



CITY OF GREENACRES, FLORIDA

AGENDA

City Council Meeting

Monday, July 20, 2015 – 7:00 p.m.

City Hall Council Chambers
5800 Melaleuca Lane

Mayor and City Council

Samuel J. Ferreri, Mayor

Jonathan G. Pearce, Deputy Mayor

Lisa Rivera, Councilwoman

Peter A. Noble, Councilman

Judith Dugo, Councilwoman

Paula Bousquet, Councilwoman

District IV

District I

District II

District III

District V

Administration

Wadie Atallah, City Manager

James D. Stokes, City Attorney

Denise McGrew, City Clerk

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 (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Denise McGrew 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.

Attention All Lobbyists: Palm Beach County Code of Ordinances, Article VIII, entitled "Lobbyist Registration" requires the registration of all lobbyists prior to engaging in any lobbying activity with the City Council, any City Board or Committee, or any employee as defined in the aforementioned Palm Beach County Ordinance. Copies of the Palm Beach County Ordinance are available upon request in the City Clerk's Office.

Web Site: <http://www.ci.greenacres.fl.us>

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Notice: 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 F.S. 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.

1. **Call To Order and Roll Call.**
2. **Pledge of Allegiance to the Flag.**
3. **Comments From the Public for Agenda Items Only.**
4. **Agenda Approval.**
 - A. Additions, deletions, or substitutions to the Agenda.
 - B. Motion to approve and adopt entire agenda as set.
5. **Special Business.**
 - A. **Presentation:** Institute for Elected Municipal Officials – Certificates of Completion to Councilwoman Judith Dugo and Councilwoman Lisa Rivera – Jonathan G. Pearce, Deputy Mayor.
 - B. **Presentation:** Greenacres Kiwanis - Recognition of City Manager.
6. **Consent Agenda.**
 - A. Motion to Approve Consent Agenda.
 1. **Official Minutes:** City Council Meeting of July 6, 2015 – Denise McGrew, City Clerk.
 2. **Board Reappointment:** Reappointment of Donald Radd to the Building Board of Adjustments and Appeals – Samuel J. Ferreri, Mayor.
 3. **Florida League of Cities (FLC) Annual Conference Voting Delegate:** Designating Councilwoman Judith Dugo as Voting Delegate for the 89th Annual FLC Conference to be held in Orlando, FL on August 13-15, 2015; pursuant to **Council Memo** – Samuel J. Ferreri, Mayor.

4. **Resolution No. 2015-25:** Authorizing the termination of the Lease Agreement between the City of Greenacres and MetroPCS California/Florida, Inc., as requested by MetroPCS pursuant to the terms and conditions of the lease of real property consisting of approximately 200 square feet of land located at Veterans Park; repealing Resolution 2004-21 authorizing said lease agreement; authorizing the appropriate City Officials to effectuate the termination of the lease agreement; and providing for an effective date; pursuant to Staff Memo – Wadie Atallah, City Manager.
5. **Resolution No. 2015-26:** Authorizing the Third Addendum to renew the Agreement between the City of Greenacres and Lake Worth Sharks, Inc. for the organization, management and operation of the City's Co-Ed Recreational Youth Soccer League and use of the City's soccer fields and facilities; and authorizing the Mayor to sign the agreement and City Officials to effectuate implementation of the terms of the Agreement; pursuant to Staff Memo and Scope of Services – Michele Thompson, Leisure Services Director.

7. **Regular Agenda.**

- A. **PUBLIC HEARING** **Resolution No. 2015-14:** Approving the application for a Special Exception to allow a house of worship in a Commercial Neighborhood (CN) zoning district, located at the northwest corner of Wellman Trail and Melaleuca Lane at 4615 Melaleuca Lane, as requested by the petitioner, Robert Kuoppala, agent for the owner, Beulah Church of God 7th Day, Inc., providing for repeal of conflicting resolutions; and providing for an effective date; pursuant to Staff Memo and Staff Report – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
- B. **Site Plan (SP-15-01) Approval – Beulah Church:** Site Plan approval for a house of worship located at 4615 Melaleuca Lane; pursuant to Staff Memo and Staff Report - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
- C. **PUBLIC HEARING** **Ordinance No. 2015-11:** Second Reading; Annexing one parcel of land totaling approximately 2.73 acres, located approximately 630 feet west of South Jog Road adjacent to Ramblewood Court, as requested by the petitioner, Jon E. Schmidt and Associates, agent for the owner, Buena Vista Homes of the Palm Beaches, Inc.; 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; pursuant to Staff Memo and Staff Report – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

- D. **PUBLIC HEARING Ordinance No. 2015-12:** 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 2.73 acres, located approximately 630 feet west of South Jog Road adjacent to Ramblewood Court, from a Palm Beach County designation of High Residential 8 (PBC HR 8) to a City of Greenacres designation of Residential-Medium Density (City RS-MD), as requested by the petitioner, Jon E. Schmidt and Associates, agent for the owner, Buena Vista Homes of the Palm Beaches, Inc.; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Division of Community Development; providing for inclusion in the Comprehensive Plan; and providing for an effective date; pursuant to [Staff Memo](#) and [Staff Report](#) – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
 - E. **PUBLIC HEARING Ordinance No. 2015-13:** Second Reading; Approving the application for a zoning change for one parcel of land totaling approximately 2.73 acres, located approximately 630 feet west of South Jog Road adjacent to Ramblewood Court, from a Palm Beach County zoning designation of Agricultural Residential (PBC AR) to a City of Greenacres zoning designation of Residential Medium-2 (City RM-2), as requested by the petitioner, Jon E. Schmidt and Associates, agent for the owner, Buena Vista Homes of the Palm Beaches, Inc.; providing for changes to the Official Zoning Map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date; pursuant to [Staff Memo](#) and [Staff Report](#) – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
 - F. **Site Plan (SP-15-03) Approval – Las Ramblas Subdivision:** Site Plan approval for a single family subdivision located approximately 630 feet west of South Jog Road adjacent to Ramblewood Court.; pursuant to [Staff Memo](#) and [Staff Report](#) - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
 - G. **FY 2016 Budget - Proposed Millage Rate and Announcement of the Public Hearing Dates:** Approving the setting of the proposed millage rate at 6.0854 mills and setting the public hearing dates for September 3, 2015 and September 16, 2015; pursuant to [Staff Memo](#) – Thomas Hughes, Finance Director.
- 8. **Comments from the Public.**
 - 9. **Discussion Items:**
 - 10. **Staff Comments.**
 - A. **City Manager's Report.**
 - 1. [Building Department Report](#)
 - 2. [Finance Department Report](#)

3. [Leisure Services Department Report](#)
4. [Planning & Engineering Department Report](#)
5. [Public Safety Department Report](#)
6. [Public Works Department Report](#)

B. **City Attorney's Report.**

11. **Mayor and City Council Reports.**

12. **Adjournment.**

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 on the second and fourth Mondays of the month, or whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A public copy of the complete agenda is also available for review in the City Clerk's Office at City Hall. Questions regarding the agenda should be directed to the City Clerk at 642-2006.

July 2015 - Calendar of Meetings and Events

07-20-15	City Council Meeting	7:00 p.m.
07-27-15	Zoning Board of Adjustments & Appeals	7:00 p.m.
07-29-15	Code Enforcement Board Meeting	3:00 p.m.

August 2015 - Calendar of Meetings and Events

08-03-15	City Council Meeting – Rescheduled to 08-10-15	
08-05-15	Planning Commission Meeting	7:00 p.m.
08-10-15	City Council Meeting	7:00 p.m.
08-17-15	City Council Meeting	7:00 p.m.
08-19-15	Planning Commission Meeting	7:00 p.m.

September 2015 - Calendar of Meetings and Events

09-03-15	City Council & FY 2016 Budget Hearing	7:00 p.m.
09-16-15	City Council & FY 2016 Budget Hearing	7:00 p.m.
09-16-15	Planning Commission Meeting – Cancelled	