



# PLANNING AND ZONING BOARD OF APPEALS

## City of Greenacres, Florida

Thursday, December 08, 2022 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. October 13, 2022

#### REGULAR AGENDA

2. **QUASI-JUDICIAL PUBLIC HEARING - SE-22-01 Pink Bird Stand Alone 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 6200 Lake Worth Road.

3. **SP-22-02 PINK BIRD STAND ALONE CAR WASH**

The petitioner is requesting Site Plan approval to construct a 3,945 sq. ft. stand alone Car Wash Facility. The site is located at 6200 Lake Worth Road.

4. **PUBLIC HEARING - ZTA-22-17 Mint Eco Car Wash**

The petitioner is requesting a Zoning Text Amendment for changes to the existing code requirements to allow outside car detailing at Stand-Alone Car Washes in the Commercial Intensive (CI) zoning district.

5. **QUASI-JUDICIAL PUBLIC HEARING - ZC-22-01 Mint Eco Car Wash**

The petitioner is requesting a zoning change request from the Commercial General (CG) zoning district to the Commercial Intensive (CI) zoning district. The site is located at 4840 Lake Worth Road and the two vacant parcels.

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

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.

7. **QUASI-JUDICIAL PUBLIC HEARING - ZC-22-02 - 4180 S Jog Road**

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A request by the Development & Neighborhood Services Department for a zoning designation change from Palm Beach County Commercial General (PBC CG) to City of Greenacres Commercial Intensive (CI) for 20.1183-acre parcel at 4180 S Jog Road as result of the recent annexation of the property into the City of Greenacres.

**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](mailto: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.