



## 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

## Minutes

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.

### CALL TO ORDER AND ROLL CALL

Chair Fitzgerald called to order the Planning and Zoning Board of Appeals Meeting Thursday, January 12, 2023, at 6:00 PM and City Clerk Moorer called the roll.

#### Board Members Present:

Emily Jacob-Robarts  
Ann Edmundson  
Betty Ann Litowsky  
Joan Hayes  
Danette Fitzgerald  
Sydelle Neustein

#### Board Members Absent:

Roberts Clements

### PLEDGE OF ALLEGIANCE

### APPOINTMENT OF CHAIR AND VICE CHAIR

Board Member Robarts was nominated as Chair.

Motion made by Chair Fitzgerald and Seconded by Board Member Litowsky to nominate Board Member Robarts as Board Chair.

Motion passed 5-0.

Board Member Fitzgerald was nominated to serve as Vice Chair.

Motion made by Board Member Robarts and Seconded by Board Member Litowsky to nominate Board Member Fitzgerald to as Board Vice Chair.

Motion passed 5-0.

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

Zoning Administrator Caryn Gardner-Young mentioned item BA-22-01 would be "Tabled" to the next meeting.

Motion made by Board Member Litowsky and Seconded by Board Member Robarts to approve the agenda.

Motion passed 5-0.

### APPROVAL OF MINUTES

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Motion made by Vice Chair Fitzgerald and Seconded by Board Member Litowsky to approve the minutes.

Motion passed 5-0.

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.

Ms. Gardner-Young mentioned item BA-22-01 would be "Tabled" to the next meeting.

### **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.

Chair Robarts read BA-22-02 by title.

Ms. Gardner-Young explained the presentations for BA-22-02 and SE-22-03 would be presented together.

Ms. Gardner-Young explained the Quasi-Judicial procedure and asked all Board Members to disclose any Ex-Parte Communication. All board members reported none. Ms. Tapia read the oath and swore in four people.

Agent Josh Nichols requested approval of a variance for a standalone car wash. The variance request would reduce the lot width for a Commercial Intensive parcel from 200 feet to 140 feet resulting in a variance request of 60 feet. Mr. Nichols requested a special exception approval for a stand-alone car wash in the Commercial Intensive zoning district. The applicant would demolish the previous approved La Granja restaurant and redevelop the site.

Ms. Gardner-Young stated the stand-alone car wash would only be permitted in a Commercial Intensive zoning district and the petitioner proposed a zoning change from Commercial General to Commercial Intensive. The petition met the requirements to change the variance.

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Board Member Litowsky asked Mr. Nichols if a new upcoming car wash would take place in the wooded area. Mr. Nichols stated no.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes to approve BA-22-02.

Motion passed 5-0.

#### **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.

Chair Robarts read SE-22-02 by title.

Motion made by Board Member Hayes and Seconded by Board Member Litowsky to approve SE-22-03.

Motion passed 5-0.

#### **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.

Chair Robarts read ZTA-22-18 by title.

Ms. Gardner-Young stated a City initiated request for a text amendment to include sign copy area for all signs permitted in each zoning district. The City Council adopted updated sign regulations to be in compliance with state, federal, and county regulations. During the rewrite the sign copy area for residential and non-residential signs was omitted and the intent of the zoning amendment would include code the sign copy area with no proposed changes to the square footage allowed.

Motion made by Board Member Litowsky and Seconded by Board Member Fitzgerald to approve ZTA-22-18.

Motion passed 5-0.

### **DISCUSSION ITEM**

Ms. Gardner-Young asked all board members if they would be available on February 16, 2023 for the next meeting. All board members replied yes.

### **CONCLUDING REMARKS**

Ms. Gardner-Young stated for the next meeting there would be a refresher from the City Attorney regarding board etiquette and a Chick-fil-a item would be presented soon.

### **ADJOURNMENT**

6:39 PM.

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Emily Jacob-Robarts, Chair

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Caryn Gardner-Young  
Zoning Administrator of Development &  
Neighborhood Services

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Quintella Moorer, CMC, City Clerk