



**OFFICIAL MINUTES**  
**CITY OF GREENACRES, FLORIDA**  
**ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING**  
**Monday, March 9, 2021**

**1. CALL TO ORDER AND ROLL CALL.**

The Zoning Board of Adjustments and Appeals meeting was called to order at 6:04 p.m. on Monday, March 9, 2021 with Chair Walter Buist presiding. Quintella Moorer, City Clerk, called the roll.

**ROLL CALL:**

Present

Walter Buist, Chair  
Betty Anne Litowsky, Vice Chair  
Dannette Fitzgerald  
James Paglialungo  
Olga Sierra  
Terry Snively

Public Attendance: Yes.

Press Attendance: No.

Absent:

Jennifer Blanchette

**2. PLEDGE OF ALLEGIANCE.**

Chair Buist led the Pledge of Allegiance.

**3. AGENDA APPROVAL - ADDITIONS, DELETIONS, OR SUBSTITUTIONS.**

Chair Buist called for additions, deletions, or substitutions to the agenda; hearing none, the agenda was approved.

**4. APPROVAL OF MINUTES – January 25, 2021, Zoning Board of Adjustments and Appeals Meeting.**

**Motion:** Member Fitzgerald made a motion to approve the Zoning Board of Adjustment and

Appeals minutes of February 24, 2020; seconded by Member Paglialungo.

**Motion carried: 6 - 0.**

5. **CASES:**

**A. QUASI-JUDICIAL HEARING – 7-Eleven:** The Applicant is requesting a variance (BA-20-04) for the proposed 7-Eleven project. The variance request is to allow a Convenience Store with Fuel Sales within less than 1,500 feet from another Convenience Store with Fuel Sales. The subject site is located on the northwest side of Lake Worth Road and S. Military Trail at 3969 S. Military Trail.

Senior Planner Osniel Leon explained the Quasi-judicial procedure.

No ex-parte communication.

Assis Clerk swore in 4 member os the public.

Ms. .. stated there was an uncopied CVS on the site. 7-Eleven proposed to redesign the the unoccupied area. The applicant applied for a variance due to Code requirement. She stated it was zoned commercial and future land use was commercial.

Paglialungo asked about the parcel information.

Ms. .. explained there was easement access through the question outparcel.

She stated the Chevron was located within the 1500 requirement. The Chevron was a small fuel station and stated the subject property was a much larger development with fuel station an other amenities including a restaurant, outside seating, and car wash. She stated Staff approved of the

Buist asked if there would be charging area.

Ms.... Stated not at the moment.

Leon stated the parcel was developed as a fule satation before annexation. He stated a brief history of the site. The Applicant also requested other applications. He explained the Code requirement prohibited fuel stations within 1500 foot radius. There were two fuel stations in the radius. The distance was to prohibit. He stated the subject site had a special condition because it had direct access to Military Trail. Staff recommended approval, subject to the condition of approval in the condition of approval.

**Motion:** Member Paglialungo made a motion to approve BA-20-04 with; second by Member Fitzgerald.

**Motion carried 4-0. Member Blanchette was the only dissenting vote.**

**7. DEPARTMENT REPORT.**

Buist asked if the City was analyzing other fuel sources.

Kara stated the City was analyzing alternative methods as they were reviewing Code sections.

**8. ZBAA MEMBERS' COMMENTS. None.**

**9. ADJOURNMENT.**

Chair Buist adjourned the meeting at 6:23 p.m.

**ZONING BOARD OF ADJUSTMENTS AND APPEALS**

Respectfully submitted,

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Walter Buist, Chair

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Kara L. Irwin-Ferris, Director of Building, Planning,  
and Engineering

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Quintella L. Moorer, CMC, City Clerk

Date of Approval: \_\_\_\_\_

/ag