



Planning and Zoning Board of Appeals

City of Greenacres, Florida

Thursday, January 11, 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 Roberts called to order the Planning and Zoning Board of Appeals Meeting January 11, 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

Board Members Absent:

Betty Ann Litowsky
Sydelle Neustein

PLEDGE OF ALLEGIANCE

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

Motion made by Board Member Edmundson and Seconded by Vice Chair Fitzgerald to approve the agenda.

Motion passed 5-0.

APPROVAL OF MINUTES

All board members were in favor. None opposed.

1. November 9, 2023

REGULAR AGENDA

2. ANX-23-01 - PBC Lift Station Parcel – 6297 Lake Worth Road

A voluntary annexation of a county utility parcel as part of the interlocal annexation agreement totaling 0.014 acres.

Chair Roberts read Anx-23-01 - Ord 2023-18 by title.

Senior Planner Gionni Gallier stated a voluntary annexation of four areas of unincorporated Palm Beach County of land that measures 23.08 acres. The goal of the annexation was to reduce the size of the location. The changes were in compliance with Florida State Statutes and City Comprehensive Plan requirements.

Board Member Edmundson asked if the pond on Haverhill Road was included in the annexation. Mr. Gallier stated the pond was not included in the annexation.

Chair Robarts asked if a section of the map presented was part of the annexation. Mr. Gallier explained in detail the sections and stated those locations were from different owners and was a voluntary annexation request.

James Russell stated he was concerned about the annexation and was in opposition.

Robert Gardner stated he was nervous about incoming traffic.

Director of Development and Neighborhood Services Denise Malone replied the property was a commercial nursery, with parked maintenance vehicles.

Vice Chair Fitzgerald asked if the property was part of Lake Worth.

Ms. Malone mentioned the property is considered unincorporated Palm Beach County.

Kate Dewitt from Complete Property Management stated the nursery operations have been going on for decades, and future development would be great for the property owner.

John Tight from Complete Property Management mentioned they were working to limit traffic and work with everyone around that area.

Chair Robarts asked if the incoming vehicles were from landscaping. Mr. Tight stated yes.

Pamela Griffith stated she was unsure what EOC stood for, and asked about the canal nearby and what would be the intention for 56th Terrace Road.

Ms. Malone mentioned EOC stood for Emergency Operation Center. The canal was from Lake Worth Drainage and it becomes part of the City and there were no plans for 56th Terrace Road.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes to approve Anx-23-01.

Motion passed 5-0.

3. ANX-23-02 – Gardner Lane Denton Nursery – 4964 Gardner Lane

A voluntary annexation of one parcel of land totaling 3.6 acres. Additionally, an annexation of an adjoining Lake Worth Drainage District (LWDD) parcel totaling 2.62 acres to further reduce the size of the current enclave.

Chair Robarts read Anx-23-02 - Ord 2023-18 by title.

Board Member Edmundson mentioned she would be worried about the incoming traffic and how it may affect the residents.

Mr. Tight stated most of the traffic was busy only during the morning and late afternoon. If speeding occurs then action would be taken.

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

Motion passed 4-1. Board Member Hayes opposed.

4. ANX-23-03 - 4901 and 4977 S. 56th Terrace

A voluntary annexation of two City owned parcels of land totaling 8.69 acres. Additionally, an annexation of an adjoining Lake Worth Drainage District (LWDD) parcel totaling 4.17 acres to further reduce the size of the current enclave.

Chair Robarts read Anx-23-03 - Ord 2023-18 by title.

Motion made by Board Member Edmundson and Seconded by Board Member Clements to approve Anx-23-03.

Motion passed 5-0.

5. ANX-23-04 – Haverhill Road

A voluntary annexation of twelve parcels of land totaling 3.9895 acres.

4222 S Haverhill Rd (PCN: 00-42-44-25-00-000-3170), 4220 S Haverhill Rd (PCN: 00-42-44-25-00-000-3160), 4210 S Haverhill Rd (PCN: 00-42-44-25-00-000-3150), 4194 S Haverhill Rd (PCN: 00-42-44-25-00-000-3180), 4168 S Haverhill Rd (PCN: 00-42-44-25-00-000-3210), 4960 Thomas Ave (PCN: 00-42-44-25-00-000-3200), 4944 Thomas Ave (PCN: 00-42-44-25-00-000-3190), 4221 S Haverhill Rd (PCN: 00-42-44-26-01-000-0060), 4239 S Haverhill Rd (PCN: 00-42-44-26-01-000-0070), 5051 Flory Dr (PCN: 00-42-44-26-01-000-0080), 4205 S Haverhill Rd (PCN: 00-42-44-26-01-000-0050), 4187 S Haverhill Rd (PCN: 00-42-44-26-01-000-0040)

Chair Robarts read Anx-23-04 - Ord 2023-18 by title.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes to approve Anx-23-04.

Motion passed 5-0.

6. QUASI-JUDICIAL PUBLIC HEARING - SE-23-02 The Pickleball Club

The petitioner is requesting Special Exception approval to allow private club and associated outdoor recreational facilities in a RL-3 zoning district. The site is located at 5208 S. Haverhill Road (5200 S. Haverhill Road future address).

Chair Robarts read SE-23-02 - Resolution 2024-08 by title.

Mr. Gallier stated a request for a Pickleball Club for Special Exception approval of a Private Club with associated outdoor recreational facilities, and ancillary club cafe, retail, and events within Residential Low zoning district.

Ms. Tapia read the oath. Four individuals were sworn in.

Chair Robarts asked all board members to disclose any ex-parte communication. All board members stated none.

Agent Michael Miles for the Pickleball Club, LLC stated the project consisted of a building with 16 indoor courts. The building would have two floors, three outdoor pickleball courts and two outdoor bocce ball courts.

Board Member Hayes asked the size of the building. Mr. Miles stated it will be over a 42,000 square feet building with 16 indoor courts.

Board Edmundson asked if people would be able to enter the building to watch without participation. Ms. Malone stated the Pickleball Club was membership based.

Owner Nancy Jenkins mentioned all the courts would be sorted out by levels of the membership.

Board Member Fitzgerald asked the cost for membership. Mr. Miles stated a demographic search was done before the product was brought up.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes to approve SE-23-02.

Motion passed 5-0.

7. PUBLIC HEARING - SP-23-05 The Pickleball Club

A site and development plan to construct a 16 indoor court facility totaling 14,973 sq. ft. with a second floor mezzanine, 3 outdoor pickleball courts and 2 outdoor bocce ball courts. The site is located at 5208 S. Haverhill Road (5200 S. Haverhill Road future address).

Chair Robarts read SE-23-05 - Resolution 2024-09 by title.

Motion made by Board Member Edmundson and Seconded by Board Member Hayes to approve SE-23-05.

Motion passed 5-0.

APPOINTMENT OF CHAIR AND VICE CHAIR

Board Members selected Chair Robarts to serve another term as Chair and Board Members Hayes to serve as Vice Chair.

All board members were in favor. None opposed.

DISCUSSION ITEM

None.

CONCLUDING REMARKS

Ms. Malone mentioned the next two meetings would be held on February 8, 2024 and March 14, 2024.

Board Member Edmundson asked where does the City boundaries end. Ms. Malone and Mr. Gallier explained the boundaries and explained some future annexation areas were coming soon.

All Board Members mentioned they loved the clock placed on Swain.

Chair Robarts asked when would the Chickasaw Road project and church construction begin. Ms. Malone stated once the agreement was finalized. Ms. Malone also mentioned the church was obtaining permits and working with code enforcement.

ADJOURNMENT

7:05 PM.

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk