



# CITY OF GREENACRES, FLORIDA

## AGENDA

### City Council Meeting

Monday, August 15, 2016 – 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

Andrea McCue, 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 upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting by contacting the City Clerk at Greenacres City Hall, 5800 Melaleuca Lane in Greenacres; Phone (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 ordinance are available upon request in the City Clerk's Office.

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

**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 Chapter 286.0105, F.S., 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:** Retirement of Denise McGrew, City Clerk - Florida Association of City Clerks – Debra Buff, Southeast District Director.
- B. **PBSO Monthly Report** – Captain Sean Murray

6. **Consent Agenda.**

- A. Motion to Approve Consent Agenda.
  - 1. **Proclamation:** “Firefighter Appreciation Month” for September 2016 – Samuel J. Ferreri, Mayor.
  - 2. **Resolution No. 2016-33:** Authorizing an amendment to the **Lease Agreement** between the City of Greenacres and SBA Steel II, LLC, as successor to Sprint Spectrum, LP, for the purpose of extending the term of the lease for a telecommunications tower site at Veterans Park; authorizing the appropriate City Officials to execute the amendment to the lease agreement; and providing for an effective date; pursuant to **Staff Memo** - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

7. **Regular Agenda.**

- A. **PUBLIC HEARING:** **Ordinance No. 2016-18:** Second Reading; Annexing one parcel of land totaling approximately 0.895 acres, located at the northeast corner of Lake Worth Road and Scott Road at 6239 Lake Worth Road, as requested by the petitioner, Fernando Prieto, Agent for the Owner, Soma Lake Worth Investor, 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; pursuant to **Staff Memo** and **Staff Report** – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

- B. **PUBLIC HEARING:** [Ordinance No. 2016-19](#): 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 0.895 acres, located at the northeast corner of Lake Worth Road and Scott Road at 6239 Lake Worth Road, from a Palm Beach County designation of Commercial High with an underlying 5 units per acre (PBC CH 5) to a City of Greenacres designation of Commercial (CM), as requested by the petitioner, Fernando Prieto, agent for the owner, Soma Lake Worth Investor, LLC; 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.
- C. **PUBLIC HEARING:** [Ordinance No. 2016-20](#): Second Reading; Approving the application for a zoning change for one parcel of land totaling approximately 0.895 acres, located at the northeast corner of Lake Worth Road and Scott Road at 6239 Lake Worth Road, from a Palm Beach County zoning designation of Commercial General (PBC CG) to a City of Greenacres zoning designation of Commercial General (CG), as requested by the petitioner, Fernando Prieto, agent for the owner, Soma Lake Worth Investor, LLC; 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.
- D. **Site Plan Approval (SP-16-01):** Site plan approval for the Soma Medical Center located at 6239 Lake Worth Road; pursuant to [Staff Memo](#) and [Staff Report](#) - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
- E. **PUBLIC HEARING:** [Ordinance No. 2016-22](#): First Reading; Annexing five parcels of land totaling approximately 10.773 acres, located at the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065, 4101 and 4215 South Military Trail, as requested by the Planning and Engineering Department in accordance with Chapter 171.0413 of the Florida Statutes; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's Official Boundary Map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date; pursuant to [Staff Memo](#) and [Staff Report](#) - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
- F. [Ordinance No. 2016-23](#): 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 four parcels of land totaling approximately 7.493 acres, located at the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065 and 4101 South

Military Trail, from a Palm Beach County designation of Urban Infill (PBC UI) to a City of Greenacres designation of Commercial (CM), as requested by the Planning and Engineering Department; 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.

- G. [\*\*Ordinance No. 2016-24:\*\*](#) First Reading; Approving the application for a zoning change for four parcels of land totaling approximately 7.493 acres, located at the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065 and 4101 South Military Trail, from a Palm Beach County zoning designation of Urban Infill (PBC UI) to a City of Greenacres zoning designation of Commercial Intensive (CI), as requested by the Planning and Engineering Department; 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.
- H. [\*\*Chickasaw Road MSTU Program Letter:\*\*](#) Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.
- I. [\*\*City Attorney Performance Evaluation.\*\*](#)
- J. [\*\*City Manager Performance Evaluation.\*\*](#)
- K. [\*\*Council Policy No. 14 – Council Communication with Staff:\*\*](#) James D. Stokes, City Attorney.
- 8. [\*\*Comments from the Public.\*\*](#)
- 9. [\*\*Discussion Items:\*\*](#) None.
- 10. [\*\*Staff Comments.\*\*](#)
  - A. [\*\*City Manager's Report.\*\*](#)
    - 1. [Building Department Report](#)
    - 2. [Finance Department Report](#)
    - 3. [Fire Rescue Department Report](#)
    - 4. [Leisure Services Department Report](#)
    - 5. [Planning & Engineering Department Report](#)
    - 6. [Public Works Department](#)
  - 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 Meetings or Workshops may be called on the second and fourth Mondays of the month, or whenever necessary. Council agendas are posted on the City's website no later than Friday prior to each Council meeting. A public copy of the complete agenda is available for review in the City Clerk's Office at City Hall. Questions regarding the agenda may be directed to the City Clerk at (561) 642-2006.

**August 2016 - Calendar of Meetings and Events**

08-15-16	City Council Meeting	7:00 p.m.
08-17-16	Planning Commission Meeting	7:00 p.m.

**September 2016 - Calendar of Meetings and Events**

09-05-16	Labor Day Observance - City Offices Closed	
09-05-16	City Council Meeting – <b>Rescheduled</b>	
09-07-16	Code Enforcement Board Meeting	3:00 p.m.
09-07-16	Planning Commission Meeting	7:00 p.m.
09-08-16	City Council Meeting & FY 2017 Budget Hearing	7:00 p.m.
09-13-16	City Council Meeting & FY 2017 Budget Hearing	7:00 p.m.
09-21-16	Planning Commission Meeting	7:00 p.m.