



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, March 06, 2023 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 Moorner, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

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

#### SPECIAL BUSINESS

1. **Proclamation:** Bike Month March 2023. - Brian Ruscher, Deputy Director of Multimodal, Palm Beach Transportation Planning Agency.
2. **Proclamation:** Let's Move Palm Beach County Month. - Wil Romelus, Digital Vibez.
3. **Proclamation:** Women's History Month. - CaraJoy Nash, President, Susan Kaplan, Vice President and Selena Samios, Executive Director of Women's Chamber of Commerce of Palm Beach County.

#### CONSENT AGENDA

4. **Official Meeting Minutes:** City Council Special Meeting, February 1, 2023, and City Council Meeting, February 6, 2023. - Quintella L. Moorner, City Clerk.

#### REGULAR AGENDA

5. **PUBLIC HEARING: Ordinance 2022-35: Second Reading:** Amending Chapter 16, Article 3, District Regulations, Division 11, Commercial Intensive, Section 16-499(30) to allow for outside car detailing at standalone car washes within the Commercial Intensive (CI) zoning district; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in Code; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
6. **QUASI-JUDICIAL PUBLIC HEARING: Ordinance 2022-36: Second 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. **PUBLIC HEARING: Ordinance 2022-37: Second Reading:** Amending Chapter 4 "Buildings and Building Regulations," Article 1 "in General," by deleting Section 4-4, "Greenacres Property Maintenance Code," and creating a new Chapter 7, Article 8, to be entitled, "Greenacres Property Maintenance Code," and amending provisions of the Greenacres Property Maintenance Code; providing for severability, conflicts, codification and an effective date. - Caryn Gardner- Young, Zoning Administrator.
8. **PUBLIC HEARING: Ordinance 2023-01: Second Reading:** Amending Chapter 16 "Zoning Regulations," Article 6, "Signs Regulation." Division 5, Sign Regulation by Zoning District, Section 16-983, Identification Signs, to clarify the maximum sign copy area; providing for severability, conflicts, codification, and an effective date. - Caryn Gardner-Young, Zoning Administrator.
9. **QUASI-JUDICIAL PUBLIC HEARING: Resolution 2023-06:** Approving the petition for a Special Exception to allow a standalone car wash in a Commercial Intensive (CI) zoning district, located at 4840 Lake Worth Road, as requested by the petitioner, Josh Nichols, Agent for Mint Eco Car Wash Acquisition CO., LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
10. **Resolution 2023-07:** Approving a site and development plan to allow for a standalone car wash in a Commercial Intensive (CI) zoning district, located at 4840, Lake Worth Road, as requested by the Petitioner, Josh Nichols, Agent for the contract purchaser, Mint Eco Car Wash Acquisition CO. LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
11. **QUASI-JUDICIAL: PUBLIC HEARING: Ordinance 2023-03: First Reading:** Approving a zoning change for six parcels of land totaling approximately 7.9636 acres, located at the southeast corner of Lake Worth Road and Jog Road at 6492, 6350, and 6323, Lake Worth Road, and 4148, 4080, and 4020, Jog Road, 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.
12. **PUBLIC HEARING: Ordinance 2023-04: 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 six parcels of land totaling approximately 7.9636 acres, located at the Southeast corner of Lake Worth Road and Jog Road at 6492, 6350, and 6323, Lake Worth Road and 4148, 4080 and 4020 S. Jog Road, 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, severability, transmittal, inclusion in the Comprehensive Plan; and an effective date. - Caryn Gardner-Young, Zoning Administrator.

**DISCUSSION ITEM - None.**

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

**CITY MANAGER'S REPORT**

13. CRS Department Report.
14. Development and Neighborhood Services Report.
15. Finance Report.
16. Fire Rescue Report.
17. Information Technology Report.
18. Palm Beach Sheriff's Office District 16 Report.
19. Public Works Report.
20. Purchasing Report.
21. Youth Programs Report.

**CITY ATTORNEY'S REPORT**

**MAYOR AND CITY COUNCIL REPORT**

**ADJOURNMENT**

**Upcoming City Council Meetings**

March 20, 2023.

April 3, 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 Moorer 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.