



PLANNING AND ZONING BOARD OF APPEALS

City of Greenacres, Florida

Thursday, January 12, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPOINTMENT OF CHAIR AND VICE CHAIR

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

APPROVAL OF MINUTES

1. October 13, 2022

REGULAR AGENDA

2. **QUASI-JUDICIAL PUBLIC HEARING - BA-22-01 IGLESIAS BAUTISTA LIBRE EMMANUEL**

AT PETITIONER'S REQUEST ITEM TABLED TO THE FEBRUARY 9, 2023 PLANNING AND ZONING BOARD OF APPEALS MEETING

A request by the applicant for two variance requests from Ch. 16, Article VII, Division 3, Section 16-1286, Table 16-1286(1), a variance request from Article VII, Division 3, Sec.16-1286, Table 16-1286(1) and a variance request from Article VIII, Sec.16-1332(4). The requests are to allow an existing 3-foot front landscaping buffer to remain instead of the required 15-foot landscaping buffer; to allow an existing 1.6' rear landscaping buffer (except adjacent to the building) to remain instead of the required 10 foot landscape buffer; to require only the three existing landscape islands which requires a variance of two landscape islands and to reduce the required 19 parking spaces for a 57 seat house of worship, to provide thirteen (13) parking spaces along with a Shared Parking Agreement. The site is located at 5083 Lake Worth Road.

3. **QUASI-JUDICIAL PUBLIC HEARING - BA-22-02 Mint Eco Standalone Car Wash** - The petitioner is requesting a Variance from Chapter 16, Article III, Division 11, Section 16-502(2) to reduce the subject property lot width from two hundred feet (200') to one hundred and forty feet (140'). The site is located at 4840 Lake Worth Road.

4. **QUASI-JUDICIAL PUBLIC HEARING - SE-22-03 Mint Eco Car Wash**

The petitioner is requesting Special Exception approval to allow a stand alone Car Wash Facility in a commercial intensive zoning district. The site is located at 4840 Lake Worth Road.

5. **PUBLIC HEARING - ZTA-22-18 Sign Regulations**

A City initiated request for a zoning text amendment amending sign regulations in Chapter 16, Article VI, Division 5, Section 16-983 Identification Signs to clarify the maximum sign copy area permitted.

DISCUSSION ITEM**CONCLUDING REMARKS****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 Moorner 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.