



PLANNING AND ZONING BOARD OF APPEALS

City of Greenacres, Florida

Thursday, February 08, 2024 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

1. January 11, 2024

PUBLIC HEARING (ACTING AS LOCAL PLANNING AGENCY (LPA))

2. **CPA-24-01 - Ord. 2024-01 - PBC Lift Station Parcel – 6297 Lake Worth Road**

A City initiated request for a future land use designation change from Palm Beach County Medium Residential 5 Units per Acre (MR-5) with an underlying MR-5 (CH-5) to City Commercial (CM) result of recent voluntary annexation into the City.

3. **ZC-24-01 - Ord. 2024-02 - PBC Lift Station Parcel – 6297 Lake Worth Road**

A City initiated request for a zoning designation change from Palm Beach County Agricultural (AR)/PBC General Commercial (CG) to City Commercial General (CG) result of recent voluntary annexation into the City.

4. **CPA-24-02 - Ord. 2024-03- Gardner Lane Denton Nursery – 4964 Gardner Lane**

A City initiated request for a future land use designation change from Palm Beach County LR-2 Low residential, 2 units per acre to Residential Low Density (RL-LD) to City Agricultural (AR) result of recent voluntary annexation into the City.

5. **ZC-24-02 - Ord. 2024-04 - Gardner Lane Denton Nursery – 4964 Gardner Lane**

A City initiated request for a zoning designation change from PBC Agricultural Residential (AR) to City Agricultural (AR) result of recent voluntary annexation into the City.

6. **CPA-24-03 - Ord. 2024-05 - City EOC Site – 4901 and 4977 S. 56th Terrace**

A City initiated request for a future land use designation change from Palm Beach County LR-1 Low Residential, 1 unit per acre to City Public Institution (PI) result of recent voluntary annexation into the City.

7. **ZC-24-03 - Ord. 2024-06 - City EOC Site – 4901 and 4977 S. 56th Terrace**

A City initiated request for a zoning designation change from Palm Beach County Agricultural Residential (AR) to City Government Use (GU) result of recent voluntary annexation into the City.

8. **CPA-24-04 - Ord. 2024-07 - Haverhill Road - 4222 S Haverhill Rd, 4220 S Haverhill Rd, 4210 S Haverhill Rd, 4194 S Haverhill Rd, 4168 S Haverhill Rd, 4960 Thomas Ave, 4944 Thomas Ave, 4221 S Haverhill Rd, 4239 S Haverhill Rd, 5051 Flory Dr, 4205 S Haverhill Rd, and 4187 S Haverhill Rd**

A City initiated request for a future land use designation change from Palm Beach

Medium Residential 5 Units per Acre (MR-5) with an underlying MR-5 (CH-5) and PBC Low Residential (LR-3) 3 units per acre to City Residential Low Density (RS-LD), Residential Medium Density (RS-MD) and Commercial (CM) result of recent voluntary annexation into the City.

- 9. **ZC-24-04 - Ord. 2024-08 - Haverhill Road - 4222 S Haverhill Rd, 4220 S Haverhill Rd, 4210 S Haverhill Rd, 4194 S Haverhill Rd, 4168 S Haverhill Rd, 4960 Thomas Ave, 4944 Thomas Ave, 4221 S Haverhill Rd, 4239 S Haverhill Rd, 5051 Flory Dr, 4205 S Haverhill Rd, and 4187 S Haverhill Rd**

A City initiated request for a zoning designation change from Palm Beach County Agricultural (AR) and RM Multi Family Medium Density and General Commercial (CG) to City Residential Low 1-3 and Commercial General (CG) result of recent voluntary annexation into the City.

PUBLIC HEARING

- 10. **ZTA-24-01 Special Requirements**

A City-initiated request for a zoning text amendment pertaining to special requirements for sale of alcoholic beverages near a school if the provisions of Section 562.45, Florida Statutes are met.

- 11. **ZTA-24-02 Yards**

A City-initiated request for a zoning text amendment to provide specific standards for fences surrounding athletic facilities within residential zoning districts, ensuring consistency with the standards governing other types of recreational facilities.

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 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.

