMARKS

None.

ADJOURNMENT

7:31 PM.

Emily Jacob-Roberts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, CMC, City Clerk