



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 04, 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:** Florida Bike Month, March 2024. - Brian Ruscher, Deputy Director of Multimodal, Palm Beach Transportation Planning Agency.
2. **Proclamation:** Flood Awareness Week, March 4-8, 2024. - Michael Jerrahian, Building Official.
3. **Proclamation:** Public Procurement Recognition Month. - Monica Powery, Director of Purchasing.
4. **Presentation:** Property Enhancement Grant Program. - Aileen Hernandez, Public Works Specialist.
5. **Presentation:** Palm Beach County Housing Plan. - Jack Weir, Chair of the Housing Leadership Council and Ken Tuma, Urban Design Studio.

CONSENT AGENDA

6. **Official Council Meeting Minutes:** City Council Meeting, February 5, 2024. - Quintella L. Moorer, City Clerk.
7. **EMS Write-Offs:** - Teri Lea Beiriger, Director of Finance.
8. **Resolution 2024-12:** Approving the Memorandum of Understanding between the City of Greenacres and the ELS for Autism Foundation, Inc., for a work experience program; authorizing the appropriate City Officials to execute the Memorandum of Understanding

and to effectuate the terms of the Agreement; and providing for an effective date. - Michele Thompson, Director of Community Recreation Services.

9. **Resolution 2024-13:** Authorizing a utility easement for the expansion of Palm Beach County Water Utilities Lift Station #5015; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

REGULAR AGENDA

10. **PUBLIC HEARING: Ordinance 2023-18: Second Reading:** Annexing one (1) parcel of land totaling approximately 0.014 acres, located approximately 986 feet east of south Jog Road, at 6297 Lake Worth Road, as requested by the petitioner, Palm Beach County Board of County Commissioners; 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.
11. **PUBLIC HEARING: Ordinance 2024-01: 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 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
12. **PUBLIC HEARING: Ordinance 2024-02: First 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.
13. **Ordinance 2023-22: First 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 & Ramona Mohammed, Dolly & 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.
14. **PUBLIC HEARING: Ordinance 2024-07: 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 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 (FDOC); providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

15. **PUBLIC HEARING: Ordinance 2024-08: First 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.
16. **PUBLIC HEARING: Ordinance 2024-09: First 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.
17. **PUBLIC HEARING: Ordinance 2024-10: First 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.
18. **PUBLIC HEARING: Ordinance 2024-11: First 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.
19. **PUBLIC HEARING: Ordinance 2023-21: Second Reading:** Annexing three parcels of land totaling approximately 12.86 acres, located approximately 1,750 feet east of Sherwood Forest Boulevard and 370 feet South of Melaleuca Lane, at 4901 and 4977 South 56th Terrace and the adjacent Lake Worth Drainage District Parcel as requested by petitioner, the Development and Neighborhood Services Department, Agent for the

owners, The City of Greenacres and The Lake Worth Drainage District (LWDD), 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. - Denise Malone, Director Development and Neighborhood Services. **ITEM POSTPONED-TBA.**

20. **Ordinance 2023-23: First Reading:** Annexing two parcels of land totaling approximately 6.22 acres, located approximately 1,300 feet east of south Haverhill Road and approximately 1,000 feet south of Melaleuca Lane, at 4964 Gardner Lane and the adjacent Lake Worth Drainage District Drainage Right-of-Way as requested by the Development and Neighborhood Services Department, petitioner, in accordance with Chapter 171.0413 of the Florida statutes; 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. - Denise Malone, Development and Neighborhood Services Director. **ITEM POSTPONED - TBA.**
21. **PUBLIC HEARING: Ordinance 2024-03: 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 two parcel of land totaling approximately 6.22 acres, located at 4964 Gardner Lane and the adjacent Lake Worth Drainage District Maintenance parcel from a Palm Beach County Designation of Low Residential LR-2, 2 units per acre to a City of Greenacres Designation of Residential Low Density (RS-LD), as requested by the McKenna West of Cotleur Hearing, agent for the owners, City of Greenacres and Lake Worth Drainage District; 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. Denise Malone, Director of Development and Neighborhood Services. **ITEM POSTPONED - TBA.**
22. **PUBLIC HEARING: Ordinance 2024-04: First Reading:** Approving a zoning change and official zoning map amendment for two parcels of land totaling approximately 6.22 acres, located at 4964 Gardner Lane and the adjacent Lake Worth Drainage District maintenance parcel from a Palm Beach County designation of Agricultural Residential (AR) to a City of Greenacres designation of Agricultural Residential (AR), as requested by the McKenna West of Cotleur Hearing, agent for the owner 4964 Gardner lane LLC and the Development & Neighborhood Services Department, agent for the City of Greenacres and the Lake Worth Drainage District; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date. Denise Malone, Director of Development and Neighborhood Services. **ITEM POSTPONED-TBA.**
23. **PUBLIC HEARING: Ordinance 2024-05: 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 three parcels of land totaling approximately 12.8627 acres, located at 4901 and 4977 South 56th Terrace and the adjacent Lake Worth Drainage District Maintenance parcel for Canal 14 from a Palm Beach County Designation of Low Residential LR-1, 1 unit per acre to a City of Greenacres designation of Public Institutional (PI), as requested by the Development and Neighborhood Services Department, agent for the owners City of Greenacres and Lake Worth Drainage District; 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. Denise Malone, Director of Development and Neighborhood Services. **ITEM POSTPONED - TBA.**

24. **PUBLIC HEARING: Ordinance 2024-06: First Reading:** Approving a zoning change and official zoning map amendment for three parcels of land totaling approximately 12.8627 acres, located at 4901 and 4977 South 56th Terrace and the adjacent Lake Worth Drainage District maintenance parcel for Canal 14 from a Palm Beach County Designation of Agricultural Residential (AR) to a City of Greenacres designation of Government Use (GU), as requested by the Development and Neighborhood Services Department, agent for the owners the City of Greenacres and the Lake Worth Drainage District; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date. Denise Malone, Director of Development and Neighborhood Services. **ITEM POSTPONED -TBA.**

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

ADJOURNMENT

Upcoming City Council Meetings

March 18, 2024.

April 1, 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 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.