



PLANNING AND ZONING BOARD OF APPEALS

City of Greenacres, Florida

Thursday, March 13, 2025 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

PUBLIC HEARING

1. **PUBLIC HEARING - Garden Square – 6645 Chickasaw Road (SP-23-03)**
A request for Site and Development Plans approval to construct four (4) five-unit townhomes and six (6) four-unit townhomes (total of 44 units).
2. **QUASI-JUDICIAL PUBLIC HEARING - BA-23-08 Murphys USA Greenacres - 6270 Forest Hill Blvd:**
Chapter 16, Article III, Division 11, Section 16-499(17)(f) and 16-499(19)(a)
A request for Variance approval from the required 1500-foot separation from an existing convenience store and gas station to 768 feet.
3. **QUASI-JUDICIAL PUBLIC HEARING - SE-23-05 - Murphys USA Greenacres - 6270 Forest Hill Blvd (POSTPONED TO NEXT MEETING)**
A request for Special Exception approval to allow for a proposed convenience store with fuel sales within a Commercial Intensive zoning district.
4. **PUBLIC HEARING - SP-23-07 and MSP-24-06 Murphys USA Greenacres - 6270 Forest Hill Blvd (POSTPONED TO NEXT MEETING)**
A request for Site and Development Plans (SP-23-07) approval to construct a 2,824 square-foot convenience store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations including establishing a Master Sign Plan (MSP-24-06).
5. **ZTA-25-02 Live Entertainment and Nightclubs**
This City-initiated Zoning Text Amendment adds definitions for Live Entertainment and Nightclub, revises the definitions for restaurants, clarifies the standards and criteria associated with Live Entertainment Permits and Mobile Food Dispensing Vehicles, and clarifies permitted uses.

DISCUSSION ITEMS

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 Moorer 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.