



Planning and Zoning Board of Appeals

City of Greenacres, Florida

Thursday, April 10, 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 April 10, 2025, at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Danette Fitzgerald

Emily-Jacob Robarts

Betty Litowsky

Leonard Grant

Board Member Absent:

Joan Hayes

Ann Edmundson

Robert Clements

PLEDGE OF ALLEGIANCE

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

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

Motion passed 4-0.

APPROVAL OF MINUTES

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

Motion passed 4-0.

PUBLIC HEARING

1. PUBLIC HEARING - SE-23-05 - Murphy's USA Greenacres - 6270 Forest Hill Blvd

A request for Special Exception approval to allow for a proposed convenience store with fuel sales within a Commercial Intensive zoning district.

Chair Fitzgerald read SE-23-05 by title.

Assistant Director of Development and Neighborhood Services Gionni Gallier stated the next two items would be presented together, but voted separately.

Board Member Edmundson appeared to the meeting at 6:05pm.

Mr. Gallier stated the applicant had requested an approval for a Special Exception and Site and Development Plans including a Master Sign Plan to redevelop the existing commercial strip center site into a 2,824 square foot convenience store with an associated overhead canopy and six dual sided fuel dispensing pumps serving twelve fueling stations.

Representative Nicole Santana went over the Special Exception justifications such as the project meeting compliance with the Comprehensive Plan, public safety, accessibility, environmental, and neighborhood compatibility. Ms. Santana stated the Planning and Zoning Board approved Variance BA-23-08 for required separation distances, recognizing minimal impacts due to site layout and extensive buffering.

Vice Chair Robarts asked if there would be charging stations for the vehicles. Ms. Santana stated no.

Board Member Grant asked if the signage would be lit all day. Mr. Gallier stated yes, and hours of operation would be 24 hours.

Motion made by Board Member Litowsky and Seconded by Vice Chair Robarts to approve SE-23-05.

Motion passed 5-0.

2. 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).

Ms. Santana stated some of the site plan justifications such as compatibility, design, parking, circulation, pedestrian, bike-friendly amenities, enhanced landscaping, buffering, lighting, and signage.

Motion made by Vice Chair Robarts and Seconded by Board Member Edmundson to approve SP-23-07.

Motion passed 5-0.

3. ZTA-25-03 Impervious Surfaces & Lot Coverage

This City-initiated Zoning Text Amendment amends and establishes definitions, standards, and criteria related to impervious surface and lot coverage.

Chair Fitzgerald read ZTA-25-03 by title.

Planner Millie Rivera stated the proposed City-initiated Zoning Text Amendment would provide updated standards for overall coverage on residential lots, limitations on driveways expansions, and revise definitions related to impervious surface and lot coverage. The Zoning Text Amendment would modify regulations regarding overall impervious coverage on residential lots to address concerns regarding driveway expansions, reduced open space, and excess stormwater runoff. The proposed amendment would ensure guidelines for homeowners and developers.

Board Member Grant asked what would occur to properties that did meet the new guidelines. Ms. Rivera stated the property would remain the same if a permit was obtained.

Zoning Administrator Linda Mia Franco stated these changes would be occurring due to work being done without permits.

Chair Fitzgerald asked staff would go around the city to make sure properties were in compliance. Ms. Rivera stated Code Enforcement Staff drives around the City as a daily procedure.

Motion made by Board Member Edmundson and Seconded by Board Member Robarts to approve ZTA-25-03.

Motion passed 5-0.

- 4. ZTA-25-04 Master Sign & Signage:** This City-initiated Zoning Text Amendment modifies provisions related to the signs, Master Sign Plans, temporary signs and nonconforming signs.

Chair Fitzgerald read ZTA-25-04 by title.

Ms. Rivera stated the proposed Zoning Text Amendment would address inconsistencies in current sign regulations, and improve clarity to better align with the City's growth, aesthetic goals, and economic objectives. The recommended height of freestanding signs would change to eight feet. Ms. Rivera mentioned a revision for temporary noncommercial signs before an election begins 45 days prior to a local, state, federal election, to align with the electoral voting timeframes on the property. This would also include celebratorily signs.

Board Member Litowsky asked why the sudden change on the signs. Director of Neighborhood of Development and Neighborhood Services stated due to conflict in the City Code.

Chair Fitzgerald asked the required structure of the signs. Ms. Malone stated they were looking into monument signs that fit into the Building Code.

Board members mentioned they were unsure on the freestanding signs requirements for plazas that have multiple stores.

Board Member Grant was conflicted with the requirements of celebratorily signs. Ms. Malone stated the City was trying to find a solution for the restrictive sign requirements.

Ms. Franco gave a summary of prohibited signs, amortization of non-conformities, temporary signs, sign regulation by zoning district, identification signs, general sign types, and conforming uses, structures, buildings, lots, and signs.

Motion made by Board Member Robarts and Seconded by Board Member Litowsky to approve ZTA-25-04 with the recommendations of Board Members addressing concerns and issues.

Motion passed 5-0.

DISCUSSION ITEMS

Ms. Franco stated the next meetings were scheduled for May 8, 2025, and June 12, 2025, July 10, 2025.

CONCLUDING REMARKS

None.

ADJOURNMENT

7:39 PM.

Dannette Fitzgerald, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk