



Planning and Zoning Board City of Greenacres, Florida

Thursday, June 12, 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 June 12, 2025, at 6:02 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Danette Fitzgerald

Joan Hayes

Robert Clements

Leonard Grant

Board Member Absent:

Emily-Jacob Robarts

Ann Edmundson

Betty Litowsky

PLEDGE OF ALLEGIANCE

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

Director of Development and Neighborhood Services Denise Malone stated the presenters for Safe Streets for All Safety Action Plan were running behind, and would be presenting when they arrive.

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

Motion passed 4-0.

APPROVAL OF MINUTES

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

Motion passed 4-0.

1. April 10, 2025

PRESENTATION

2. Safe Streets for All Safety Action Plan. Treasure Coast Regional Planning Council.

Kim DeLaney Director for Strategic Development and Policy, from Treasure Coast Regional Planning Council gave an overview of the Safe Streets for All Safety Action Plan. She mentioned suggestions for traffic, design and bicycle elements. She also went over traffic study findings which showed the number of accidents around the City. Ms.

DeLaney also mentioned the improvements would include bike lanes, widening lanes, transit shelters and traffic calming to slow cut-through traffic.

She went over road improvements for the main roads around the City, such as Forest Hill Blvd, South Jog Road, Purdy Lane, Cresthaven Boulevard, and Sherwood Forest Boulevard, and a few more roads.

Chair Fitzgerald expressed concerns about vehicle speeding on certain roads and neighborhoods.

Board Member Hayes stated she would like to know the demographics of the car accidents around the City.

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

3. Chickasaw Road Enclave City initiated - Future Land Use Map Amendment (FLUMA) CPA-25-01:

A FLUMA from Palm Beach County Low Residential 3 units per acre (LR-3) to City of Greenacres Residential Low Density 5 units per acre (RS-LD) designation.

Board Member Edmundson and Robarts arrived to the meeting at 6:05PM.

Chair Fitzgerald read CPA-25-01 by title.

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

Mr. Gallier stated the City-initiated request for a small-scale Future Land Use Map Amendment for 16 residential parcels of land from Palm Beach County Low Residential to the City of Greenacres Residential Low Density. The proposed City of Greenacres Future Land Use designation would allow residential development density of five dwelling units per acre. The site is consistent with the existing development pattern in the area. Mr. Gallier mentioned as part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties would be annexed into the City and would require an appropriate City Future Land Use and Zoning Designation.

Board Member Robarts asked why the change in density. Mr. Gallier stated due to the Interlocal Agreement for Chickasaw Road.

Board Member Edmundson mentioned her concerns for the density measurements.

Board Member Hayes also mentioned her concerns about residents being notified of the changes being made in the City. Ms. Malone stated the City delivers notice letters to the residents. Board Member Hayes felt that was not sufficient.

Motion made by Board Member Robarts and Seconded by Board Member Hayes to approve CPA-25-01.

Motion passed 4-0.

4. Chickasaw Road Enclave City initiated - Rezoning ZC-25-01: A rezoning from the Palm Beach County (PBC) Agricultural Residential (AR) and PBC Single Family Residential (RS) to City of Greenacres (RL-3) Residential Low Density-3 (5 units per acre) Zoning District.

Chair Robarts read ZC-25-01 by title.

Motion made by Board Member Robarts and Seconded by Board Member Hayes to approve ZC-25-01.

Motion passed 4-0.

5. ZTA-25-05

A City-initiated Zoning Text Amendment to move sign criteria for planned commercial developments to Article VI, and to revise the provisions related to sign regulations, sign permits, master sign plans, and nonconforming signs.

Chair Robarts read ZTA-25-05 by title.

Mr. Gallier mentioned the revisions made to the sign criteria. The year round provision was removed at the last City Council Meeting. Mr. Gallier mentioned the signage criteria for Planned Commercial Development had been moved from Article 5, Specific Developments to Article 6, Sign Regulations. Sign non-conformities would be revised for nonconforming signs and extending the amortization period for nonconforming signs to allow better transition.

He also went over the sign regulation by Zoning District, an allowance for an additional wall sign for unique conditions not directly facing the frontage, but located along a spine road or parking lot, not considered frontage. The additional sign is limited to 25% of what the maximum size would be calculated to be based on the code calculation for wall signs.

Motion made by Board Member Robarts and Seconded by Board Member Hayes to approve ZTA-25-05.

Motion passed 4-0.

DISCUSSION ITEMS

6. American Planning Association Florida Treasure Coast Chapter
Planning Officials Training Workshop
August 22, 2025
7:30 am – 4:30 pm
Jupiter Community Center

Ms. Malone gave information to the board regarding attending a training workshop in Jupiter.

CONCLUDING REMARKS

None.

ADJOURNMENT

7:53 PM.

Dannette Fitzgerald, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk