



Planning and Zoning Board Meeting
City of Greenacres, Florida
Thursday, May 14, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Call to Order and Roll Call

Chair Fitzgerald called to order the Planning and Zoning Board Meeting of May 14, 2026, at 6:00 PM and Records Coordinator Brittany Martino called the roll.

Board Members Present:

Emily — Jacob Robarts
Joan Hayes
Robert Clements
Dannette Fitzgerald

Board Members Absent:

Leonard Grant
Aldo Cardenas
Linda Szramiak

Pledge of Allegiance

Approval of Minutes

1. April 9, 2026
A motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve the minutes.

Motion passed 4-0.

Public Hearing

2. **Greenacres Sunoco & Office/Retail – 3067 S Jog Road (SP-96-05D and MSP-26-02):**

A request for a Major Site and Development Plan Amendment (SP-96-05D) and a Master Sign Plan (MSP-26-02) to allow for the construction of a new 6,000 square foot office/retail building with a 786 square foot mezzanine on an existing convenience store with fuel sales site. The site is located at the southwest corner of 10th Avenue North and South Jog Road at 3067 South Jog Road.

Chair Robarts read SP-96-05D and MSP-26-02 by title.

Representative Rod Feiner went over the details of the proposed Greenacres Shell Station and office plaza. Mr. Feiner went over the Major Site and Development Plan Amendment, including the Master Sign Plan.

Chair Robarts asked about use of the entrance to the gas station and office plaza. Mr. Feiner stated Jog Road and 10th Avenue would be the entrances to the site.

Vice Chair Hayes asked what the demographic would be for the plaza. Mr. Feiner stated retail and office.

Chair Robarts asked about the top floor of the building. Mr. Feiner stated it would be used for storage.

Assistant Director of Development and Neighborhood Services Gionni Gallier stated the project would allow a 6,000 square foot office and retail building with a 786 square foot mezzanine on an existing site.

Mr. Gallier mentioned briefly the history of the site. He mentioned there would be a total of 40 parking spaces, and two existing ingress and egress points of entrance.

Chair Fitzgerald asked who the occupants were. Mr. Feiner stated it was unknown at the moment.

Motion made by Board Member Fitzgerald and Seconded by Vice Chair Hayes to approve SP-96-05D and MSP 26-02.

Motion passed 4-0.

3. **Raising Cane's Restaurant at Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-02 and PCD-81-02N):**

A request for a Special Exception (SE-25-01) and a Major Site and Development Plan Amendment (SP-25-02) to allow for the construction of 3,018 square foot drive-in/fast food restaurant and associated site improvements; and a Planned Commercial Development Amendment (PCD-81-02N) to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development (PCD). The site is located at the northwest corner of South Military Trail and Lake Worth Road at 3969 South Military Trail.

Mr. Gallier read SE-25-01, SP-25-02 and PCD-81-02N by title.

Zoning Administrator Linda Louie stated the item would be presented together, but voted separately.

Representative Sarah Holmes gave an overview of the history of Raising Cane's.

Representative Dwayne Dickerson presented a Special Exception and a Site and Development Plan approval to allow a drive-through fast food restaurant, and a Planned Commercial Development Amendment to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development.

Chair Robarts asked if breakfast would be served and if the restaurant was connected to the shopping plaza. Ms. Holmes stated breakfast would not be served, and the restaurant would not be connected to the shopping plaza. The owners are from the Raising Cane's corporation.

Ms. Louie stated the proposed use was consistent with the commercial uses along Lake Worth Road. The applicant had worked with staff to accommodate design enhancements to elevate the design and architecture site.

Motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve SE-25-01.

Motion passed 4-0.

Motion made by Vice Chair Hayes and Seconded by Board Member Clements to approve SP-25-02.

Motion passed 4-0.

Motion made by Board Member Fitzgerald and Seconded by Vice Chair Hayes to approve PCD-81-02N.

Motion passed 4-0.

Discussion Items

4. Upcoming City Amendments.

Ms. Louie briefly went over the upcoming Text Amendment changes for the Redevelopment Corridors. She mentioned changes would be to the building heights, building design guidelines, and parking solutions for the proposed changes on Lake Worth Road and 10th Avenue.

Ms. Louie mentioned the proposed building heights could go up by five stories with incentives. Building design guidelines would require a 45 degree angular plane for buildings, variation in the building's roofline, and architectural articulation to prevent blank walls, facades, and incorporating significant architectural elements of the district.

Mr. Gallier explained in detail the building heights and parking solutions requirements.

Adjournment

7:02 PM

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk