



## Planning and Zoning Board

### City of Greenacres, Florida

Thursday, November 13, 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 November 13, 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

Aldo Cardenas

### PLEDGE OF ALLEGIANCE

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

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

Motion passed 5-0.

### APPROVAL OF MINUTES

#### 1. October 9, 2025

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

Motion passed 5-0.

### PUBLIC HEARING

#### **2. Wal-Mart Supercenter – 6294 Forest Hill Boulevard (SP-88-06AA & MSP-25-01)**

A request for a Major Site and Development Plan Amendment to expand the existing 116,978 sq ft store by 3,370 sq ft for expanded Online Pickup Delivery operations. The project includes a request for approval of a Master Sign Plan.

Chair Fitzgerald read SP-88-06AA and MSP-25-01 by title.

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Representative Wesley stated a request for a major site and development plan amendment to expand the existing online pickup delivery operations and add electric vehicle charging spaces. The request also included a master sign plan approval.

Board Member Robarts asked if the online pickup service would be available 24 hours. Assistant Director of Development and Neighborhood Services Gionni Gallier stated Wal-Mart closed at 11pm, but 24 hour service was allowed.

Board Member Cardenas asked when would the project be complete. Representative Bill Pfeffer stated 2026 was the goal.

Board Member Hayes asked if Wal-Mart would be closing the shopping aisles while remodeling. Mr. Pfeffer mentioned they would close off sections, but it wouldn't interfere with the customers shopping.

Board Member Grant stated it would be beneficial if Wal-Mart would allow Apple Pay as a form of payment. Mr. Pfeffer stated it would be a matter of time for the store to provide that service.

Planner Millie Rivera presented the request for a Major Site and Development Plan Amendment to expand the store.

Mr. Grant asked if there was a limitation of parking spaces. Ms. Rivera stated yes. Mr. Grant also asked if campers were allowed on the site. Mr. Gallier stated no.

Motion made by Board Member Edmundson and Seconded by Board Member Clements to approve SP-88-06AA and MSP-25-01.

Motion passed 5-0.

### **3. ZTA-25-06: Reasonable Accommodations**

A City-initiated request for a Zoning Text Amendment to establish procedures for processing requests for reasonable accommodation in accordance with state law; to update all references from "Code Enforcement Division" to "Code Compliance Division"; and to provide for other corrections throughout the Code for consistency.

Chair Robarts read ZTA-05-06 by title.

Zoning Administrator Linda Louie stated the City-initiated Zoning Text Amendment to Chapter 16 must be updated every three years due to state law. The update would reference go from "Code Enforcement Division" to "Code Compliance Division" to allow corrections throughout the Code for consistency.

Language to timeframes for reviews on applications would be changed. The proposal was necessary to implement the 2025 Legislative changes to codify the process to be consistent with the statute, for the Fair Housing Amendments Act, and the Americans with Disabilities.

The proposed text amendment furthers the City's Comprehensive Plan objectives related to fair housing access, public health, safety, welfare, and efficient to administration of land development regulations. The proposal would advance fair housing access and predictable administration through the zoning regulations.

Motion made by Board Member Hayes and Seconded by Board Member Edmundson to approve ZTA-05-06.

Motion passed 5-0.

## **DISCUSSION ITEMS**

None.

## **CONCLUDING REMARKS**

Mr. Gallier mentioned the next meetings would be December 11, 2025 and January 8, 2026.

Mr. Gallier also mentioned an email would be sent out to the board members who would be attending the upcoming workshop.

## **ADJOURNMENT**

6:27 PM.

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Dannette Fitzgerald, Chair

Denise Malone  
Director of Development &  
Neighborhood Services

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Quintella Moorer, MMC, City Clerk