



Planning and Zoning Board Meeting
City of Greenacres, Florida
Thursday, June 11, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Call to Order and Roll Call

Chair Robarts called to order the Planning and Zoning Board meeting of June 11, 2026, at 6:00 PM and Assistant City Clerk Tapia called the roll.

Board Members Present:

Emily Jacob - Robarts
Joan Hayes
Robert Clements
Dannette Fitzgerald
Leonard Grant
Aldo Cardenas

Board Member Absent:

Linda Szramiak

Pledge of Allegiance

Approval of Minutes

1. May 14, 2026

A motion was made by Board Member Grant and Seconded by Vice Chair Hayes to approve the minutes.

Motion passed 6-0.

Public Hearing

2. **Symphony Court – 5217 & 5163 S Military Trail (ANX-25-03), (CPA-25-04), and (ZC-25-04)**

A voluntary Annexation (ANX-25-03) of two (2) parcels of land totaling approximately 8.91 acres into the City of Greenacres, a Small-Scale Future Land Use Map Amendment (CPA-25-04) from Palm Beach County Medium Residential 5 units per acre (MR-5) to City of Greenacres Residential High Density, 10 units per acre (RS-HD), and a Rezoning (ZC-25-04) from Palm Beach County (PBC) Agricultural Residential (AR) to City of Greenacres Residential High (RH) zoning district.

Chair Robarts read ANX-25-03, CPA-25-04, and ZC-25-04 by title.

Representative Jeanne Ducharme from Cotleur & Hearing requested a annexation into the City, for a small-scale Future Land Use Map Amendment from a Palm Beach County Medium Residential, a change from five units per acre to City Residential High Density to ten units per acre, and to rezone the property from Palm Beach County Agriculture Residential to a City Residential High Density.

Chair Robarts asked if the church would remain the same, and asked about the entrance into the Plaza. Ms. Ducharme stated new homes would be built on the property, and the entrance would be the North driveway of Military Trail.

Board Member Cardenas asked about the affordable home component. Ms. Ducharme stated they would be affordable enough to meet the City's needs.

Board Member Grant asked if the homes were rentals. Ms. Ducharme mentioned it would be ownership homes.

Board Member Robarts asked how big the homes would be and the prices. Ms. Ducharme stated they would be three bedroom homes, and the price would depend on the market.

Mr. Gallier briefly went over the requests for Symphony Court. He also stated the items would come back for a site plan presentation.

Chair Robarts asked if the project would be exempt from residential tax. Mr. Gallier stated the property would be subjected to taxes.

Motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve ANX-25-03.

Motion passed 6-0.

Motion made by Vice Chair Hayes and Seconded by Chair Robarts to approve CPA-25-04.

Motion passed 6-0.

Motion made by Board Member Grant and Seconded by Board Member Fitzgerald to approve ZC-25-04.

Motion passed 6-0.

3. **CPA-26-02**

A City-initiated Comprehensive Plan Text Amendment pertaining to mixed-use and urban corridor redevelopment initiatives and modify density and intensity standards in targeted areas.

Zoning Administrator Linda Louie stated the next two items would be presented together, but voted separately.

Chair Robarts read CPA-26-02 and ZTA-26-01 by title.

Ms. Louie gave a brief overview. She mentioned the purpose of the request was to provide public benefits through the redevelopment initiatives, attract private investment, set a policy framework and associate zoning regulations to support the City's vision, and it would help maintain growth within the city, while also bringing more activity.

Ms. Louie stated that the City initiated a request for a Comprehensive Plan Text Amendment and Zoning Text Amendment for the redevelopment of key commercial corridors and mixed-use areas, while also providing clear transition standards adjacent to residential neighborhoods. The proposed amendments address height, parking, public benefits, and compatibility standards needed to support the mixed-use redevelopment in the mixed-use districts and other key City corridors. Ms. Louie mentioned the key policy changes would include increase building height, increase density and intensity, allowing for mixed-use in targeted areas that currently don't allow for mixed-use development and allow land development regulations to implement such initiatives.

Chair Robarts asked about street parking and how the height bonus program would work. Ms. Louie stated on-street parking would be allowed where feasible, and that it would require staff to access different locations in the City. She also explained the height bonus program would be treated like a trade-off, the developer would get additional height in exchange for public benefits to the City, and the criteria for the height bonus program would be prepared by staff.

Board Member Clements asked about the purpose of having a building higher than three floors. Ms. Louie stated it was an incentive to attract redevelopment.

Mr. Gallier stated the City was looking into best practices for the City and the development of incoming projects.

Vice Chair Hayes asked about encouraging retro-fitting to five-story buildings. Mr. Gallier stated the City was not forcing retro fitting, but looking into what would be best for the City.

Board Member Fitzgerald asked about ADA compliance for parking in upcoming projects. Mr. Gallier stated all projects must comply with ADA requirements per the Zoning Code.

Motion made by Board Member Grant and Seconded by Board Member Fitzgerald to approve CPA-26-02.

Motion passed 6-0.

4. **ZTA-26-01**

A City-initiated Zoning Text Amendment to modify the development standards in targeted areas, including building height, design guidelines and parking.

Motion made by Board Member Grant and Seconded by Board Member Fitzgerald to approve ZTA-26-01.

Motion passed 6-0.

Discussion Items

None.

Adjournment

6:45 PM.

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk