



City of Greenacres, Florida

**Official Minutes
Planning Commission**

Wednesday, February 17, 2021

1. Call to Order and Roll Call.

The Planning Commission meeting was called to order on Wednesday, February 17, 2021 at 6:03 p.m., with Chair Larry Tronco presiding. Alejandro A. Gonzalez, Assistant City Clerk, called the roll.

Roll Call:

Commissioners Present:

Larry Tronco, Chair
Dannette Fitzgerald, Vice-Chair
Emily Robarts
Ann Edmundson
Joan Hayes
Aieshia Charles, Alt. 1

Public Attendance: Yes.

Press Attendance: No.

Absent:

Robert Clements

2. Agenda Approval:

Chair Tronco asked if there were any additions, deletions, or revisions to the agenda; hearing none, the agenda was approved.

3. Approval of Minutes: None.

4. Cases:

A. Public Hearing Anx-20-02/Ord. 2021-01 - Ranchette Road: A request by the owners for a voluntary annexation of three (3) parcels of land totaling approximately 10.58 acres. The site was located at 1281, 1283 and 1351 Ranchette Road.

Senior Planner Osniel Leon explained the Quasi-judicial process for the entire meeting.

Assistant City Clerk Gonzalez swore in eight (8) individuals who planned to testify at the meeting.

The title was read by Chair Tronco.

Planner Leon explained the subject land was in an unincorporated part of Palm Beach County (PBC), which was continuous to the City's boundary and part of the City's future annexation plans. The subject annexation did not create an unreasonable burden on the City nor did it adversely affect the level of service provided. In addition, the site was an unincorporated PBC pocket and the elimination of such pocket increased the City's service efficiency. The proposal met all of the guidelines of the City's Comprehensive Plan (Comp Plan), Florida State Statutes, and was a logical extension of the City's boundary. Staff recommended approval of ANX-20-02.

Mr. Ken Tuma of Urban Design Studios represented the property. Mr. Tuma had no further comments.

Motion: Commissioner Edmundson made a motion to recommend approval of ANX-20-02 as presented by Staff; seconded by Commissioner Charles.

Motion carried 6 – 0.

- B. Quasi-Judicial Public Hearing ZC-20-02/Ord. 2021-03 - Ranchette Road:** A request by the owners for a zoning designation change from PBC Agricultural Residential (AR) to a City Residential Medium -2 (RM-2). The site was located at 1281, 1283 and 1351 Ranchette Road.

The title was read by Chair Tronco. He asked if the Commissioners had any Ex-parte communication with the Applicant. All stated no.

Mr. Tuma explained the request was for rezoning the parcels in the proposed Ranchette Road annexation. The request allowed completion of the townhouse development planned for those parcels. Also, the City RM-2 zoning designation was consistent with the surrounding City zoning designations.

Planner Leon stated the parcels contained two (2) family homes and a nursery. The Applicant intended to develop 74 townhouses on the site. The proposed RM-2 designation was consistent with the surrounding area's proposed use. The proposed zoning change would not create an isolated zoning district. The proposed RM-2 designation did not constitute a privilege to the property owner as the change was consistent with the land use patterns, future land use, and zoning designations. Staff recommended approval of ZC-20-02.

Commissioner Robarts asked about entry right of way.

Planner Leon stated it was only through Ranchette.

Motion: Commissioner Edmundson made a motion to recommend approval of ZC-20-02 as presented by Staff; seconded by Commissioner Charles.

Motion carried 6-0.

- C. **SP-20-02/Res. 2021-07 Ranchette Road:** A request by the owners for site and development plan approval to construct 74 townhomes. The site is located at 1281, 1283 and 1351 Ranchette Road.

The title was read by Chair Tronco.

Planner Leon stated the subject site was comprised of three (3) parcels in unincorporated PBC, comprised of two (2) single-family homes and a nursery. The proposed development consisted of 74 townhomes units. The site had access through Ranchette Road and proposed 276 parking spaces. On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request for the reduction of single car garage dimensions for interior units only. The buffer and landscape plans were presented and were consistent with Code. The architectural and elevation plans were compatible with adjacent housing developments. There was a change to the language for conditions of approval in the Staff Report: Condition 3 had the incorrect Code Section and Condition 21 stated the project's Certificate of Occupancy could not be issued unless the project met all conditions of approval in the Staff Report. Staff recommended approval of SP-20-02.

Vice-Chair Fitzgerald asked if the sidewalk was compliant with the Americans with Disabilities Act (ADA).

Mr. Tuma stated yes.

Motion: Commissioner Fitzgerald made a motion to recommend approval of SP-20-02 as presented by Staff; seconded by Commissioner Charles.

Motion carried 6-0.

5. **Discussion Items:** None.
6. **Concluding Remarks:** None.
7. **Adjournment of Planning Commission.**

Chair Tronco adjourned the Planning Commission meeting at 6:22 p.m.

Planning Commission

Larry Tronco, Chair

Kara L. Irwin-Ferris
Director of Building, Planning, and Engineering

Quintella Moorer, CMC, City Clerk

Date of Approval: _____

/ag