



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, June 05, 2023 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

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:** Legislative Update. - The Honorable State Senator Bobby Powell, District 24.
2. **Proclamation:** National Gun Violence Awareness Day, June 2, 2023. - Kathy Valentine.
3. **Proclamation:** Code Enforcement Officers Week, June 5-9, 2023. - Denise Malone, Director of Development and Neighborhood Services Department.

CONSENT AGENDA

4. **Official Council Minutes:** City Council Meeting Minutes, May 15, 2023. - Quintella L. Moorer, City Clerk.
5. **Resolution 2023-22:** Authorizing the execution of the FY 2022-2023 Interlocal Agreement between Palm Beach County and the City of Greenacres for the full reimbursement of Emergency Medical Services Grant equipment in the amount of \$15,562.74; and providing for an effective date. - Brian Fuller, Fire Chief, Fire Rescue.
6. **Board Appointment of the Board of Adjustment and Appeals Board:** Appointing Vania Siffrant to serve a four (4) year unlimited staggered term. - Andrea McCue, City Manager.

REGULAR AGENDA

7. **Ordinance 2023-06: 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 4.993 acres, located at 6645 Chickasaw Road from a City of Greenacres designation Residential Medium density (RS-RM) to a City of Greenacres designation of Residential High Density (RS-RH) as requested by Cotleur & Hearing agent for the owner, MF Associates Greenacres LLC.; providing for repeal of conflicting ordinances, severability, transmittal, inclusion in the comprehensive plan; and an effective date. - Denise Malone, Director of Development and Neighborhood Services.

- 8. Ordinance 2023-07: First Reading:** Approving a zoning change and official zoning map amendment for a parcel of land totaling approximately 4.993 acres, located at 6645 Chickasaw Road from a City of Greenacres designation of Residential Medium-2 (RM-2) to a City of Greenacres designation of Residential High (RH), as requested by the petitioner, Cotleur & Hearing, agent for the owner, MF Associates Greenacres LLC; providing for changes to the official zoning map, repeal of conflicting ordinances, severability; and providing for an effective date. - Denise Malone, Director of Development and Neighborhood Services.
- 9. PUBLIC HEARING: Ordinance 2023-08: First Reading:** Amending the Comprehensive Plan, more specifically to adopt a multiple future land use designation, in its entirety as contained herein; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Economic opportunity; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Denise Malone, Director of Development and Neighborhood Services.
- 10. QUASI-JUDICIAL PUBLIC HEARING: Resolution 2023-16:** Approving the petition for a Special Exception to allow a fast-food drive through restaurant in a Commercial Intensive (CI) zoning district, located within the River Bridge Centre on the Southwest corner of Forest Hill Boulevard and South Jog Road, as requested by the petitioner, Andrew Savage, agent for the owner, Publix; providing for repeal of conflicting resolutions; and providing for an effective date.- Denise Malone, Director of Development and Neighborhood Services.

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 Council Meetings

July 17, 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 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.



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, May 15, 2023, 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

Glen J. Torcivia, 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. Councilmembers Dugo and Bousquet were absent.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

1. **Presentation:** Legislative Update. - The Honorable State Representative David Silvers, District 89.

Representative Silvers was not present.

2. **Presentation:** Legislative Update - The Honorable State Representative Katherine Waldron, District 93.

Representative Waldron was not present. Mr. Clint Streicher Administrative Representative updated the Council regarding various Bills such as homeowners' insurance, gun carry, anti-immigrants, gender, race theory and unemployment.

Representative Silvers arrived at 6:14PM and apologized for his lateness. He mentioned and highlighted various Bills such as HB 7063 taxation and listed various taxes and timeframe of exemptions, SB 300 six-week abortion bill, mental health and foster children alert.

The Council thanked them both for the updates.

3. Presentation: 2023 Educational Scholarship Awards. - Susy Diaz, Councilmember and Educational Scholarship Chair.

Councilmember Diaz thanked the Staff and Committee members for their assistance and hard work.

She presented awards to all ten (10) recipients. Kensley Clarke, Ashely Resendiz-Gonzalez, Nathaniel Barrows, Dehilia Batista, Mario Daley, Ashely Martinez-Diaz, Luciana Fabrega, Laith Hilo, Camila Rubi and Gianna Williams.

Photos were taken.

4. Proclamation: May 2023, Mental Health Awareness Month. - Katherine Murphy, CEO, NAMI Palm Beach County.

Ms. Moorer read the proclamation by title.

Ms. Murphy thanked the City and invited the City to various events regarding mental health awareness.

Photos were taken.

5. Proclamation: National EMS Week, May 21-27, 2023. - Chief Brian Fuller, Fire Rescue.

Ms. Moorer read the proclamation by title.

Photos were taken.

6. Proclamation: National Public Works Week, May 21-27, 2023. - Carlos Cedeno, Director of Public Works.

Ms. Moorer read the proclamation by title.

Photos were taken.

CONSENT AGENDA

7. Official Council Minutes: City Council Meeting Minutes, April 17, 2023. - Quintella L. Moorer, City Clerk.

8. Resolution 2023-14: Authorizing the FY 2023/24 State of Florida Statewide School Readiness provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and City Officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.

9. Resolution 2023-15: Authorizing the FY 2023/24 Children's Services Council (CSC) scholarship provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and City Officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.

10. Resolution 2023-20: Authorizing an amendment to and an automatic renewal of the Interlocal Cooperation Agreement (Exhibit "A") between Palm Beach County and the City of Greenacres enabling the City to participate in the Palm Beach County Department of Economic Sustainability (DES) Urban County Program for fiscal years 2025, 2026 and 2027; authorizing future extensions for three (3) year qualification periods; authorizing the

appropriate City Officials to notify the County of the City's intention to extend the agreement; and authorizing the appropriate City Officials to execute all necessary documents and for other purposes; and providing for an effective date. - Teri Lea Beiriger, Director of Finance.

11. Resolution 2023-21: Approving the agreement between the City of Greenacres and Seacoast Embroidery, Inc., to provide uniforms for the Fire Rescue Department; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

12. Educational Scholarship Ratification: Susy Diaz, Councilmember and Educational Scholarship Committee.

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

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

REGULAR AGENDA - None.

DISCUSSION ITEM

13. 100th Anniversary Planning Committee. - Andrea McCue, City Manager.

Ms. McCue asked for a consensus to start a Committee in honor of the City's 100th year celebration.

The Council agreed to proceed with a Committee to construct a 100th year celebration for the City.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Ms. Sharmaine St. Lewis resident stated she received a parking violation for parking over the sidewalk and asked what could be done to correct the parking issue in her neighborhood. She stated that only one homeowner had an issue with parking and contacted the City.

Mr. Victor Garcia resident stated he was the resident who made the complaint regarding the parking over sidewalks. He felt the laws of the land must be followed.

Ms. Emily Jacobs-Robarts resident stated the Code Department may be a bit overzealous with hurricane shutter violations.

CITY MANAGER'S REPORT

14. Community and Recreation Services Report.

15. Development and Neighborhood Services Report.

16. Finance Report.

17. Fire Rescue Report.

18. Information Technology Report.

19. Palm Beach Sheriff's Office District 16 Report.

20. Public Works Report.

21. Purchasing Report.

22. Youth Programs Report.

Ms. McCue stated the City's new Economic Director would start June 15, 2023. Rock and Roll Sunday would be May 21, 2023, and she was looking forward to it in conjunction to the City's First Annual Chili Cook-off.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Noble stated the hurricane shutter issue regarding access to the home should be reviewed as he felt it was not properly done. He also mentioned he received a violation of the Code regarding the shutters and refused to pay it.

Councilmember Diaz stated she was looking forward to Rock and Roll Sunday.

Mayor Flores apologized for his absence at the last meeting although his surgery was a success. He was also looking forward to Rock and Roll Sunday.

ADJOURNMENT

6:49PM.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved:_____



ITEM SUMMARY

MEETING DATE: June 05, 2023

FROM: Brian Fuller, Fire Chief, Fire Rescue

SUBJECT: Resolution 2023-22 – FY2022-2023 Interlocal Agreement between Palm Beach County and the City of Greenacres for the Full Reimbursement of Emergency Medical Services Grant

BACKGROUND

The State Department of Health provides grant funds to counties to improve and expand pre-hospital Emergency Medical Services (EMS) in their county and encourages each county to assess countywide needs. Palm Beach County, through the EMS Advisory Council, has established a process for providing licensed emergency medical providers with state trust funds based on the established priorities. The City has been approved for grant funding and will utilize this grant to purchase Medical Patient Care Reporting (MPCR) tablets and associated supplies.

ANALYSIS

The Interlocal Agreement between Palm Beach County and the City of Greenacres provides for the city to be fully reimbursed by the County in the amount of \$15,562.74 for the purchase of QCPR Resuscitation Training Kit. The Fire Rescue Department will submit for reimbursement under the terms and conditions of the EMS County Grant and this Interlocal Agreement.

FINANCIAL INFORMATION

The Interlocal Agreement between Palm Beach County and the City of Greenacres is 100% reimbursed in the amount of \$15,562.74. This project was included in the FY 2023 Capital Improvement Program.

LEGAL

The resolution has been prepared in accordance with City Code requirements.

STAFF RECOMMENDATION

Approval of the FY 2023 Palm Beach County Interlocal EMS Agreement through the adoption of Resolution 2023-22.

RESOLUTION NO. 2023-22

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF THE FY 2022-2023 INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE CITY OF GREENACRES FOR THE FULL REIMBURSEMENT OF EMERGENCY MEDICAL SERVICES GRANT EQUIPMENT IN THE AMOUNT OF \$15,562.74; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with the localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Part 1 of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into Interlocal Agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Department of Health, Bureau of Emergency Medical Services (DOHEMS) is authorized by Chapter 401, Part II, Florida Statutes, to dispense grant funds. Forty-five percent (45%) of these funds are made available to the sixty seven (67) Boards of County Commissioners (BCC) throughout the State to improve and expand pre-hospital Emergency Medical Services (EMS) in their county; and

WHEREAS, DOHEMS County grants are only awarded to Boards of County Commissioners (BCC), however, each BCC is encouraged to assess its countywide EMS needs and establish priorities before submitting a grant application; and

Resolution No. 2023-22 | Palm Beach County EMS Grant

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WHEREAS, the Palm Beach County has agreed to fully reimburse the City of Greenacres from its FY 2022-2023 EMS State Grant funds for the purchase of QCPR Resuscitation Training Kit; and

WHEREAS, the City of Greenacres agrees to enter the FY 2022-2023 Interlocal Agreement with Palm Beach County and accept said full reimbursement under the terms and conditions of the EMS State Grant and the Interlocal Agreement; and,

WHEREAS, the City Council for the City of Greenacres has determined that entering the FY 2022-2023 Interlocal Agreement with Palm Beach County for EMS reimbursement as stated herein serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The City Council authorizes the execution of the FY 2022-2023 Interlocal Agreement between Palm Beach County and the City of Greenacres for the full reimbursement of Emergency Medical Services Grant Equipment in the amount of \$15,562.74, which is attached hereto as Exhibit "A".

SECTION 2. The City Council further authorizes the appropriate City officials to execute all necessary documents required to effectuate the terms of the Interlocal Agreement.

SECTION 3. This resolution shall be effective upon its adoption.

Resolution No. 2023-22 | Palm Beach County EMS Grant

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RESOLVED AND ADOPTED this 5th of day of June 2023

Joel Flores, Mayor

Attest:

Quintella Moorer, City Clerk

Voted:
Peter Noble, Deputy Mayor

Voted:
John Tharp, Council Member, *District I*

Voted:
Judith Dugo, Council Member, *District III*

Voted:
Susy Diaz, Council Member, *District IV*

Voted:
Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: June 5, 2023
FROM: Andrea McCue, City Manager, Administration
SUBJECT: Ratification of Building Board of Adjustments and Appeals (BBAA)

BACKGROUND

Pursuant to Florida Building Code, Section 113, BBAA rules on appeals of determinations by the City Building Official and Fire Marshal's interpretations of the City of Greenacres Building and Fire Code. The qualified individuals have experience and training in building construction. The BBAA must consist of a layperson, architect, engineer, relator, general contractor, fire code protection contractor, and a fire code enforcement professional. The BBAA has nine (9) members recommended by the Mayor and approved by the City Council. The membership is comprised of seven (7) Regular Members, and two (2) Alternate Members. The Members serve four (4) year staggered unlimited terms. Members are required to file a financial disclosure form.

ANALYSIS

The following appointee is being recommended for ratification:

Civil Engineer – Vania Siffrant

1 Alternate Vacancy Remains

FINANCIAL INFORMATION

N/A

LEGAL

The City Attorney has reviewed the item and all supporting documents for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff recommend ratification of the BBAA Appointment. See attached BBAA application.



Received
5/2/2023

Item # 6.

**CITY OF GREENACRES
BOARD AND COMMITTEE SERVICE APPLICATION**

NAME: Siffrant, Vania PHONE: 561-932-6470
ADDRESS: 2824 Waters Edge Circle
CITY, STATE & ZIP: Greenacres, FL 33413
EMAIL ADDRESS: vaniasiffrant@gmail.com
EMPLOYER NAME: US Army, Reserve OCCUPATION: Civil Engineer

Please provide a description of your education and experience as it relates to the board(s) on which you wish to serve and describe your interest for serving. (You may attach a copy of your resume.)

My name is Vania Siffrant, I am a Civil Engineer and a Second Lieutenant in the US Army. As a soldier and a leader in the US Army and a Civil Engineer for more than 6 years, I believe I can a difference in my community. As an Engineer I've held positions where I am responsible for different kind of projects as a Geotechnical and Construction engineer I've learnt about building codes and the structure of every building and knowing what kind of soil to reseach before every foundation for the Federal goverment. And as a lieutenant, I work as a platoon leader where I have to maintain care for more than 30 soldiers. As a leader, I am mentally, emotionally and physically strong, I have learn to set boundaries and be discipline all the time. With my leadership skills and continuing to learn from others, I believe I can make a difference as being part of the board and serving my community. I am super exited and I can wait to show my skills and learn from everyone so I can make a difference.

Do you currently hold any City office? ☐ Yes ☒ No
Do you own a business within the City? ☐ Yes ☒ No If yes, which one? _____

On which Board or Committee are you interested in serving?

- | | |
|--|--|
| <input type="checkbox"/> Board of Trustees – PSO & Firefighters Retirement | <input checked="" type="checkbox"/> Building Board of Adjustments & Appeals |
| <input type="checkbox"/> Charter Review Committee | <input checked="" type="checkbox"/> Planning and Zoning Board of Appeals/Local Planning Agency |
| <input type="checkbox"/> Scholarship Committee | |

Applicant Signature: Date: 20230501

Nominated By: _____



CITY OF GREENACRES

BOARDS & COMMITTEES

Greenacres has several volunteer boards that provide an invaluable service to the operations of the City. Residents interested in serving their community through volunteer service are encouraged to complete a City Board Application.

Building Board of Adjustments & Appeals: A seven (7) member quasi-judicial board with two (2) alternates; hears appeals concerning the Chief Building Official's interpretations of technical building codes of the City; meets on an "as needed" basis.

Charter Review Committee: A nine (9) member board made out six (6) Council appointed members, one (1) local 2928 IAFF representative, and one (1) local business owner. The Committee meets on an "as needed" basis to review the City Charter and propose amendments for Council's approval.

Planning and Zoning Board of Appeals/Local Planning Agency: A five (5) member advisory Board with two (2) alternates to hear, consider, and make recommendations relating to applications for annexations, zoning, site and development plans and special exceptions; meets monthly. Must be a Greenacres resident, except to obtain members with technical and professional expertise from Palm Beach County.

Retirement Plan Board of Trustees for Public Safety Officers/Firefighters: A five (5) member Board of Trustees: two (2) members appointed by City Council; two (2) members elected by the employees of Fire Rescue and former Public Safety Officers; and one (1) member selected by the four (4) members of the Board of Trustees. The Board oversees the Retirement Plan for the City's former officers and firefighters; meets on a quarterly basis.

Scholarship Committee: An eight (8) member committee including one (1) Council member liaison as Chair and one (1) alternate. The Committee reviews all scholarship applications; interviews all applicants; and makes recommendations for award winners to the City Council. The Committee only meets during the months of April and May.

**Mayor Flores and the City Council encourage residents to participate in their local government process.
For additional information regarding City boards please contact the City Clerk at (561) 642-2006.**

A great place to live, learn, work & play!

Contact Information

Email

vaniasiffurant@gmail.com

Address

2824 Waters Edge Cir,
Greenacres FL 33413

Phone

(561) 932-6470

Skills

Problem-solving, able to find alternatives to optimize construction time, budget, and/or impact

Leadership, mentoring and training with junior engineers and the rest of the team

Ability to develop moderately complex task and project designs and work plans.

Quick learner - impeccable organizational skills - teamwork.

Ability to understand project objectives and to arrange workflow and priorities.

Field investigation

COMPUTER SKILLS:

Microsoft office Suite-
AutoCAD, Citrix, Mathcad,
Minitab.

Management of materials,
budgeting

Attention to detail and
problem-solving skills to
identify and fix issues post-
deployment

Languages

English

VANIA SIFFRANT

Civil Engineering with over 7 years of experience in engineering principles and standards specializing in the construction and geotechnical field. Possesses critical thinking skills and the ability to work calmly in stressful situations. Committed to sustainable and accessible projects that make private and public spaces safe and livable for citizens and the environment

Experience

Sacramento, CA

Apr 2019 - Feb 2022

* Civil Engineer (40 hours) US Army Corps of engineers (GS11)

Geotechnical and Hydrology department

- Oversaw the operations of many private construction projects by reviewing plans and data
- Collected soil samples from proposed sites using test pits and bores
- Investigated soil stress-bearing factors and quality to determine potential safety risks
- Collaborated with customers and team members to complete projects on schedule
- Evaluated individual and team performance to improve efficiency and accuracy
- Developing environmental documentations, reports, and plans
- Sensing documentation to complete the eight- step process
- Actively manage geotechnical staff in support of projects
- Develops or assists in the development of scopes of work and budget estimates
- Performs and/ or directs field investigations, field and laboratory testing programs and analysis of soils and foundations as they relate to projects
- Conducts complex engineer analysis of seepage, slope stability, geology, foundation design

West Palm Beach, Florida

Aug 2017 - Currently

* Reservist United States Army

92A Automated Logistics Specialist.

- Provide support for a wide range of engineering and combat duties in the US Army
- Monitoring stock levels and highlighting expected needs and wastage of supplies
- Assist USACE and FEMA with technical comments on environmental documents and provide combat support

Lake Worth, Florida

Jan 2018 - Jun 2018

* Staff Engineer (40 hours)

- Collecting data like flood insurance rates maps, high-water mark determination and remote.

Advanced

Spanish

Intermediate

French

Advanced

Creole

Native

Miami, Florida
Jun 2016 - Dec 2016

- Synthesize information using EHP related computer applications (ArcGIS, Google Earth)
- Conduct engineering and quality support to assigned projects for conformance with established criteria during construction

Junior Engineer (40 hours)**Americaribe Moriarty Brickell City Center**

- Recognized for performing accurate testing of business-critical units and equipment
- Developed plans for unit inspections and client assessment
- Analyzed energy consumption scenarios for ensuring optimal performance

Miami, Florida
Sep 2015 - Feb 2016

Engineering Intern (40 hours)**OHL Arellano Construction Company**

- Coordinated communications between project engineers and superintendents as part of the team of the University of Miami's Ambulatory Project - U Health
- Conducted cost analyses and impacts
- Developed plans for cost adjustments
- Promptly and accurately executed purchases of business – critical materials
- Streamlined communication between executive in other departments

Education

Miami, Florida
December 2016

✦ **Bachelor of Science in Civil Engineering**
Florida International University

LICENSES

- Valid Florida Driver's License
- Florida Board of Professional Engineer's Licensing in Progress
- Secret Clearance
- Citizenship of United States of America

AFFILIATION

- Member, American Society of Civil Engineering
- Member, Society of Women Engineers
- Member, Project Management Institute



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Ordinance 2023-06, CPA-23-02**
Land Use Change for 6645 Chickasaw Road

BACKGROUND

Cotleur & Hearing, agent for MF Associates Greenacres LLC. to approve for a small-scale Future Land Use Amendment to change approximately 4.993 acres from Residential Medium Density (RS-RM) to Residential High (RS-HD) Density. The site is located at 6645 Chickasaw Road.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 5-0 at their meeting on May 11, 2023.

ANALYSIS

The proposed City of Greenacres RS-HD future land use designation allows a maximum residential development density of 10 dwelling units per net acre. The net density is defined as the specific area of land exclusive of all public and private rights-of-way within the proposed development. The city does not allow for the use of a determination using gross density, TDRs, or density bonuses for workforce housing.

The proposed (RS-HD) future land use designation for the site is consistent with the existing development pattern in the area.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-06 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-23-02 through the adoption of Ordinance 2023-06

ORDINANCE NO. 2023-06

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, 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 4.993 ACRES, LOCATED AT 6645 CHICKASAW ROAD FROM A CITY OF GREENACRES DESIGNATION RESIDENTIAL MEDIUM DENSITY (RS-RM) TO A CITY OF GREENACRES DESIGNATION OF RESIDENTIAL HIGH DENSITY (RS-RH) AS REQUESTED BY COTLEUR & HEARING AGENT FOR THE OWNER, MF ASSOCIATES GREENACRES LLC; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, TRANSMITTAL, INCLUSION IN THE COMPREHENSIVE PLAN; AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Greenacres, pursuant to the Community Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the State of Florida; and

WHEREAS, Cotleur & Hearing, agent for the property owner MF Associates Greenacres LLC, is herein known as the "Petitioner" for the herein described property; and

WHEREAS, the Petitioner is requesting to change the land use designation for the subject property from a City of Greenacres future land use designation of Residential Medium Density (RS-RM) to a City of Greenacres future land use designation of Residential High Density (RS-RH) and include the new designation on the City's Future Land Use Map; and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on May 11, 2023, and has recommended approval of the Petitioner's request (petition CPA-23-02) to amend the City's Comprehensive Plan, Future Land Use Element's Future Land Use Map; and

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on CPA-23-02 concerning the proposed amendment to the Comprehensive Plan and has considered all comments received as required by state law and local ordinance; and

Ordinance No. 2023-06 | Garden Square Land Use Amendment

Page No. 2

WHEREAS, the City Council finds that the proposed amendment to the City's Comprehensive Plan is consistent with the City's goals and objectives in the Comprehensive Plan and is in the best interest of the citizens of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. The foregoing recitals are incorporated into this Ordinance as true and correct finds of the City Council of the City of Greenacres.

Section 2. Future Land Use Map Designation

The Future Land Use Map in the City's Comprehensive Plan is hereby amended to change the designation of the subject property from a City of Greenacres future land use designation of Residential Medium Density (RS-RM) to a City of Greenacres future land use designation of Residential High Density (RS-RH) for the Property, which is legally described as follows:

Legal Description

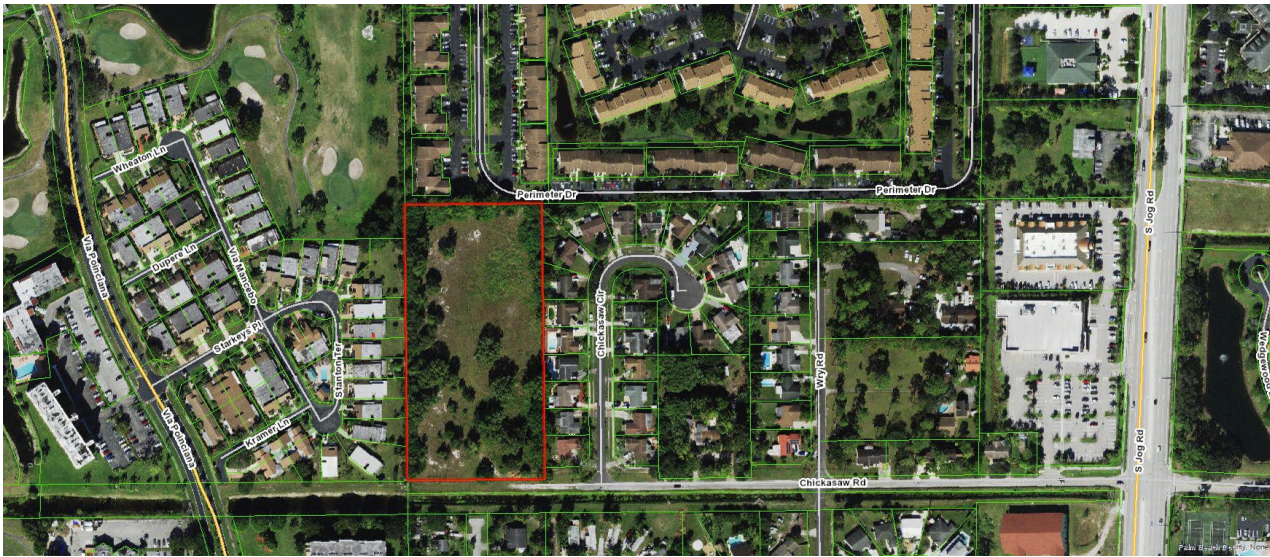
6645 Chickasaw Road (PCN: 18-42-43-27-05-022-0360)

TRACT 36, BLOCK 22, "PALM BEACH FARMS COMPANYS PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATED IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.993 ACRES, MORE OR LESS.

Ordinance No. 2023-06 | Garden Square Land Use Amendment

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MAP**Section 3. Authorization to Make Changes.**

The Planning, GIS, and Engineering Division is authorized to make the necessary Future Land Use map change to the Comprehensive Plan to reflect the change authorized by this Ordinance.

Section 4. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had

Ordinance No. 2023-06 | Garden Square Land Use Amendment

Page No. 4

not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Transmittal to the DEO.

The Planning, GIS and Engineering Division shall send copies of this Ordinance, all supporting documentation and the future land use map amendment to the Treasure Coast Regional Planning Council (TCRPC) and the State Land Planning Agency (Department of Economic Opportunity) (DEO).

Section 7. Inclusion in the Comprehensive Plan.

It is the intention of the City Council, entered as hereby ordained, that the Comprehensive Plan of the City of Greenacres, Florida, shall be amended to include the amendment to the Future Land Use Map as stated herein.

Section 8. Effective Date

The effective date of this Comprehensive Plan amendment shall be thirty-one (31) days following the adoption of this Ordinance in accordance with the provisions of Chapter 163.3187(5)(c), Florida Statutes.

Ordinance No. 2023-06 | Garden Square Land Use Amendment

Page No. 5

Passed on the first reading this 5th day of June, 2023.

PASSED AND ADOPTED on the second reading this ____ day of _____, 2023.

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Denise Malone, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2023-07, ZC-23-01**
Zoning Change for 6645 Chickasaw Road

BACKGROUND

Cotleur & Hearing, agent for MF Associates Greenacres LLC. to approve a zoning change request from the Residential Medium -2 (RM-2) to a Residential High (RH). The site is located at 6645 Chickasaw Road.

A request by the property owner for a change in the zoning designation (ZC-23-01) for a 4.993-acre parcel from City Residential Medium 2 (RM-2) to City Residential High (RH). The parcel fronting Chickasaw Road is currently vacant. A concurrent application for a Future Land Use designation change is also requested to allow a Future Land Use designation change from Residential Medium to Residential High.

The Development Review Committee has reviewed these text amendments and is recommending approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 5-0 at their meeting on May 11, 2023.

ANALYSIS

Staff has determined that the proposed Residential High (RH) zoning district is consistent with the existing land use pattern in the area. The subject property is bound by residential uses to the east, west, south, and north. To the west and north are multi-family complexes which are similar to the proposed project. Although to the south and east are single family residences, the subject property will be developed to ensure there is minimal impact upon these properties.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-07 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of ZC-23-01 through the adoption of Ordinance 2023-07.

ORDINANCE NO. 2023-07

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A ZONING CHANGE AND OFFICIAL ZONING MAP AMENDMENT FOR A PARCEL OF LAND TOTALING APPROXIMATELY 4.993 ACRES, LOCATED AT 6645 CHICKASAW ROAD FROM A CITY OF GREENACRES DESIGNATION OF RESIDENTIAL MEDIUM-2 (RM-2) TO A CITY OF GREENACRES DESIGNATION OF RESIDENTIAL HIGH (RH), AS REQUESTED BY THE PETITIONER, COTLEUR & HEARING, AGENT FOR THE OWNER, MF ASSOCIATES GREENACRES LLC; PROVIDING FOR CHANGES TO THE OFFICIAL ZONING MAP, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Petitioner, Cotleur & Hearing (agent for MF Associates Greenacres LLC), is requesting a Zoning Change of one (1) parcel of land totaling approximately 4.993 acres more or less, from a City of Greenacres zoning designation of Residential Medium -2 (RM-2) to a City of Greenacres zoning designation of Residential High (RH); and

WHEREAS, the Planning and Zoning Board of Appeals held a duly advertised public hearing on May 11, 2023, and reviewed the application for a Zoning Change as detailed in the Development Review Committee Staff Report and Recommendation, Exhibit "A", dated April 24, 2023, incorporated herein by reference (as revised) and recommends *[approval by a vote of _____ or by a unanimous vote]*; and

WHEREAS, the City Council of the City of Greenacres conducted a duly advertised public hearing on _____ (and second reading on _____) and considered all testimony and evidence presented and other comments made concerning the proposed Zoning Change and amendment to the Official Zoning Map as required by state law and local ordinance; and

Ordinance No. 2023-07 | Garden Square Rezoning

Page No. 2

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres.

WHEREAS, the City Council of the City of Greenacres further finds that, in accordance with Exhibit "A", "Development Review Committee Report and Recommendation", dated April 24, 2023 (as revised), the proposed Zoning Change and Zoning Map amendment to change the zoning designation of one (1) parcel of land totaling approximately 4.993 acres more or less, from a City of Greenacres zoning designation of Residential Medium-2 (RM-2) to a City of Greenacres zoning designation of Residential High (RH) is in the best interests of the City and serves a valid public purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres.

Section 2. Zoning Change and Zoning Map Amendment.

The request by the Petitioner to change the zoning designation for one (1) parcel of land totaling approximately 4.993 acres more or less, from a City of Greenacres zoning designation of Residential Medium-2 (RM-2) to a City of Greenacres zoning designation of Residential High (RH), is hereby granted for the property located at 6645 Chickasaw Road, legally described as follows:

Legal Description

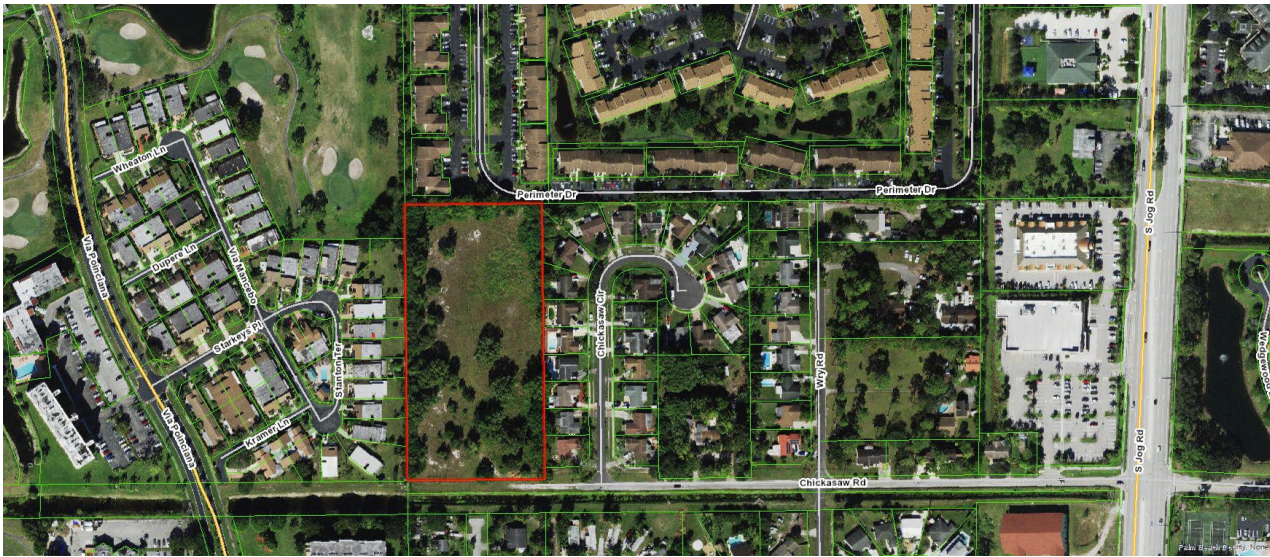
6645 Chickasaw Road (PCN: 18-42-43-27-05-022-0360)

TRACT 36, BLOCK 22, "PALM BEACH FARMS COMPANYS PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATED IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.993 ACRES, MORE OR LESS.

Ordinance No. 2023-07 | Garden Square Rezoning

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MAP**Section 3. Authorization to Make Changes.**

That the Planning, GIS, and Engineering Division is further directed to make the necessary changes to the City of Greenacres Official Zoning Map to reflect the changes authorized by this Ordinance.

Section 4. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held

Ordinance No. 2023-07 | Garden Square Rezoning

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inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 6. Effective Date

The provisions of this Ordinance shall become effective consistent with the effective date of Ordinance No. 2023-07, which is the companion small scale comprehensive plan amendment ordinance (changing the Future Land Use designation for the property).

Ordinance No. 2023-07 | Garden Square Rezoning

Page No. 5

Passed on the first reading this 5th day of June, 2023.

PASSED AND ADOPTED on the second reading this ____ day of Month, 2023.

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I***Attest:**

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V***Approved as to Form and Legal Sufficiency:**

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Denise Malone, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2023-08, CPA-23-01**
Multiple Land Use (MLU) Text Amendment

BACKGROUND

This is a proposed text amendment to the Comprehensive Plan Future Land Use Element (FLU) for the creation of a new Multiple Land Use (MLU) future land use designation. The MLU designation is geared towards providing a mix of land uses, one of which is required to be residential with provisions and emphasis on increased density associated with attainable housing.

The MLU designation will allow for the density and intensity of the residential and non-residential uses within the designation to utilize the overall land area to determine the allowed development potential. The designation will be restricted to appropriate locations, consistent with the Comprehensive Plan's Primary Activity Centers, recognizing that only the residential component may extend beyond the radius considering adjoining compatible uses and appropriate mitigation measures being provided, such as separation between adjacent incompatible uses by right of ways and additional buffering, if necessary.

Of importance is the provision of attainable housing units to provide for increases in density above the proposed base density of 15 dwelling units (DU) per acre. The maximum residential density permitted by the plan today is 10 dwelling units per acre and the current housing market and availability and costs of land, make it difficult to achieve a sustainable multifamily housing development at that density that includes attainable housing units.

As such, the amendment is proposing to create a tiered approach for the MLU designation in which the base density is 15 DU per acre and an additional three (3) DU per acre, for a density of 18 DU's per acre, would be granted with 10% of the units being provided as attainable units and 21 DU's per acre with 20% of attainable units provided. This does not prohibit additional attainable units being provided if desired. Of note, Objective 1, Policy a.1. within the Housing Element of the City's current plan indicates that the City has a policy to develop density bonus incentives.

Lastly, the amendment includes a list of incentives or performance measures as a 'menu' of items that may be considered and a minimum of that must be provided in order for a MLU designation

request to be granted. Further details and prescriptions will be provided with the land development regulations that will be drafted to implement the MLU Future Land Use designation.

The Local Planning Agency reviewed this text amendment on May 11, 2023, and recommended to initiate the amendment with approval by a vote of 5-0.

ANALYSIS

Overall, the proposed Comprehensive Plan text amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan and Chapter 163, F.S.

The proposed amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-08 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of CPA-23-01 through the adoption of Ordinance 2023-08.

ORDINANCE NO. 2023-08

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, MORE SPECIFICALLY TO ADOPT A MULTIPLE LAND USE FUTURE LAND USE DESIGNATION, IN ITS ENTIRETY AS CONTAINED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenacres City Council, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 , Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan (Plan); and

WHEREAS, the City Council of the City of Greenacres, pursuant to the Community Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Plan which has been certified by the State of Florida Department of Economic Opportunity; and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on May 11, 2023, and has recommended approval of petition CPA-23- 01, to add a new Multiple Land Use Future Land Use Designation to the Plan; and

WHEREAS, the City Council of the City of Greenacres has conducted duly advertised public hearings to receive comments on the Future Land Use Designation proposed by CPA-23- 01 and has considered all comments received concerning the proposed amendments to the Plan as required by state law and local ordinance; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the Plan, is in the best interest of the citizens of the City of Greenacres, and serves a valid public purpose.

Ordinance No. 2023-08 – Multiple Land Use Future Land Use Designation

Page No. 2

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres.

Section 2. The Multiple Land Use Future Land Use Designation of the City of Greenacres is hereby added as outlined in Exhibit “A”, which is attached hereto and incorporated herein by reference.

Section 3. The Development and Neighborhood Services Department is further authorized to make the necessary changes to the Plan to reflect the above-stated changes.

Section 4. All ordinances or parts thereof or parts of the Code and the Plan conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Ordinance No. 2023-08 – Multiple Land Use Future Land Use Designation

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Section 6. The Development and Neighborhood Services Department shall transmit copies of this Ordinance to the Department of Economic Opportunity (DEO).

Section 7. The provisions of this Ordinance shall become and be made a part of the Plan; that the section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section”, “Article” or another word.

Section 8. In accordance with Section 163.3184(3) and (5), Florida Statutes, the provisions of this Ordinance shall become effective 31 days after the State Land Planning Agency has determined that the amendment package is complete and provided that no challenge petition has been properly filed with the State Division of Administrative Hearings within 30 days of adoption.

(Remainder of page left blank)

Ordinance No. 2023-08 – Multiple Land Use Future Land Use Designation

Page No. 4

Passed on the first reading this 5th day of June, 2023.

PASSED AND ADOPTED on the second reading this DD day of Month, 2023.

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Resolution 2023-16, SE-21-03**
Chick Fil A Special Exception

BACKGROUND

The applicant is requesting special exception approval for a drive-through/fast food restaurant use for Chick Fil-A restaurant in the Commercial Intensive (CI) zoning district. In the Commercial Intensive (CI) Zoning District, a drive-through is permitted subject to special exception approval. The current petition being processed for River Bridge Centre is to construct a 4,997 square foot fast-food restaurant with a drive-through facility. The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping Center.

ANALYSIS

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. The majority of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store and professional office space. Since that time, there have been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time with the exception of the movie theater converting into a gym in accordance with SP-85-12(X).

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on May 11, 2023.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with eight conditions of approval. Specifically, the proposed use will not create a nuisance factor detrimental to the adjacent and nearby properties since it will provide enhanced landscaping, it is compatible with the existing character of this commercial area, the use has been reviewed by staff for automobile, pedestrian, and fire safety, and the proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2023-16 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SE-21-03 through the adoption of Resolution 2023-16.

RESOLUTION NO. 2023-16

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE PETITION FOR A SPECIAL EXCEPTION TO ALLOW A FAST-FOOD DRIVE THROUGH RESTAURANT IN A COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, LOCATED WITHIN THE RIVER BRIDGE CENTRE ON THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND SOUTH JOG ROAD, AS REQUESTED BY THE PETITIONER, ANDREW SAVAGE, AGENT FOR THE OWNER, PUBLIX; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Andrew Savage, hereafter "Petitioner", as agent for the owner, REAL SUB, LLC has submitted a petition for a Special Exception approval to allow a fast-food drive through restaurant to be located within a Commercial Intensive (CI) zoning district, located at 6714 Forest Hill Blvd, pursuant to Section 16-499, Commercial Intensive (CI) regulations of the Zoning Code; and

WHEREAS, the Petitioner presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Development and Neighborhood Department which, in turn, recommended approval of the Special Exception to allow for a Fast-Food Drive Through Restaurant within a Commercial Intensive (CI) zoning district, with the conditions identified in the Development Review Committee Staff Report and Recommendation, Exhibit "A" dated October 7, 2022, as revised; and

WHEREAS, the Planning and Zoning Board of Appeals reviewed the petition in a public hearing on May 11, 2023, for compliance with the Special Exception Criteria as indicated by the Findings of Fact contained in the Development Review Committee Staff Report and Recommendation and has found that the project is in compliance with said criteria; and

WHEREAS, the Planning and Zoning Board of Appeals made a recommendation on the petition to the City Council for approval; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Special Exception to allow for a Fast-Food Drive Through Restaurant within a Commercial Intensive (CI) zoning district subject to the conditions stipulated in the Development Review Committee Report.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The Petition, (SE-21-03), a Special Exception to allow for a Fast-Food Restaurant within a Commercial Intensive (CI) zoning district, is hereby approved.

SECTION 2. The approval of Petition SE-21-03 is subject to all conditions contained in the Development Review Committee Staff Report and Recommendation, Exhibit "A", dated October 7, 2022, as revised (attached).

SECTION 3. All resolutions in conflict herewith are hereby repealed.

SECTION 4. This resolution shall be effective upon its adoption subject to the conditions of Petition SE 21-03 and SP 85-12RR.

[The remainder of this page intentionally left blank.]

RESOLVED AND ADOPTED this 5th of day of June, 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney