



Planning and Zoning Board of Appeals

City of Greenacres, Florida

Thursday, October 17, 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 October 17, 2024 at 6:00 PM and Assistant City Clerk Selene Tapia called the roll.

Board Members Present:

Emily Jacob-Robarts

Joan Hayes

Betty Ann Litowsky

Ann Edmundson

Danette Fitzgerald

Robert Clements

Leonard Grant

Chair Robarts welcomed Mr. Grant.

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 passed 5-0.

APPROVAL OF MINUTES

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

Motion 5-0.

1. August 8, 2024

REGULAR AGENDA

- 2. ZTA-24-07: Chapter 16 - Off-Street Parking and Loading Regulations, and Front Yard Fences, and Chapter 14 - Parking of Motor Vehicles, Boats, and Trailers.**

A City-initiated request for a Zoning Text Amendment pertaining to modifications of Chapter 16 regulations for off-street parking, and loading, and front yard fences, and Chapter 14 regulations for the parking of motor vehicles, boats, and trailers.

Chair Robarts read ZTA-24-07 by title.

Senior Planner Gionni Gallier stated a City-initiated Zoning Text Amendment modifications of Chapter 16 would be off-street parking, loading, outdoor lighting, and front yard fences. Chapter 14 regulations would be for the parking of motor vehicles, boats, and trailers. Mr. Gallier mentioned Chapter 16 amendments would focus on enhancing the safety, functionality, and the aesthetics of parking and loading areas, revising the siting and design of front yard fences to align with neighboring standards, separating outdoor lighting regulations. Chapter 14 amendments would expand commercial vehicle parking regulations with right-of-way restrictions. These standards would promote efficient land use, safeguard public safety, and preserve the City's future development. Parking of motor vehicles, boats, and trailers would be within the section for parking on private property in residential zoning districts or residential property within mixed-use and commercial zoning districts. The parking of motor vehicles would be allowed on private property in residential zoning districts, or residential property within mixed-use and commercial zoning districts. Mr. Gallier also explained the requirements for landscape islands, loading areas, and lighting.

Chair Robarts asked if the changes would affect the Chick-fil-a construction. Mr. Gallier stated it had been grand fathered in.

Board Member Litowsky asked about obstruct vision to oncoming traffic when the trees start to grow. Mr. Gallier stated obstruct vision would be considered separately, but growth should not appeal to incoming traffic. Trees should be below nine feet.

Board Member Grant asked if the green space require grass and trees. Mr. Gallier stated the area needs to be sodded.

Mr. Gallier stated the house of worship would now require one space per three seats for parking and loading. Mr. Grant asked if the requirements were consistent with shopping plazas. Mr. Gallier mentioned shopping plazas were treated the same as retail and office spaces.

Mr. Gallier then explained yard fences, could not exceed four feet in height and chain link fences must be vinyl coated. The purpose of outdoor lighting would be to regulate outdoor lighting to ensure the safety of pedestrians, motorists, and cyclists while minimizing adverse impacts on adjacent properties.

Motion made by Board Member Litowsky and Seconded by Board Member Edmundson to approve ZTA-24-07.

Motion passed 5-0.

DISCUSSION ITEM

None.

CONCLUDING REMARKS

Chair Robarts asked the purpose of Chickasaw Road being blocked at the end of the road.

Zoning Administrator Linda Mia Franco stated the City was working on the sidewalks, right-of-ways, and improvements as part of the Capital Improvement project.

Board Member Clements thanked Staff for the school traffic lights on 10th Avenue.

Ms. Franco mentioned the next three meetings would be, November 14, 2024, December 12, 2024, and January 9, 2025.

ADJOURNMENT

6:46 PM.

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk