



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 04, 2024, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

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

Mayor Flores called the meeting to order at 6PM and City Clerk Moorer called the roll. Councilmember Dugo was absent.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Diaz, to approve the agenda to include the removal of Agenda Item numbers 19-24 and Seconded by Councilmember Tharp.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

Mr. Chris Arbour, Greenacres Bowl, made comments and asked questions regarding the Property Enhancement Grant Program. He asked about the total budget amounts from fiscal year 2023, he asked about expanding funding, how many businesses applied and had the City considered separating business and resident grant options. Mr. Arbour thanked the Council.

Mr. James Russell, Lake Worth resident he commented on the annexing of properties at south 4901 and 4977 56th Terrace and stated the City was giving up the right of way according to the Florida State Statues. He provided documentation regarding his comment.

SPECIAL BUSINESS

- 1. Proclamation:** Florida Bike Month, March 2024. - Brian Ruscher, Deputy Director of Multimodal, Palm Beach Transportation Planning Agency.

Ms. Moorer read the proclamation by title.

Mr. Ruscher thanked the Council for the recognition and mentioned the newly added Dillman Trails.

Photos were taken.

2. Proclamation: Flood Awareness Week, March 4-8, 2024. - Michael Jerrahian, Building Official.

Ms. Moorer read the proclamation by title.

Mr. Jerrahian thanked the Council.

Photos were taken.

3. Proclamation: Public Procurement Recognition Month. - Monica Powery, Director of Purchasing.

Ms. Moorer read the proclamation by title.

Ms. Powery thanked the Council for the recognition and her team for their hard work.

Photos were taken.

4. Presentation: Property Enhancement Grant Program. - Aileen Hernandez, Public Works Specialist.

Mr. Hernandez asked Mr. Arbour to email all his questions directly to her.

She provided some historical facts about the program, stating the City funded about \$63,000 and the community spent about \$171,000. She presented photos of before and after projects.

Councilmember Bousquet asked about the scoring system. Ms. Hernandez stated the scoring was based on visibility impact.

Councilmember Tharp asked why some properties did not complete their projects. Ms. Hernandez explained they did not complete the project due to various reasons. Councilmember Diaz questioned was there a runner up application process. Ms. Hernandez replied that the committee was trying to create one. Councilmember Diaz requested creating a system for runner up applications to use all of the funds yearly.

Mayor Flores questioned the process of time extensions for applicants, and the option to roll funds over to the following years. Councilmember Diaz suggested the program is rolled out more frequently instead of once per year.

He suggested expanding the funding by rolling over unused funds. Most of the Council agreed to a rollover. Deputy Mayor Noble disagreed.

Ms. McCue stated the program would be discussed during the City's budget project.

5. Presentation: Palm Beach County Housing Plan. - Jack Weir, Chair of the Housing Leadership Council and Ken Tuma, Urban Design Studio.

Mr. Weir presented the 2024 Housing Plan mentioning the goals, funding, financials, planning and regulatory reform. He said one of the goals was to get housing close to homes, churches, schools and grocery stores.

He also mentioned neighborhood revitalization and equity. Mr. Weir stated the implementation plans were to educate, comply, and create leadership council.

Mr. Tuma stated the City could allow for workforce housing and increase density, he suggested mixed-use categories, add zoning categories with higher level density for multifamily developments. He continued with planning and regulatory reforms.

Mr. Weir talked about financing and funding options. He suggested setting a flat fee by ordinance.

Councilmember Diaz asked about deed restrictions and the ability to convert.

Mayor Flores expressed his concern about rental and insurance cost. He said the City was 99 percent built and wondered how would the City move forward with implementing a plan about moving forward.

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 Ceden, Director of Public Works.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve the Consent agenda.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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. - Gianni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated he would present the next three ordinances together and the Council would need to vote on each one separately.

Mr. Gallier stated Ordinance 2023-18 was a voluntary annexation of a County parcel. He said Ordinance 2024-01 was a companion land use change and Ordinance 2024-02 was a companion re-zoning. He said all ordinances meet requirements and Staff recommends approval of all.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Noble to approve Ordinance 2023-18 on Second reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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

Ms. Moorer read the ordinance by title.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-01 on First reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2024-02 on First reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated he would present the next three ordinances together and the Council will need to vote separately for each one. He said Ordinance 2023-22 was the voluntary annexation request for eleven parcels of land on Haverhill Road. Ordinance 2024-07 was the companion future land use which accompanied the annexation and Ordinance 2024-08 was a rezoning companion. He noted the annexation agreement would be signed by the property owners. All ordinances meet requirements and Staff recommended approval.

Councilmember Tharp asked what was planned for the annexed property. Staff stated no plans were drafted at this time. Councilmember Tharp stressed his concern with the unknown plans. There were no objections, and all legal advertisement was met.

Motion made by Councilmember Bousquet, Seconded by Councilmember Tharp to approve Ordinance 2023-22 on First reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-07 on First Reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-08 on First Reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Ms. Earley stated Staff was proposing an amendment to Code Section 16-608 which would allow the sale of alcoholic beverages near a house of worship or a school by a distance waiver consistent with Chapter 562 Florida Statutes. Staff recommended approval.

Motion made by Councilmember Bousquet, Seconded by Councilmember Tharp to approve Ordinance 2024-09 on First Reading.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

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.

Ms. Moorer read the ordinance by title.

Ms. Early stated the ordinance was site specifically for the future pickle ball facility. She said the site plan was approved for the pickleball facility at the last meeting and this was a waiver request with conditions of approval for the on-premises consumption of alcohol.

Motion made by Councilmember Tharp, Seconded by Councilmember Diaz.

Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, Councilmember Bousquet

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.

Ms. Moorer read the ordinance by title.

Mr. Gallier said this was a text amendment to provide specific standards for fences surrounding athletic facilities when they are located in residential zoning districts. They noticed an oversight of the Code omitting this Code. Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet.
Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, Councilmember Bousquet

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.**

Item was removed.

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.**

Item was removed.

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 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 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.**

Item was removed.

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.**

Item was removed.

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.**

Item was removed.

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.**

Item was removed.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Nathaniel Galang asked would the current Council support increasing the City's height and density in the community.

CITY MANAGER'S REPORT

No report.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Councilmember Diaz: said the Comprehensive Plan was updated and suggested the public read for information.

Mayor Flores: said the basketball team he was coaching was in the play-off and welcome everyone to come out and support them. He asked for more support from the residents to support the youth.

ADJOURNMENT - 7:35PM

Joel Flores
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____