



Planning and Zoning Board of Appeals

City of Greenacres, Florida

Thursday, February 08, 2024 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 Robarts called to order the Planning and Zoning Board of Appeals Meeting February 8, 2024 at 6:02 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Emily Jacob-Robarts
Danette Fitzgerald
Ann Edmundson
Joan Hayes
Robert Clements
Sydelle Neustein

Board Members Absent:

Betty Ann Litowsky

PLEDGE OF ALLEGIANCE

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

Motion made by Board Member Clements and Seconded by Board Member Fitzgerald.

Motion passed 5-0.

APPROVAL OF MINUTES

Motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald.

Motion passed 5-0.

1. January 11, 2024

PUBLIC HEARING (ACTING AS LOCAL PLANNING AGENCY (LPA))

2. CPA-24-01 - Ord. 2024-01 - PBC Lift Station Parcel – 6297 Lake Worth Road

A City initiated request for a future land use designation change from Palm Beach County Medium Residential 5 Units per Acre (MR-5) with an underlying MR-5 (CH-5) to City Commercial (CM) result of recent voluntary annexation into the City.

Chair Robarts read CPA-24-01 - Ord 2024-01 by title.

Senior Planner Gionni Gallier presented the city-initiated request for a small-scale Future Land Use Amendment from a Palm Beach Commercial to a City Commercial use.

Motion made by Board Member Edmundson and Seconded by Vice Chair Hayes to approve CPA-24-01 - Ord 2024-01.

Motion passed 5-0.

3. ZC-24-01 - Ord. 2024-02 - PBC Lift Station Parcel – 6297 Lake Worth Road

A City initiated request for a zoning designation change from Palm Beach County Agricultural (AR)/PBC General Commercial (CG) to City Commercial General (CG) result of recent voluntary annexation into the City.

Chair Robarts read ZC-24-01 - Ord 2024-02 by title.

Motion made by Board Member Edmundson and Seconded by Vice Chair Hayes to approve ZC-24-01 - Ord 2024-02.

Motion passed 5-0.

4. CPA-24-02 - Ord. 2024-03- Gardner Lane Denton Nursery – 4964 Gardner Lane

A City initiated request for a future land use designation change from Palm Beach County LR-2 Low residential, 2 units per acre to Residential Low Density (RL-LD) to City Agricultural (AR) result of recent voluntary annexation into the City.

Chair Robarts read CPA-24-02 - Ord 2024-03 by title.

Mr. Gallier presented a request for a small-scale Future Land Use Amendment for two parcels from Low Residential Acre to Agricultural Residential land use designation.

Motion made by Board Member Edmundson and Board Member Fitzgerald to approve CPA-24-02 - Ord 2024-03.

Motion passed 5-0.

5. ZC-24-02 - Ord. 2024-04 - Gardner Lane Denton Nursery – 4964 Gardner Lane

A City initiated request for a zoning designation change from PBC Agricultural Residential (AR) to City Agricultural (AR) result of recent voluntary annexation into the City.

Chair Robarts read ZC-24-02 - Ord 2024-04 by title.

Mr. Gallier presented a request for a small-scale Future Land Use Amendment for two parcels from Low Residential Acre to Agricultural Residential land use designation.

Motion made by Board Member Edmundson and Board Member Fitzgerald to approve ZC-24-02 - Ord 2024-04 .

Motion passed 5-0.

6. CPA-24-03 - Ord. 2024-05 - City EOC Site – 4901 and 4977 S. 56th Terrace

A City initiated request for a future land use designation change from Palm Beach County LR-1 Low Residential, 1 unit per acre to City Public Institution (PI) result of recent voluntary annexation into the City.

Chair Robarts read CPA-24-03 - Ord 2024-05 by title.

Mr. Gallier presented a small-scale Future Land Use Amendment for three parcels acres from Palm Beach County Low Residential, 1 unit per acre to the City of Greenacres Public Institutional Land Use designation.

Motion made by Board Member Edmundson and Seconded by Vice Chair Hayes to approve read CPA-24-03 - Ord 2024-05.

Motion passed 5-0.

7. ZC-24-03 - Ord. 2024-06 - City EOC Site – 4901 and 4977 S. 56th Terrace

A City initiated request for a zoning designation change from Palm Beach County Agricultural Residential (AR) to City Government Use (GU) result of recent voluntary annexation into the City.

Chair Robarts read ZC-24-03 - Ord 2024-06 by title.

Mr. Gallier stated the property would go from a Palm Beach County Low Residential to a Palm Beach County Agricultural Residential.

Motion made by Board Member Edmundson and Seconded by Vice Chair Hayes to approve ZA-24-03 - Ord 2024-06.

Motion passed 5-0.

8. CPA-24-04 - Ord. 2024-07 - Haverhill Road - 4222 S Haverhill Rd, 4220 S Haverhill Rd, 4210 S Haverhill Rd, 4194 S Haverhill Rd, 4168 S Haverhill Rd, 4960 Thomas Ave, 4944 Thomas Ave, 4221 S Haverhill Rd, 4239 S Haverhill Rd, 5051 Flory Dr, 4205 S Haverhill Rd, and 4187 S Haverhill Rd

A City initiated request for a future land use designation change from Palm Beach Medium Residential 5 Units per Acre (MR-5) with an underlying MR-5 (CH-5) and PBC Low Residential (LR-3) 3 units per acre to City Residential Low Density (RS-LD), Residential Medium Density (RS-MD) and Commercial (CM) result of recent voluntary annexation into the City.

Chair Robarts read CPA-24-04 - Ord 2024-07 by title.

Mr. Gallier presented a request for a small-scale land use amendment for residential parcels of land from a Palm Beach County Low Residential 3 units per acre and Medium Residential 5 units per acres to the City of Greenacres Commercial land use amendment.

Motion made by Bord Member Fitzgerald and Seconded by Vice Chair Hayes to approve CPA-24-04 - Ord 2024-07.

Motion passed 5-0.

9. ZC-24-04 - Ord. 2024-08 - Haverhill Road - 4222 S Haverhill Rd, 4220 S Haverhill Rd, 4210 S Haverhill Rd, 4194 S Haverhill Rd, 4168 S Haverhill Rd, 4960 Thomas Ave, 4944 Thomas Ave, 4221 S Haverhill Rd, 4239 S Haverhill Rd, 5051 Flory Dr, 4205 S Haverhill Rd, and 4187 S Haverhill Rd

A City initiated request for a zoning designation change from Palm Beach County Agricultural (AR) and RM Multi Family Medium Density and General Commercial (CG) to City Residential Low 1-3 and Commercial General (CG) result of recent voluntary annexation into the City.

Chair Robarts read ZC-24-04 - Ord 2024-08 by title.

Mr. Gallier suggested a request for a change in the zoning designation.

Motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve ZC-24-04 - Ord 2024-08.

Motion passed 5-0.

PUBLIC HEARING

10. ZTA-24-01 Special Requirements

A City-initiated request for a zoning text amendment pertaining to special requirements for sale of alcoholic beverages near a school if the provisions of Section 562.45, Florida Statutes are met.

Chair Robarts read ZTA-24-02 by title.

City Attorney Tanya Earley stated a request to amend a distance waiver for the sale of alcohol for on premises consumption within five hundred feet of a school or house of worship. The proposed ordinance would amend section 16-608(b) to allow City Council to grant a distance waiver to other types of establishments, on a site-specific basis, and in accordance with state law.

Vice Chair Hayes asked why the change. Director of Development and Neighborhood Services Denise Malone stated an evaluation of the zoning code was done, and a new club would be coming to the City.

Chair Robarts mentioned she was worried about alcohol being sold by school zones.

Motion made by Vice Chair Hayes and Seconded by Board Member Edmundson.

Motion passed 3-2. Chair Robarts and Board Member Clements were against the motion.

11. ZTA-24-02 Yards

A City-initiated request for a zoning text amendment to provide specific standards for fences surrounding athletic facilities within residential zoning districts, ensuring consistency with the standards governing other types of recreational facilities.

Chair Robarts read ZTA-24-02 by title.

Mr. Gianni stated a request for a Zoning Text Amendment to provide specific standard for fences surrounding athletic facilities within residential zones. The amendment aims to address the requirements presented by fencing around athletic facilities when located within residential zones.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes.

Motion passed 5-0.

DISCUSSION ITEM

Ms. Malone mentioned the next meeting would be on March 14, 2024.

CONCLUDING REMARKS

None.

ADJOURNMENT

6:41 PM.

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk