



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, March 18, 2024 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, 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. **Proclamation:** Women's History Month. - Takeata King Pang, Executive Director of Women's Foundation of Florida.
2. **Proclamation:** Let's Move Palm Beach County. - Deborah Feinsinger, Director of Community Relations of Digital Vibez.

#### CONSENT AGENDA

3. **Official Council Meeting Minutes:** City Council Meeting, March 4, 2024. - Quintella L. Moorer, City Clerk.

#### REGULAR AGENDA

4. **PUBLIC HEARING: Ordinance 2024-01: Second 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 0.0143 Acres, located at 6297 Lake Worth Road, from a Palm Beach County designation of Commercial High with an underlying 5 units per acre (CH/5) to a City of Greenacres designation of Commercial (CM), as requested by the Development and Neighborhood Services Department, agent for the owner, Palm Beach County; providing for repeal of conflicting ordinances; providing for severability; providing for Transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the comprehensive plan; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

5. **PUBLIC HEARING: Ordinance 2024-02: Second Reading:** Approving a zoning change and official zoning map amendment for one parcel of land totaling approximately 0.0143 acres, located at 6297 Lake Worth Road, from a Palm Beach County designation of General Commercial (CG) to a City of Greenacres designation of Commercial General (CG), as requested by the Development and Neighborhood Services Department, agent for the owner Palm Beach County; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.
6. **PUBLIC HEARING: Ordinance 2023-22: Second Reading:** Annexing eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4194, 4168, 4221, 4239 south Haverhill Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive, as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Stephen and Ramona Mohammed, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.
7. **PUBLIC HEARING: Ordinance 2024-07: Second 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 eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4168, 4194, 4221, 4239 south Haverhill Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive from a Palm Beach County designation of LR-3 Low Residential, 3 units per acre and MR-5 Medium Residential, 5 units per acres to a City of Greenacres designation of Commercial (CM), as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for repeal of conflicting ordinances; providing for severability; providing for Transmittal to the Florida Department of Commerce (FDCC); providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.
8. **PUBLIC HEARING: Ordinance 2024-08: Second Reading:** Approving a zoning change and official zoning map amendment for eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4168, 4194, 4221, 4239 south Haverhill Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive from a Palm Beach County Residential Medium, 5 units per acre (RM) and Agricultural Residential (AR) zoning district to the City of Greenacres Commercial General (CG) zoning district, as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date.- Gionni Gallier, Senior Planner, Development and Neighborhood Services.

9. **PUBLIC HEARING: Ordinance 2024-09: Second Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 1, Generally, Section 16-608, Special requirements for the sale of alcoholic beverages near a house of worship or a school, to allow for distance waivers consistent with Chapter 562, Florida Statutes; providing for repeal of conflicting ordinances, severability, inclusion in code, and an effective date. - Tanya Earley, City Attorney.
10. **PUBLIC HEARING: Ordinance 2024-10: Second Reading:** Approving the sale of alcohol for on-premises consumption at the property located on the east side at 5208 S. Haverhill Road (with a future address of 5200 S. Haverhill Road); providing for repeal of conflicting ordinances, severability, and an effective date. - Tanya Earley, City Attorney.
11. **PUBLIC HEARING: Ordinance 2024-11: Second Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 2, Area and Height Limitations, Section 16-630, Yards, Recreational and Athletic Facilities in Residential Zoning Districts; providing for repeal of conflicting ordinances, severability, inclusion in Code, and an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.
12. **PUBLIC HEARING: Ordinance 2023-13: Second Reading:** Amending all of the Comprehensive Plan Elements and Map Series of the City's Comprehensive Plan to implement the recommendations of the 2023 Evaluation and Appraisal Review; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Denise Malone, Development and Neighborhood Services Director.

#### **DISCUSSION ITEM**

13. Mixed Use/Housing, Density and Height Discussion. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.
14. City of Greenacres Code Enforcement lien foreclosures - Christy Goddeau, City Attorney.

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

#### **CITY MANAGER'S REPORT**

15. Community and Recreation Department Report.
16. Development and Neighborhood Services Report.
17. Economic Development Report.
18. Finance Report.
19. Fire Rescue Report.
20. Information Technology Report.
21. Palm Beach Sheriff's Office, District 16 Report.
22. Purchasing Report.
23. Youth Programs Report.

#### **CITY ATTORNEY'S REPORT**

#### **MAYOR AND CITY COUNCIL REPORT**

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**ADJOURNMENT****Upcoming City Council Meetings**

April 1, 2024.

April 15, 2024.

**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.