



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

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 Robarts called to order the Planning and Zoning Board of Appeals Meeting August 8, 2024 at 6:00 PM and Assistant City Clerk Selene Tapia called the roll.

Board Members Present:

Emily Jacob-Robarts
Danette Fitzgerald
Ann Edmundson
Betty Ann Litowsky
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 agenda.

Motion 5-0.

APPROVAL OF MINUTES

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

Motion 5-0.

1. July 11, 2024

REGULAR AGENDA

- 2. PUBLIC HEARING - SP-23-04 Soma Medical and Master Sign Plan (MSP-24-05) - 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).

Chair Robarts read SP-23-04 by title.

Senior Planner Gionni Gallier stated this property was an existing single family home located on the west side of Jog Road. The site and development plans include a master sign plan approval to construct a one story medical office building.

Agent Troy Holloway from 2GHO stated a request for a site and development plans including a master sign plan approval to construct a one story 9,695 square foot medical office building on Jog Road. The vision would bring forth for the Jog Road corridor between 10th Ave North and Ramblewood Circle, to support a diverse residential housing types and densities, as well as professional office use with the goal to create a transitional buffer between residential neighborhood and major roadways and commercial areas.

Mr. Gallier explained the hours of operation, yard and lot requirements, landscaping plan, and lighting complied with the code requirements.

Chair Robarts asked how many handicap parking spots would be available and if the property was already purchased. Mr. Gallier stated three parking spots, and yes the property had already been purchased.

Motion made by Board Member Edmundson and Seconded by Board Member Fitzgerald to approve SP-23-04 - MSP-24-05.

Motion passed 5-0.

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.

Chair Robarts read CPA-23-04 by title.

Mr. Gallier stated the request was for a small scale Future Land Use Map Amendment to change from Residential Medium Density and Commercial to Residential High Density.

Mr. Gallier stated the next four items would be presented together, but voted on separately

Agent Alex Ahrenholz from JMorton Landscaping stated the request was for a small scale Future Land Use Map Amendment to change from Residential Medium Density and Commercial to Residential High Density and also requesting Site and Developmental Plan approval and Master Sign Plan approval to construct a townhouse development consisting of sixty two-story townhouse residential units. A variance had also been requested for a reduction of the required 20-foot minimum side yard setback requirement for the townhouse buildings.

Chair Robarts asked what would be the main entrance for the townhomes. Mr. Ahrenholz replied Jog Road with no cross connection.

Board Member Litowsky asked how many parking spaces would be available per unit. Mr. Ahrenholz stated three, and there would be additional 44 parking spaces.

Motion made by Board Member Edmundson and Seconded by Board Member Litowsky to approve CPA-23-04.

Motion passed 5-0.

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.

Chair Robarts read ZC-23-02 by title.

Mr. Gallier stated a request for a rezoning from a Residential Medium Density and Commercial General to Residential High Density.

Resident Chris Cooper stated he lived east of the proposed project and was concerned about the incoming traffic and the current neighborhood homes losing values.

Resident Tyler Watson stated he was also concerned about loud noise, traffic and home value.

Resident Eric Collazo stated he was concerned about the incoming traffic.

Board Member Fitzgerald mentioned she was worried about the new incoming families coming into the City and not having enough parking and space.

Mr. Gallier stated the project met code requirements for parking.

Resident Lemont Dejarnett stated his two main concerns were the incoming traffic especially those who speed through the neighborhood.

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

Motion passed 5-0.

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.

Chair Robarts read BA-23-07 by title.

City Attorney Tanya Earley stated this was a Quasi-Judicial item. Assistant City Clerk read the oath and 4 people were sworn in.

Chair Robarts asked each board member if they had any ex-parte to report. All stated no.

Mr. Ahrenholz stated a variance request for the minimum 20 side yard to be reduced to 0 for a total of 20 reduction.

Motion made by Board Member Edmundson and Seconded by Board Member Fitzgerald to approve BA-23-07.

Motion passed 5-0.

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).

Chair Robarts read SP-23-06 and MSP-24-02 by title.

Mr. Gallier stated a request for the site and development including the master plan approval was to construct sixty two-story townhouse residential units.

Mr. Ahrenholz mentioned staff required a 6 foot wall to be built on the property, but oak trees were currently on the property line and they would like to avoid knocking down the trees.

Ms. Malone stated Staff approved to keep the oak trees on the property line.

Motion made by Board Member Litowsky and Seconded by Board Member Clements to approve SP-23-06 - MSP-24-02.

Motion passed 5-0.

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.

Chair Robarts read BA-24-01 by title.

All board member stated they had no on ex-parte communication to report.

Mr. Gallier stated the next items would be presented together, but voted on separately.

Mr. Gallier stated the variance request was for perimeter landscape requirements and terminal landscape islands.

Agent Steven Gaynair with Nest Plans stated the site was currently a vacant parcel and were proposing for a mixed use for townhomes and office.

Resident Ruben Soto stated he had many concerns about this project coming to the City.

Agent Steven Gaynair with Nest Plans stated there would be two entrances. Ms. Malone asked if Nest Plans could place a sign stating "private property" . Mr. Gaynair stated they would look into the sign.

Motion made by Board Member Edmundson and Seconded by Board Member Clements to approve BA-24-01.

Motion passed 5-0.

8. PUBLIC HEARING - SP-24-01 C&C Legacy Plaza and Master Sign Plan (MSP-24-03) - 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).

Chair Robarts read SP-24-01 - MSP-24-03 by title.

Motion made by Board Member Litowksy and Seconded by Board Member Edmundson to approve SP-24-01 - SMP-24-03.

Motion passed 5-0.

DISCUSSION ITEM

None.

CONCLUDING REMARKS

Ms. Malone mentioned the next three meetings would be, September 12, 2024, October 10, 2024, and November 14, 2024.

Char Robarts thanked City Staff for assisting her during the meeting procedures.

ADJOURNMENT

7:39 PM.

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk