

ORDINANCE NO. 2025-15

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, ZONING REGULATIONS, AT ARTICLE III, DISTRICT REGULATIONS, DIVISION 13, STUDY AREA ZONE (SAZ); TO CLARIFY THE APPLICATION, AND TO ALLOW FOR LIMITED MINOR IMPROVEMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenacres City Council, as the governing body of the City of Greenacres (the "City"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (Zoning Code);

WHEREAS, the City Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the City's residents;

WHEREAS, the City Council finds it periodically necessary to amend its Land Development Regulations to ensure consistency with the City's goals, enhance regulatory clarity, and accommodate evolving community needs; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. Chapter 16, Zoning Regulations, Article III, District Regulations, Division 13, Study Area Zone (SAZ), of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

DIVISION 13. STUDY AREA ZONE (SAZ)

Sec. 16-537. Purpose and intent.

The study area zone (SAZ) is a zoning district designed as a holding zone and to apply to lands on temporary basis awaiting a rezoning to another district provided in this chapter. This zoning designation shall be appropriate in instances when land is being studied for a proper future zoning designation or in instances when annexed lands are awaiting the application for rezoning.

Sec. 16-538. Development.

There shall be no development permitted within a study area zone except for limited minor site improvements determined to be necessary to protect public health, safety, or welfare; to prevent site degradation; or to remedy conditions that constitute a violation of applicable codes or regulations. Such minor improvements may include, but are not limited to, landscaping or fencing.

All such activities are subject to approval by the Development and Neighborhood Services Director or designee, who shall determine whether the proposed improvement qualifies as minor in nature and is consistent with the intent of this section. Development beyond such minor improvements shall only occur upon a rezoning to another district contained in this chapter. This restriction shall not apply to any improvements that are clearly depicted or contemplated as part of an approved and valid site plan, development order, or annexation agreement issued for the property.

Sec. 16-539. Application.

Study area zones shall be applied in the manner set out below.

(1) *Annexed property.* Property annexed into the city shall immediately be designated as a study area zone. During the deliberation on annexation, the city council shall make a finding that the property be declared a study area zone until a formal zoning district is approved.

(2) *Other property.* The study area zone may also be applied during a city-initiated rezoning identified as planning efforts for large-scale developments, corridor plans, or special area studies.

Sec. 16-540. Time limits.

For the purposes of this chapter, an area may not be zoned as **an a** study area zone for a period exceeding two (2) years. In the event of such an occurrence, the city council shall initiate a ~~petition to rezone such lands~~ rezoning to an appropriate zoning district that serves the public interest.

Sec. 16-541. Reserved.

SECTION 2. Repeal of Conflicting Ordinances. All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

SECTION 3. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 4. Inclusion in the Code. It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

SECTION 5. Effective Date. The provisions of this Ordinance shall become effective immediately upon adoption.

Passed on the first reading this 3rd day of September, 2025.

PASSED AND ADOPTED on the second reading this 17th day of September, 2025.

Voted:

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor, *District IV*

Attest:

Voted:

Quintella Moorer, City Clerk

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney