



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, May 17, 2021 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, 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 Joel Flores called the City Council meeting of Monday May 17, 2021, to order at 6:00 p.m. City Clerk Quintella Moorer called the roll.

PRESENT

Mayor Joel Flores

Deputy Mayor John Tharp

Councilmember Peter Noble

Councilmember Judith Dugo

Councilmember Johnathan Pearce

Councilmember Paula Bousquet

PLEDGE OF ALLEGIANCE

Mayor Flores led the pledge of allegiance.

AGENDA APPROVAL

Motion made by Councilmember Dugo to approve the Agenda, Seconded by Councilmember Bousquet.

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY – None.

SPECIAL BUSINESS

- 1. Proclamation:** Recognition of the 95th Anniversary of the City of Greenacres. - Joel Flores, Mayor.

Proclamation was read by City Clerk Moorer.

Mayor Flores stated banners would be hung throughout the City to celebrate the City's 95th Anniversary.

City Manager McCue stated the City would combine its anniversary celebration with the 4th of July festivities.

Photos were presented.

CONSENT AGENDA

- 2. Official Minutes:** City Council Meeting Minutes, May 3, 2021. - Quintella Moorer, City Clerk.
- 3. Resolution 2021-23:** Approving a Professional Services Agreement for debt collection services; authorizing the appropriate City Officials to execute the agreement. - Monica Powery, Purchasing Director.

Motion made by Councilmember Bousquet to approve the Consent Agenda, Seconded by Deputy Mayor Tharp.

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

REGULAR AGENDA

- 4. PUBLIC HEARING: Ordinance 2021-01:** Second Reading; Annexing three (3) parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, as requested by the petitioner, Urban Design Kilday Studios, Agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc. and Joseph and Vicki Byrne: providing for redefining the boundary lines of the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Osniel Leon, Senior Planner.

Title read by City Clerk Moorer.

Planner Leon stated there were no changes to the Ordinance from the First Reading. Staff recommended adoption of Ordinance 2021-01 on Second Reading.

Motion made by Councilmember Pearce to adopt Ordinance 2021-01 on Second Reading, Seconded by Deputy Mayor Tharp.

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

- 5. PUBLIC HEARING: Ordinance 2021-02:** 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 three parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, from a Palm Beach County designation of Medium Residential 5 units per acre (PBC MR-

5) to a City of Greenacres designation of Residential-Medium density (RS-MD), as requested by the Petitioner, Urban Design Kilday Studios, Agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; 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. - Osniel Leon, Senior Planner.

Title read by City Clerk Moorer.

Planner Leon stated there were no changes to Ordinance 2021-02 from the First Reading. Staff recommended adoption of Ordinance 2021-02 on Second Reading.

Motion made by Councilmember Pearce to adopt Ordinance 2021-02 on Second Reading, Seconded by Councilmember Bousquet.

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

- 6. PUBLIC HEARING: Ordinance 2021-03:** Second Reading; Approving a zoning change for three parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, from a Palm Beach County designation of Agricultural Residential (PBC-AR) to a City of Greenacres designation of Residential Medium Density-2 (RM-2), as requested by the Petitioner, Urban Design Kilday Studios, Agent for the Owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Osniel Leon, Senior Planner.

Title read by City Clerk Moorer.

Planner Leon stated there were no changes to the Ordinance from the First Reading. Staff recommended adoption of Ordinance 2021-03 on Second Reading

Motion to adopt Ordinance 2021-03 on Second Reading made by Deputy Mayor Tharp, Seconded by Councilmember Noble.

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

- 7. RESOLUTION 2021-07:** Approving the application for a Site Plan approval to construct 74 townhouse units in a Residential Medium-2 Zoning District, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, as requested by the Petitioner, Urban Design Kilday Studios, Agent for the Owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; providing for repeal of conflicting resolutions; and providing for an effective date. - Osniel Leon, Senior Planner.

Title read by City Clerk Moorer.

Planner Leon stated the development consisted of 74 townhome units. The site had access to Ranchette Road via a private road right of way. The project provided a total of 276 parking spaces. Planner Leon presented the units floor plans and layouts. On January 25, 2021, the City's Zoning Board of Adjustments and Appeals granted a variance for reducing garage dimensions for interior units only. Planner Leon presented

the site, buffer, and landscape plans. The Applicant presented architectural elevation plans that presented a maximum building height of 30 feet and architectural features that were compatible with neighboring residential developments. Staff recommended approval of Resolution 2021-07, subject to the conditions of approval stated in the Staff Report.

Deputy Mayor Tharp asked for more details about the garage variance.

Mr. Kent Tuma, of Urban Design Studios, stated the variance would only apply to interior units. The reduction in the garage dimensions was made to include a bigger bathroom as utilities equipment were included inside the house, instead of the garage.

Deputy Mayor Tharp asked if the standard size vehicles would fit inside the garage.

Mr. Tuma stated yes.

Motion made by Councilmember Dugo to approve Resolution 2021-07, Seconded by Councilmember Bousquet.

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

- 8. 2021 Educational Scholarship Awards:** Ratification of the 2021 Educational Scholarship Award recipients as recommended by the Scholarship Committee. - Paula Bousquet, Councilmember.

Councilmembers Bousquet asked the Council to ratify the recipients selected by the City's Scholarships Committee.

Motion made by Councilmember Bousquet to ratify the scholarship awards, Seconded by Deputy Mayor Tharp.

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

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS - None.

CITY MANAGER'S REPORT

9. Department Reports

Parks Update: City Manager McCue stated the City inaugurated new amenities at Freedom Park.

United States (U.S.) Treasury Department Guidelines: City Manager McCue announced the City received clarification from the U.S. Treasury Department on spending the funds provided by the American Rescue Plan.

Chickasaw Road Update: City Manager McCue stated the City met with Palm Beach County (PBC) to discuss their contributions to remodel Chickasaw Road.

Comprehensive Annual Financial Report (CAFR): City Manager McCue announced the City received the necessary information to present its CAFR.

Lobbying Update: City Manager McCue stated the City's lobbyist would provide an update at the June 7, 2021, Council meeting.

May Proclamations: City Manager McCue stated National EMS Week was May 16-22, National Public Works Week was from May 21-27, and May was American Red Cross Month.

CITY ATTORNEY'S REPORT

City Attorney Goddeau gave some background on Governor DeSantis Executive Orders. The City revised its policy to encourage members of the public that were not vaccinated to wear face masks. The City had complete control of its mask policy towards its employees.

City Manager McCue clarified the City was following Center for Disease Control (CDC) guidelines. The only exception was Youth Programs, which followed stricter guidelines from the PBC School District. Furthermore, the City would not ask for proof of vaccination.

MAYOR AND CITY COUNCIL REPORT

Councilmember Bousquet thanked Staff for the new amenities at Freedom Park.

Councilmember Dugo asked the City to updating the Chamber's dais. She also wanted the Council to review its succession procedure.

Deputy Mayor Tharp wanted to discuss the presentation moratorium at the next Council meeting. He also asked to present the Light It Up Orange proclamation at the next Council meeting.

City Manager McCue announced the Oleander Garden Club asked to have the National Garden Week Proclamation presented on the same meeting.

Mayor Flores asked the Council for consensus to present the Light It Up Orange Proclamation at the June 7, 2021, Council meeting.

Voting Yea: Deputy Mayor Tharp and Councilmember Bousquet.

Voting Nay: Councilmember Noble, Councilmember Dugo, and Councilmember Pearce.

Mayor Flores asked the Council for consensus to present the National Garden Week Proclamation at the June 7, 2021, Council meeting.

Voting Yea: Deputy Mayor Tharp and Councilmember Bousquet.

Voting Nay: Councilmember Noble, Councilmember Dugo, and Councilmember Pearce.

There was no consensus.

ADJOURNMENT

Motion made by Councilmember Bousquet to adjourn the meeting at 6:37 pm, Seconded by Deputy Mayor Tharp.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, Councilmember Bousquet

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____