



# Planning and Zoning Board of Appeals

## City of Greenacres, Florida

Thursday, July 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 Robarts called to order the Planning and Zoning Board of Appeals Meeting July 11, 2024 at 6:00 PM and Assistant City Clerk Selene Tapia called the roll.

#### Board Members Present:

Emily Jacob-Robarts  
Danette Fitzgerald  
Ann Edmundson  
Betty Ann Litowsky

#### Board Members Absent:

Joan Hayes  
Sydelle Neustein  
Robert Clements

#### PLEDGE OF ALLEGIANCE

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

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

Motion 4-0.

#### APPROVAL OF MINUTES

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

Motion 4-0.

1. May 9, 2024

#### REGULAR AGENDA

##### 2. ZTA-24-08: Electric Substation

A City-initiated request for a Zoning Text Amendment regarding electric substation provisions.

Chair Robarts read ZTA-24-08 by title.

Senior Planner Gianni Gallier stated a request for a Zoning Text Amendment had been brought forth to regulate the siting, construction, and expansion of electric substations

within the City. The amendment would ensure that all substations are located, designed and operated to protect public health, safety, and welfare while also preserving the City's visual landscape. Mr. Gallier mentioned electric substations must be sited to minimize visual and noise impacts on adjacent properties with more importance to residential areas and other sensitive land uses. He also explained there would be requirements for residential and nonresidential areas.

Board Member Litowsky asked if the restrictions were the same as gas stations. Director of Development and Neighborhood Services Denise Malone stated gas stations do have their own specific requirements, and substations would too.

Motion made by Board Member Edmundson and Seconded by Fitzgerald to approve ZTA-24-08.

Motion passed 4-0.

**3. ZTA-24-09: Art in Public Places**

A City-initiated request for a Zoning Text Amendment to provide for further standards and the use of the City Art Fund.

Chair Robarts read ZTA-24-09 by title.

Mr. Gallier mentioned this amendment would establish a limited reimbursement grant program for the installation of murals on nonresidential property by utilizing public art fee funds.

Chair Robarts asked what type of grant would be issued. Mr. Gallier stated it would be a City grant.

Board Member Edmundson asked if the City would pay for the projects. Ms. Malone stated the projects would be paid through the Art in Public Places fund.

Motion made by Board Member Edmundson and Seconded by Litowsky to approve ZTA-04-09.

Motion passed 4-0.

**DISCUSSION ITEM**

Ms. Malone introduced the new Zoning Administrator Linda Mia Franco.

Ms. Malone also mentioned the next meeting would be August 8, 2024.

**CONCLUDING REMARKS**

None.

**ADJOURNMENT**

6:21 PM.

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Emily Jacob-Robarts, Chair

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Denise Malone  
Director of Development &  
Neighborhood Services

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Quintella Moorer, MMC, City Clerk