



Planning and Zoning Board City of Greenacres, Florida

Thursday, August 14, 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 August 14, 2025, at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Danette Fitzgerald

Emily-Jacob Robarts

Joan Hayes

Ann Edmundson

Robert Clements

Leonard Grant

Board Member Absent:

Aldo Cardenas

PLEDGE OF ALLEGIANCE

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

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

Motion passed 5-0.

APPROVAL OF MINUTES

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

Motion passed 5-0.

1. June 12, 2025

PUBLIC HEARING

- 2. Resolution 2025-34: Designation of Administrative Official for Plat and Replat in Accordance with Section 177.071, Florida Statutes:** A City-initiated resolution for compliance with Section 177.071, Florida Statutes, by designating an administrative official to approve plats and replats.

Chair Fitzgerald read Resolution 2025-34 by title.

Assistant Director of Development and Neighborhood Services Gionni Gallier stated changes had been made statewide for platting and replatting. Governing bodies were no longer authorized to approve plats or replats.

Director of Development and Neighborhood Services Denise Malone stated Planning and Zoning Board would no longer review plat changes. The process would only be administrative.

Board Member Leonard Grant asked how would the public know of the plat changes. Mr. Gallier stated the Administrative staff would review the application. The site plan approval would be presented to the board.

Mr. Grant asked if there would be an appeal process. Mr. Gallier mentioned it would go to the Circuit Court.

Vice Chair Robarts asked if the residents would be mailed notices about the changes. Mr. Gallier stated no, due to the plat changes coming from the state.

The process would still be part of the site plan approval which would require approval from the board and Council.

Motion made by Board Member Hayes and Seconded by Board Member Robarts to approve Resolution 2025-34.

Motion passed 5-0.

3. ZTA-25-03: Pervious/Impervious Surfaces and Driveways (POSTPONED TO NEXT MEETING)

A City-initiated request for a Zoning Text Amendment pertaining to standards for pervious and impervious surfaces, driveways, landscaping, plant material, and related code sections.

4. ZTA-25-07: Mixed-Use Development – Office (MXD-O) Update

A City-initiated request for a Zoning Text Amendment to provide updates to the Mixed-Use Development – Office (MXD-O) zoning district for consistency and establish nonconforming provisions.

Chair Fitzgerald read ZTA-25-07 by title.

Mr. Gallier stated a City-initiated request for a Zoning Text Amendment, Division 15 to provide updates to the Mixed Use Development Zoning. In the event the structure was damaged or destroyed it may be reconstructed on the original footprint or foundation, and to its original height and density.

Mr. Gallier also mentioned those changes would be reviewed by legal for clarification.

Board Member Hayes raised concerns about the existing establishments, and residents not receiving enough notices about the changes.

Ms. Malone stated the existing properties could be classified as single family homes, but it does restrict the increase in square footage.

Board Member Grant also asked how would residents know of the changes.

Mr. Gallier stated nonconformities were City-wide. Some districts had special sections. The Mixed Use Development would not have nonconformities and would be added.

Vice Chair Hayes wanted to make sure current home owners were aware of the changes.

Mr. Gallier stated the home owners would be the ones approving any changes, and City Staff would work with home owners with the current changes to the Mixed Use Development.

Motion made by Board Member Robarts and Seconded by Board Member Clements to approve ZTA-25-07.

Motion passed 4-1. Board Member Hayes was against the item.

5. ZTA-25-08: Study Area Zone (SAZ) Update

A City-initiated request for a Zoning Text Amendment to update the framework of the Study Area Zone (SAZ) district and allow minor improvements while properties remain under the SAZ designation.

Chair Fitzgerald read ZTA-25-08 by title.

Mr. Gallier stated a City-initiated Zoning Text Amendment to Chapter 16 to update the Study Area Zone. The study area zone is known to design a holding zone to apply to lands on a temporary basis awaiting a rezoning to another district. The zoning designation would be appropriate in scenarios when land would be studied for a proper future zoning designation or in instances when annexed lands would be awaiting the application for rezoning.

Mr. Gallier mentioned development would not be permitted within a study area zone. Restriction would not apply to any improvements that depict or contemplate part of an approved and valid site plan, development order, or annexation agreement issued for the property. Minor improvements may include, but would not be limited to landscaping or fencing.

Board Member Grant asked what were minor improvements.

Mr. Gallier stated the discretion would be on the Director of Neighborhood Services and it would also be on the details of the project.

Ms. Malone mentioned some examples that would define the specifics of the Study Area Zone.

Board Member Hayes asked if there were limitations on the property.

Ms. Malone replied no.

Motion made by Board Member Hayes and Seconded by Board Member Robarts to approve ZTA-25-08.

Motion passed 5-0.

DISCUSSION ITEMS

None.

CONCLUDING REMARKS

Mr. Gallier introduced new board member Mr. Aldo Cardenas.

Ms. Malone mentioned the Training Workshop had been postponed.

Ms. Malone stated the next meetings were scheduled for September 11, October 9, and November 13.

ADJOURNMENT

6:43 PM.