



PLANNING AND ZONING BOARD OF APPEALS

City of Greenacres, Florida

Thursday, May 11, 2023 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. December 8, 2022 - LPA
2. February 16, 2023 - LPA
3. February 16, 2023 - PZBA

PRESENTATION

4. Presentation by City Attorney on the Responsibilities and Duties of the Planning and Zoning Board of Appeals

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

5. **PUBLIC HEARING: CPA-23-02- Ordinance 2023-06**
A request by Jeanne Ducharme of Cotleur & Hearing for a land use change from Medium Residential (RS-MD) to Residential High (RS-HD). The site is located at 6645 Chickasaw Road.
6. **PUBLIC HEARING: ZC-23-01 - Ordinance 2023-07**
A request by Jeanne Ducharme of Cotleur & Hearing for a zoning change from Residential Medium (RM-2) to Residential High (RH). The site is located at 6645 Chickasaw Road.
7. **PUBLIC HEARING: CPA-23-01 - Ordinance 2023-08**
A request to adopt a newly created Multiple Future Land Use Designation.

QUASI JUDICIAL PUBLIC HEARING

8. **QUASI JUDICIAL PUBLIC HEARING- SE-21-03 – Chick-Fil-A Fast Food Restaurant**
The petitioner is requesting Special Exception approval to allow a fast food/drive thru restaurant in a Commercial Intensive zoning district. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road.
9. **QUASI JUDICIAL - PUBLIC HEARING: BA-23-01 – Chick-Fil-A Fast Food Restaurant - WITHDRAWN**
The petitioner is requesting variances from the following Code provisions: Chapter 16, Article VII, Division 3, Section 16-1286, Table 16-1286(1), which requires a twenty-five (25') landscape buffer requirement between a non-residential property greater than 15 acres and a major roadway. The applicant is proposing to construct a seven-foot (7') foot landscaping buffer which requires an eighteen-foot (18') variance. Chapter 16, Article VII, Division 3, Sec.16-1286, Table 16-1286(1), which requires a ten (10) feet

landscape buffer between two non-residential properties. The applicant is proposing to allow a three-foot (3') west and east landscaping buffer which requires a seven-foot (7') variance for each buffer; and Chapter 16, Article III, Sec.16-499(14), which requires a by-pass lane to be provided. The applicant is proposing to eliminate the by-pass lane.

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.