



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, March 18, 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.

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

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

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

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

None.

#### SPECIAL BUSINESS

- 1. Proclamation:** Women's History Month. - Takeata King Pang, Executive Director of Women's Foundation of Florida.

Ms. Moorer read the proclamation by title.

Ms. Pang, thanked the City for it's recognition.

Photos were taken.

- 2. Proclamation:** Let's Move Palm Beach County. - Deborah Feinsinger, Director of Community Relations of Digital VibeZ.

Ms. Moorer read the proclamation by title.

Ms. Sheka accepted the proclamation on behalf of Ms. Feinsinger.

She thanked the City for it's recognition.

Photos were taken.

### CONSENT AGENDA

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

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Noble to approve the Consent agenda.

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

### REGULAR AGENDA

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

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

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

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

- 5. PUBLIC HEARING: Ordinance 2024-02: Second Reading:** Approving a zoning change and official zoning map amendment for one parcel of land totaling approximately 0.0143 acres, located at 6297 Lake Worth Road, from a Palm Beach County designation of General Commercial (CG) to a City of Greenacres designation of Commercial General (CG), as requested by the Development and Neighborhood Services Department, agent for the owner Palm Beach County; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

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

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

- 6. PUBLIC HEARING: Ordinance 2023-22: Second Reading:** Annexing eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4194, 4168, 4221, 4239 south Haverhill Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive, as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Stephen and Ramona Mohammed, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

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

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

- 7. PUBLIC HEARING: Ordinance 2024-07: Second Reading:** Amending the future land use map of the future land use element of the City's Comprehensive Plan, to change the future land use designation of eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4168, 4194, 4221, 4239 south Haverhill Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive from a Palm Beach County designation of LR-3 Low Residential, 3 units per acre and MR-5 Medium Residential, 5 units per acres to a City of Greenacres designation of Commercial (CM), as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for repeal of conflicting ordinances; providing for severability; providing for Transmittal to the Florida Department of Commerce (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.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

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

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

- 8. PUBLIC HEARING: Ordinance 2024-08: Second Reading:** Approving a zoning change and official zoning map amendment for eleven parcels of land totaling approximately 3.7109 acres, located at 4205, 4222, 4220, 4210, 4168, 4194, 4221, 4239 south Haverhill

Road, 4960 and 4944 Thomas Avenue, and 5051 Flory Drive from a Palm Beach County Residential Medium, 5 units per acre (RM) and Agricultural Residential (AR) zoning district to the City of Greenacres Commercial General (CG) zoning district, as requested by the petitioners Dolly Rodriguez and Heman Panchoosingh, Dolly and Claudia Rodriguez, Geraldo and Carissa Vieira, 4210 Haverhill LLC, 4220 Haverhill Road LLC, Ronald Lamneck, Claudia Rodriguez and Heman Panchoosingh, Dolly Rodriguez and Heman Panchoosingh, Local Boy LLC; providing for changes to the official zoning map; providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date.- Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Diaz to approve Ordinance 2024-08 on Second reading.

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

- 9. PUBLIC HEARING: Ordinance 2024-09: Second Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 1, Generally, Section 16-608, Special requirements for the sale of alcoholic beverages near a house of worship or a school, to allow for distance waivers consistent with Chapter 562, Florida Statutes; providing for repeal of conflicting ordinances, severability, inclusion in code, and an effective date. - Tanya Earley, City Attorney.

Ms. Moorer read the ordinance by title.

Ms. Goddeau stated no changes were made since the First reading. Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve the Ordinance 2024-09 on Second reading.

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

- 10. PUBLIC HEARING: Ordinance 2024-10: Second Reading:** Approving the sale of alcohol for on-premises consumption at the property located on the east side at 5208 S. Haverhill Road (with a future address of 5200 S. Haverhill Road); providing for repeal of conflicting ordinances, severability, and an effective date. - Tanya Earley, City Attorney.

Ms. Moorer read the ordinance by title.

Ms. Goddeau stated no changes were made since the First reading. Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve the Ordinance 2024-10 on Second reading.

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

- 11. PUBLIC HEARING: Ordinance 2024-11: Second Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 2, Area and

Height Limitations, Section 16-630, Yards, Recreational and Athletic Facilities in Residential Zoning Districts; providing for repeal of conflicting ordinances, severability, inclusion in Code, and an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes were made since the First reading. Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-11 on Second reading.

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

**12. PUBLIC HEARING: Ordinance 2023-13: Second Reading:** Amending all the Comprehensive Plan Elements and Map Series of the City's Comprehensive Plan to implement the recommendations of the 2023 Evaluation and Appraisal Review; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Denise Malone, Development and Neighborhood Services Director.

Ms. Moorer read the ordinance by title.

Ms. Malone reviewed some strike through revised items and noted a few changes and mentioned what was upcoming for the Council to consider in the upcoming years. Staff recommended approval with the noted changes.

Motion made by Councilmember Tharp, Seconded by Councilmember Dugo to approve Ordinance 2023-13 on Second reading.

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

## **DISCUSSION ITEM**

13. Mixed Use/Housing, Density and Height Discussion. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Mr. Gallier and Ms. Malone reviewed the City's height limitations, and density. They highlighted a few median incomes, rental cost, impact fees, diagrams, maps and various sister cities data.

Mayor Flores thanked Staff for the research and felt the City should continue to move forward with various uses and focus on bringing in more businesses.

Councilmember Bousquet suggested workforce housing with higher buildings.

Deputy Mayor Noble stated he was not in favor of height increases and felt the City needed more housing for retirees and disagreed with workforce housing.

Councilmember Diaz agreed with this discussion, workforce housing, increased density and heights. She felt there was a balance to be met for the greater good.

14. City of Greenacres Code Enforcement lien foreclosures - Christy Goddeau, City Attorney.

Ms. Goddeau said she needed a consensus for properties with over \$500,000 of fines, the properties were in a state of no repair. She suggested lien foreclosures on the properties, and she would need to get title searches and try to clean up any issues.

Councilmember Tharp asked who owned the properties. She replied they were owned in a corporate trust fund, and one was owned by a homesteaded owner.

Mayor Flores asked were the properties vacant. She replied it did not appear they were.

Councilmember Diaz wanted to ensure no owners were displaced and asked if the homesteaded owner be removed.

Deputy Mayor Noble was in favor of proceeding.

Ms. Goddeau explained the lien process and stated she would keep the Council updated via email.

The Council agreed to move forward with the lien process with a drafted guideline of lien procedures.

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

Mr. Fule Dogic, Pine Ridge resident suggested residents voted for change and stated nothing had been done in the City as it related to health insurance, and various national issues. He wanted to make Greenacres great again. He highly recommended Deputy Mayor Noble for the Council.

Mr. Brian Welliver, resident, disagreed with Mr. Dogic. He thanked the City for what they have done. He suggested a designated area for campaign signs during elections. He made a few suggestions for maintaining uniformed sign regulations. He disagreed with some campaign behaviors. He thanked Mayor Flores for all he has done for the City.

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

Ms. McCue mentioned some reminders for various events around the City such as Business Workshops, Egg'stravaganza, extending the Educational Scholarship until April 12. She also highlighted the first day of Spring Break was today and the Passport Department hit a milestone of almost six thousand dollars.

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

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

No report.



**MAYOR AND CITY COUNCIL REPORT**

*Councilmember Diaz* thanked the Children Service Council and La Familia Latina for the wonderful resource fair they held at the Community Center.

*Councilmember Dugo* presented Mayor Flores with a mayor's gavel to recognize him for his seven years for leadership to the City of Greenacres. Mayor Flores has advocated for the youth, housing, and inclusiveness. He has shown compassion, volunteered countless hours for food distributions, and started the Mayor's Challenge which challenged mayors in all cities to maintain all City employees during the pandemic. Mayor Flores was a true leader in this community.

Photos were taken.

*Mayor Flores* said it had been an honor to serve the City. He said he was proud to be called the Mayor of the City of Greenacres. He felt the Staff was great and always did more with less. Mayor Flores felt the Council had come together for the betterment of the City. He encouraged the Council to have an open mind to work with the new Council and maintain great working relationships. He felt the City was in great hands. He thanked everyone for their hard work.

*Mayor Flores* stated his basketball team won the championship. He was excited they handled it well. He recommended residents get involved with the Youth. He thanked Jean Francois, Recreation Supervisor for his work with the basketball league.

**ADJOURNMENT**

7:43PM.

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**Joel Flores**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

**Date Approved:** \_\_\_\_\_