



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, December 19, 2022 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

#### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

#### SPECIAL BUSINESS

1. **Presentation:** 2022 City Photo Contest Winners. - Michele Thompson, Director of Community and Recreation Services and Blanca L. Mackrey, Agent, State Farm.

#### CONSENT AGENDA

2. **Official Meeting Minutes:** City Council Meeting Minutes, December 5, 2022. - Quintella Moorer, City Clerk.
3. **Resolution 2022-64:** Approving and authorizing the execution of Amendment 001 for Fiscal Year 2022-2023 Community Development Block Grant (CDBG) Agreement for Phase 1 Lift Station Original Section Sewer Project; and providing for an effective date. - Carlos Cedenio, Director of Public Works.
4. **Resolution 2022-66:** Approving an agreement between the City of Greenacres and Denise Malone, AICP, to provide professional planning and development operations oversight services; authorizing the appropriate City Officials to execute the Agreement and provide for an effective date. - Andrea McCue, City Manager.

#### REGULAR AGENDA

5. **PUBLIC HEARING: Ordinance 2022-35: First Reading:** Amending Chapter 16, Article 3, District Regulations, Division 11, Commercial Intensive, Section 16-499(30) to allow for outside car detailing at stand-alone car washes within the Commercial Intensive (CI) zoning district; providing for repeal of conflicting ordinances, severability, inclusion in code, and an effective date. - Caryn Gardner-Young, Zoning Administrator.

6. **QUASI-JUDICIAL PUBLIC HEARING- Ordinance 2022-36: First Reading:** Approving a zoning change and official zoning map amendment for three parcels of land totaling approximately 3.62 acres, located on the south side of Lake Worth Road approximately 200 feet west of Empire Way at 4840 Lake Worth Road, from a City of Greenacres designation of Commercial General (CG) to a City of Greenacres designation of Commercial Intensive (CI), as requested by the Petitioner, Schmidt and Nichols, Agent for the Owner, Mint Eco Car Wash Acquisition CO., LLC; providing for changes to the official zoning map, repeal of conflicting ordinances, severability; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
7. **QUASI-JUDICIAL PUBLIC HEARING: Resolution 2022-35:** Approving the petition for a special exception to allow a stand-alone car wash in a Commercial Intensive (CI) zoning district, located at 6200 Lake Worth Road, as requested by the petitioner, Dwayne Dickerson, agent for the contract purchaser, VYBE investments, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
8. **Resolution 2022-40:** Approving a site and development plan to allow for a stand-alone car wash in a Commercial Intensive (CI) zoning district, located at 6200 Lake Worth Road, as requested by the Petitioner, Dwayne Dickerson, agent for the contract purchaser, VYBE Investments LLC; providing for repeal of conflicting resolutions; and providing for an effective date.- Caryn Gardner-Young, Zoning Administrator.
9. **PUBLIC HEARING: Ordinance 2022-39: First Reading:** Amending the future land use map of the future land use element of the City's Comprehensive Plan, to change the future land use designation of one parcel of land totaling approximately 20.1183 acres, located at the southeast corner of Lake Worth Road and Jog Road at 6400-6490 Lake Worth Road and 4180 S. Jog Road Suites 1-9, from a Palm Beach County designation Commercial High (CH) to a City of Greenacres designation of Commercial (CM) as requested by the Planning, GIS and Engineering Division; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Division of Community Development; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
10. **Ordinance 2022-40: First Reading:** Approving a zoning change for one parcel of land totaling approximately 20.1183 acres, located at the southeast corner of Lake Worth Road and Jog Road at 6400-6490 Lake Worth Road, and 4180 Jog Road Suites 1-9, from a Palm Beach County zoning designation of General Commercial (CG) to a City of Greenacres zoning designation of Commercial Intensive (CI) as requested by the Planning, GIS and Engineering Division; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date.- Caryn Gardner-Young, Zoning Administrator.
11. **PUBLIC HEARING: Ordinance 2022-38: Second Reading:** Amending Chapter 6, Franchises, Article 5, Solid Waste, Division 1, Generally, Section 6-276, of the City of Greenacres Code of Ordinances, to clarify that all rates under the Franchise Agreement may be amended by City resolution; providing for repeal of conflicting ordinances, severability, codification, retrospective application, and an effective date. - Monica Powery, Director of Purchasing.
12. **PUBLIC HEARING: Ordinance 2022-42: Second Reading:** Amending Chapter 2 "Administration," Article I "In General," by adding a new Section 2-2 "Naming of City

Programs, Events and Facilities;" providing for severability, conflicts, codification and an effective date. - Andrea McCue, City Manager.

13. **Ordinance 2022-41: First Reading:** Approving the conveyance of 6,804 square feet strip of land located adjacent to and east of the property at 1105 S. Jog Road, Greenacres, Florida; authorizing City Manager to execute all documents necessary to accomplish the conveyance; providing for severability, conflicts, and an effective date. - Caryn Gardner-Young, Zoning Administrator.
14. **Ordinance 2022-43: First Reading:** Amending the City of Greenacres Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.
15. **Resolution 2022-62:** Agreement between the City of Greenacres and Painted, Inc. to create public art on the wall on the Northeast corner of Melaleuca Lane and Haverhill Road; authorizing the appropriate City Officials to execute the Agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
16. **Ratification of the Building Board of Adjustments and Appeals Board:** Appointing (1) one of (9) nine members to serve (4) four-year unlimited staggered terms. - Andrea McCue, City Manager.

**DISCUSSION ITEM - None.**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

**CITY MANAGER'S REPORT**

17. Community and Recreation Services Report.
18. Development and Neighborhood Services Report.
19. Finance Report.
20. Fire Rescue Report.
21. Information Technology Report .
22. Palm Beach Sheriff's Office - District 16 Report.
23. Public Works Report.
24. Purchasing Report.
25. Youth Programs Report.

**CITY ATTORNEY'S REPORT**

**MAYOR AND CITY COUNCIL REPORT**

**ADJOURNMENT**

**Upcoming Council Meeting**

January 9, 2023

**Meeting Records Request**

Any person requesting the appeal of a decision of the City Council 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.

**Notice of Council Meetings and Agendas**

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested at [CityClerk@greenacresfl.gov](mailto:CityClerk@greenacresfl.gov) or 561-642-2006.

**Americans with Disabilities Act**

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.