



Planning and Zoning Board City of Greenacres, Florida

Thursday, October 09, 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 Meeting October 9, 2025, at 6:00 PM and Records Coordinator Martino called the roll.

Board Members Present:

Danette Fitzgerald

Emily-Jacob Robarts

Joan Hayes

Ann Edmundson

Robert Clements

Leonard Grant

Aldo Cardenas

PLEDGE OF ALLEGIANCE

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

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

Motion passed 5-0.

APPROVAL OF MINUTES

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

Motion passed 5-0.

1. August 14, 2025

PUBLIC HEARING

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

This City-initiated Zoning Text Amendment pertains to standards for pervious and impervious surfaces, building coverage, driveways, landscaping, and related code sections.

Chair Robarts read ZTA-25-03 by title.

Zoning Administrator Linda Louie stated the item was presented back in April, but was being presented today due to some changes. Ms. Louie stated the text amendment would clarify definition and provide impervious surface, previous yard, and driveway standards to align with the Zoning Code with existing drainage requirements, parking regulations, and departmental policy.

Ms. Louie went over some of the changes in the definition section, standards for the front yard previous surface area, residential driveways, and requirements for driveways limited to a maximum width of thirty feet.

Board Member Hayes asked for more clarification on previous and impervious lots. Ms. Louie explained the difference between the two.

Board Member Robarts asked how would this affect new upcoming construction and existing properties. Ms. Louie stated Staff would monitor the building process. Assistant Director of Development and Neighborhood Services Gionni Gallier stated existing properties would remain the same, but if changes were to be made they would comply.

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

Motion passed 5-0.

DISCUSSION ITEMS

None.

CONCLUDING REMARKS

Ms. Malone stated the Training Workshop is scheduled for November 21, 2025.

ADJOURNMENT

6:20 PM.

Dannette Fitzgerald, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk