



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

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 March 13, 2025, at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Danette Fitzgerald

Emily-Jacob Robarts

Joan Hayes

Ann Edmundson

Robert Clements

Leonard Grant

Board Member Absent:

Betty Litowsky

PLEDGE OF ALLEGIANCE

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

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

Motion passed 4-0

APPROVAL OF MINUTES

Motion made by Board Member Hayes and Seconded by Board Member Robarts to approve the minutes.

Motion passed 4-0

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).

Zoning Administrator Linda Mia Franco stated a request for approval for the Site and Development Plans to construct a Townhouse Development consisting of 44 townhouse units. The site would have one ingress and egress point onto Chickasaw Road for vehicular access with pedestrian access by sidewalk connections on both sides of the ingress and egress points. Ms. Franco mentioned some details of the project such as parking spaces, tot lot playground amenity, dry detention areas with landscape to assist with drainage and the design of the townhouses. She added that the parking for

development consists of a total of 174 parking spaces. Parking for the townhouses includes three to four parking spaces located at each unit, comprising one to two garage parking spaces and two driveway parking spaces per unit. Twenty two spaces are distributed throughout the development as guest parking spaces, including two Americans with Disabilities Act accessible parking spaces at the tot lot playground area. The townhouses have a front and rear entrance covered by the upper floor from the elements and each building will feature architectural detail on all four elevations and will be finished with roofing, colors and materials to be compatible with the adjacent housing developments. Ms. Franco stated that the project is subject to the land dedication requirements outlined in Chapter 12 of the City Code, and that the proposed development must dedicate a total of 0.678 acres to the City, a 10% credit for the private amenities being provided on-site, for a reduced total dedication of 0.63 acres. She indicated that staff recommended approval with conditions as outlined in the staff report and noted that the applicant would be making a presentation.

Vice Chair Robarts asked if this was the same project as before. Ms. Franco stated no. She stated it was a new townhouse project consisting of 44 townhouse units. She added that there was a previous approval for the site with 25 single-family homes, and that the site had been rezoned to allow for more density.

Boardmember Grant asked if a traffic study was done due to the busy traffic. Ms. Franco stated yes.

Jeanne Ducharme from Cotleur & Hearing briefly explained the site area of the request. She explained the future land use, zoning, dwelling units, and parking. Ms. Ducharme stated the site plan was consistent with the Comprehensive Plan, Palm Beach Level of Service Concurrency, and the City's Land Development Code. Ms. Ducharme added that a fair-share of the newly-improved Chickasaw Road would be paid for by the property owner.

Motion made by Board Member Hayes and Seconded by Board Member Robarts to approve SP-23-03.

Motion passed 4-0.

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.

Chair Fitzgerald read BA-23-08 by title.

Senior Planner Gionni Gallier read the Quasi-Judicial Hearing process for the public.

Ms. Tapia swore in three people.

The Board had no ex-parte communications.

Mr. Gallier stated the request was for a variance from Section 16-499(17)(f) and 16-499(19)(a) to allow a redevelopment to construct a convenience store with Fuel Sales at a location that does not meet the 1,500 foot separation requirement between any two convenience stores and between any two fuel stations. The variance request was to reduce the separation to 768 feet. Mr. Gallier showed a map of the three closest

convenience stores with fuel sales. He provided a background of the current property, the site, and its surroundings. He stated that if this variance is approved, the applicant's request for Special Exception (SE-23-05), Site and Development Plans (SP-23-07), and Master Sign Plan (MSP-24-06) will be brought forward concurrently for consideration at the next meeting. He went over the six criteria outlined in the staff report and indicated that staff is recommending approval as outlined. He then invited the applicant for their presentation.

Austin Hartman, applicant, stated the development would provide additional fuel and food sale opportunities to the community. There would be 12 fueling stations. There was an existing convenience store at the property, the only introduction would be fuel sales. Since there was only one existing fueling station within a 1.3 mile radius, the proposed development would meet market demand.

Boardmember Hayes asked if electric station would be installed. Mr. Hartman stated no.

Boardmember Grant asked for the hours of operation. Mr. Hartman stated 24 hours.

Motion made by Boardmember Hayes and Seconded by Boardmember Robarts to approve BA-23-08.

Motion passed 5-0.

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.

Postponed to the next meeting.

4. PUBLIC HEARING - SP-23-07 and MSP-24-06 Murphy's USA Greenacres - 6270 Forest Hill Blvd

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).

Postponed to the next meeting.

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.

Planner Millie Rivera stated the proposed City-initiated Zoning Text Amendment would modify regulations regarding live entertainment to address the lack of definitions and clarify standards to the City's Supplementary District Regulations. Ms. Rivera went over the definitions for live entertainment, nightclubs, restaurants, mobile food dispensing vehicles and mobile vendors.

Motion made by Boardmember Edmundson and Seconded by Boardmember Robarts to approve ZTA-25-02.

Motion passed 4-0.

DISCUSSION ITEMS

Vice Chair Robarts asked about the lot that was annexed for the pickleball court. Mr. Gallier stated an extension was issued. There was further discussion on the location of the potential fire station being sought by the City.

CONCLUDING REMARKS

Ms. Franco stated the next meetings would be April 10, 2025, and May 8, 2025.

ADJOURNMENT

6:58 PM.

Dannette Fitzgerald, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk