



## CITY OF GREENACRES, FLORIDA

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

### AGENDA

#### Regular City Council Meeting

Monday, April 19, 2004 ~ 7:00 p.m.

#### Mayor and City Council

Samuel J. Ferreri, Mayor  
Richard C. Radcliffe, Deputy Mayor

Peter A. Noble, Councilman	District II
Charles E. Shaw, Councilman	District III
Theresa L. Whalen, Councilwoman	District IV
Michael V. Mortimer, Councilman	District V

#### Administration

Wadie Atallah, City Manager  
Pamela S. Terranova, City Attorney  
Deborah S. Manzo, Assistant City Manager  
Sondra K. Hill, City Clerk

**American with Disabilities Act:** In accordance with the provisions of the American 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 Sondra K. Hill, City Clerk, at the Greenacres City Hall, 5985 Tenth Avenue North, Greenacres, Florida. Phone No. 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. **T. D. D. Number 642-2026.**

**Agenda**  
**Regular City Council Meeting**  
**City Hall Council Chambers**  
**Monday ~ April 19, 2004 ~ 7:00 p.m.**

Notice: If any person decides to appeal any decision of the City Council at this meeting, he/she will need a record of the proceedings and for this purpose, he/she needs to ensure that a verbatim record of the proceedings is made, the record must include the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.0105. The City of Greenacres does not prepare or provide such verbatim record.

- I. **Call To Order and Roll Call.**
- II. **Pledge of Allegiance to the Flag.**
- III. **Comments From the Floor for Agenda Items Only.**
- IV. **Agenda.**
  - A. **Agenda Approval.**
    1. Additions, deletions, or substitutions to the Agenda.
    2. Motion to approve and adopt entire agenda as set.
  - B. **Special Business.**
    1. **Designation of Deputy Mayor.** – Samuel J. Ferreri, Mayor.
    2. **Presentation:** 2004 Shuffle Board Trophy Award. – Michele Thompson, Leisure Services Director.
    3. **Presentation:** Planning Study for the area south of L-14 Canal, north of Lantana Road, east of Military Trail, and west of Cadillac Drive. – Michael Busha, Executive Director
  - C. **Consent Agenda.**
    1. **Official Minutes:** Regular City Council Meeting of March 15, 2004. - Sondra K. Hill, City Clerk.
    2. **Official Minutes:** Special City Council Meeting of March 29, 2004. - Sondra K. Hill, City Clerk.
    3. **Proclamation:** “Read Together Palm Beach County Month”, April 2004. – Mayor Samuel J. Ferreri.
    4. **Proclamation:** “Arbor Day”, April 30, 2004. – Mayor Samuel J. Ferreri.

5. [Resolution No. 2004-24](#); authorizing the submittal of the Florida Department of Transportation (FDOT) Highway Safety Grant Program for Fiscal Year 2005 for traffic safety in the amount of \$87,059.00 for the purpose of speed control and aggressive driving enforcement and compliance; and pursuant to [Memo #0404GPS5.002](#). – Gregory P. Smith, Director of Public Safety.
6. [Resolution No. 2004-25](#); authorizing the submittal of the Fiscal Year 2004 Department of Homeland Security Grant Application for assistance to firefighters in the amount of \$33,868.00 for the purpose of purchasing firefighting equipment for use by firefighting personnel within the Department of Public Safety in the City of Greenacres, Florida; and pursuant to [Memo #0404GPS5.003](#). – Gregory P. Smith, Director of Public Safety.
7. [Resolution No. 2004-26](#); to authorize the Purchasing Agent to enter into an Agreement with Bellsouth that uses the established St. Lucie County Agreement with Bellsouth to convert from Essx to Centrex Technology, which meets the City's needs and results in a decrease in costs; and pursuant to [Memo # 0402A2.008](#); [Letter of Election](#); and [Pricing](#). – Jeffrey A. Price, Finance Director.
8. [Resolution No. 2004-29](#); authorizing the execution of the Interlocal Agreement between the City of Greenacres and Palm Beach County for clarification of jurisdictional responsibility of eight (8) local roads; and providing for an effective date; pursuant to [Memo#0404A7.001](#). – Wadie Atallah, City Manager.
9. [Scholarship Committee Ratification](#); pursuant to Memo #2004.04A1.004 & [Membership List](#). – Wadie Atallah, City Manager.
10. **TABLE:** [Ordinance No. 2004-11](#); 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 two parcels of land totaling approximately 25 acres from a Palm Beach County Designation of Low Residential (PBC LR-1) to a City of Greenacres Designation of Residential-Low Density (RS-LD), located on the northeast corner of Dillman Road and Cleary Road, as requested by the petitioner, Julian Bryan and Associates, Inc., agent for the owners, Reineri Mondello, Ramiro and Sara Fernandez, Gloria Marina and Eh Building and Development LLC. – Thomas J. Lanahan, Planning Director.

**D. Regular Agenda.**

1. [Designation of Palm Beach County League of Cities - Voting Delegate and Alternates](#); and pursuant to Memo #2004.04A1.003. – Mayor Samuel J. Ferreri.

**E. Ordinances.**

1. **PUBLIC HEARING:** [Ordinance No. 2003-23](#); **second and final reading**; annexing approximately 0.72 acres of land into the City, located on the east side of Jog Road, approximately 800 feet south of Tenth Avenue North at 3336 Jog Road, as requested by Henry Garcia, agent for the owners, EMA Group, 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; and pursuant to [Memo #0404D7.001](#) and Staff Report. – Thomas J. Lanahan, Planning Director.
2. **PUBLIC HEARING:** [Ordinance No. 2003-24](#); **second and final 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 approximately 0.72 acres of land, located on the east side of Jog Road, approximately 800 feet south of Tenth Avenue North at 3336 Jog Road, from a Palm Beach County designation of High Residential 8 (PBC HR 8) to a City of Greenacres designation of Mixed Use (MU), as requested by Henry Garcia, agent for the owners, EMA Group, LLC; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the Comprehensive Plan; providing for transmittal to the Department of Community Affairs; and providing for an effective date; and pursuant to [Memo #0404D7.002](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.
3. **PUBLIC HEARING:** [Ordinance No. 2003-25](#); **second and final reading**; approving the application for a zoning change for approximately 0.72 acres of land located on the east side of Jog Road, approximately 800 feet south of Tenth Avenue North at 3336 Jog Road, from a Palm Beach County zoning designation of Agricultural Residential (PBC AR) to a city zoning designation of Mixed Use Development-Office (MXD-O), as requested by Henry Garcia, agent for the owners, EMA Group, LLC; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability and providing for an effective date; and pursuant to [Memo #0404D7.003](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.

- 3a. **Site Plan Approval (SP-03-07) - Active Women's Health Choice Facility**; subject property located on the east side of Jog Road, approximately 800 feet south of Tenth Avenue North at 3336 Jog Road; and pursuant to the [Memo #0404D7.004](#) and [Staff Report](#). - Thomas J. Lanahan, Planning Director.
4. **PUBLIC HEARING: Ordinance No. 2004-05**; 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 seven parcels of land totaling approximately 30.548 acres from a Palm Beach County designation of Commercial Recreation/8 (PBC CR/8) in part and High Residential 8 (PBC HR 8) in part to a City of Greenacres designation of Public Institutional (PI) said land located on the south side of Lake Worth Road, between the E-3 Canal and Southview Road, as requested by the Planning Department of the City of Greenacres; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Community Affairs; providing for inclusion in Code; providing for an effective date; and pursuant to [Memo #0404D7.005](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.
5. **Ordinance No. 2004-06**; first reading; approving the application for a zoning change for seven parcels of land totaling approximately 30.548 acres, from a Palm Beach County Zoning Designation of Agricultural Residential/Special Exception (PBC AR/SE) in part and Agricultural Residential (PBC AR) in part, to a City of Greenacres Zoning Designation of Government Use (GU), said land located on the south side of Lake Worth Road between the E-3 Canal and Southview Road, as requested by the Planning Department of the City of Greenacres; providing for changes to the Official Zoning Map; providing for repeal of conflicting ordinances; providing for severability; providing for an effective date and pursuant to [Memo #0404D7.006](#) and Staff Report. – Thomas J. Lanahan, Planning Director.
6. **Ordinance No. 2004-07**; first reading; annexing four parcels of land totaling approximately 14.95 acres, located on the south side of 13<sup>th</sup> Road South, approximately 640 feet east of Jog Road, as requested by the petitioner, Cotleur and Hearing, Inc., agent for the owners, Frederick D. and Deborah R. Shipman, Jeff and Kelly Scott and Blas R. and Yolanda Aguir; 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; providing for an effective date; and pursuant to [Memo #0404D7.007](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.

7. **PUBLIC HEARING:** [Ordinance No. 2004-08](#); 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 14.95 acres from a Palm Beach County Designation of Medium Residential 5 (PBC MR5) to a City of Greenacres Designation of Residential-Medium Density (RS-MD), located on the south side of 13<sup>th</sup> Road South, approximately 640 feet east of Jog Road, as requested by the Petitioner, Cotleur and Hearing, Inc., agent for the owners, Frederick D. and Deborah R. Shipman, Jeff and Kelly Scott and Blas R. and Yolanda Aguir; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Community Affairs; providing for inclusion in the Comprehensive Plan; providing for an effective date; and pursuant to [Memo #0404D7.008](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.
  
8. [Ordinance No. 2004-09](#); first reading; approving the application for a zoning change for four parcels of land totaling approximately 14.95 acres, from a Palm Beach County Zoning Designation of Agricultural (PBC AR) to a City Zoning Designation of Residential Medium-2 (RM-2) said land located on the south side of 13<sup>th</sup> Road South, approximately 640 feet east of Jog Road, as requested by the petitioner, Cotleur and Hearing, Inc., agent for the owners, Frederick D. and Deborah R. Shipman, Jeff and Kelly Scott and Blas R. and Yolanda Aguir; providing for changes to the Official Zoning Map; providing for repeal of conflicting ordinances; providing for severability; providing for an effective date; and pursuant to [Memo #0404D7.009](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.

#### F. Resolutions.

1. **PUBLIC HEARING:** [Resolution No. 2004-03](#); ~~postponed from March 29, 2004 meeting to April 19, 2004 meeting~~; approving the application for a Special Exception to allow a drive-through pharmacy pickup window in the Barclay Square Shopping Center, located at the northeast corner of Jog Road and 10<sup>th</sup> Avenue North, within a Commercial General (CG) Zoning District, as requested by Thomas J. Trompeter, agent for the owners, Barclay Square Associates, LTD., providing for repeal of conflicting resolutions; providing for an effective date; and pursuant to [Memo #0404D7.014](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.

- 1a. [Site Plan Approval \(SP-03-14\)](#); postponed from March 29, 2004 meeting to April 19, 2004 meeting; subject property is located in the Barclay Square Shopping Center, located at the northeast corner of Jog Road and 10<sup>th</sup> Avenue North; pursuant to Memo# 0404D7.015 and [Staff Report](#). – Thomas J. Lanahan, Planning Director.
  
2. **PUBLIC HEARING:** [Resolution No. 2004-06](#); postpone to May 3, 2004 meeting; (Postponed from March 29, 2004 meeting to April 19, 2004 meeting) approving the application for a Special Exception to allow a 120 ft. monopole cellular tower in a Government Use (GU) Zoning District; the subject property is located at 6250 Purdy Lane Veteran's Memorial Park, as requested by Joseph O'Hagan, agent for the petitioners, Sprint and Metro PCS; providing for repeal of conflicting resolutions; providing for an effective date. – Thomas J. Lanahan, Planning Director.
  
3. **PUBLIC HEARING:** [Resolution No. 2004-10](#); abandoning and vacating a portion of a Utility Easement located on the Plat of Temple Beth Tikvah, as recorded in Plat Book 70, pages 45 and 46 of the Official Records of Palm Beach County, Florida, said plat being a re-plat of Lake Worth Jewish Center as recorded in Plat Book 61, page 152 of the Official Records of Palm Beach County, Florida, as requested by Jeffrey A. Ornstein, P.A. Agent for the owner, Temple Beth Tikvah of Greenacres, Inc., providing for repeal of conflicting resolutions; providing for severability; providing for an effective date; and pursuant to [Memo #0404D7.012](#) and Staff Report. – Thomas J. Lanahan, Planning Director.
  
4. **PUBLIC HEARING:** [Resolution No. 2004-11](#); approving the application for a Special Exception to expand an existing House of Worship, located at 4550 Jog Road, as requested by the petitioner, Jeffrey Ornstein, P.A., Agent for the owner, Temple Beth Tikvah of Greenacres, Inc., providing for repeal of conflicting resolutions; providing for severability; providing for an effective date; and pursuant to [Memo # 0404D7.010](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.
  - 4a. **Site & Development Plan Amendment (SP-87-02E)** – **Temple Beth Tikvah**; subject property located at 4550 Jog Road; and pursuant to [Memo #0404D7.011](#) and [Staff Report](#). – Thomas J. Lanahan, Planning Director.

V. **Comments from the Floor.**

VI. **Discussion Items.**

1. **[Implementaton of Mixed Use Development – Original Section](#)**; and pursuant to Memo# 0404D7.013. – Thomas J. Lanahan, Planning Director.

VII. **Information Items.**

VIII. **City Manager’s Report.**

IX. **City Attorney’s Report.**

X. **Mayor and City Council Reports.**

XI. **Adjournment.**

**City's "Web Site"**  
<http://www.ci.greenacres.fl.us>  
 City Council Agendas and Backup Material

City History and Demographics  
 City Council Photos and Biographies  
 Departmental Information  
 Employment Opportunities Available  
 Other Public Agency Informational Links

**NOTICE OF COUNCIL MEETINGS**

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.

**April 2004 - Calendar of Meetings and Events**

04-17-2004	<b>March of Dimes ~ "WalkAmerica"</b> John Prince Park, Congress Avenue	8:00 a.m.
04-19-2004	Regular City Council Meeting	7:00 p.m.
04-21-2004	Planning Commission Meeting	7:00 p.m.
04-24-2004	<b>"Great American Cleanup Day"</b> Public Works Complex, 518 Martin Avenue Registration at 8:00 a.m.	8:00 a.m.
04-30-2004	<b>"Arbor Day"</b> Planting a Tree at Heather Estates Park	10:30 a.m.

**May 2004 - Calendar of Meetings and Events**

05-03-2004	Regular City Council Meeting	7:00 p.m.
05-05-2004	Planning Commission Meeting	7:00 p.m.
05-06-2004	Code Enforcement Board Meeting	7:00 p.m.
05-17-2004	Regular City Council Meeting	7:00 p.m.
05-19-2004	Planning Commission Meeting	7:00 p.m.

Council Agendas are available on the Friday prior to each Council meeting. A public copy of the complete agenda, including all backup material, will be available at the Cashier's window. If you have any questions about the agenda, please contact Sondra K. Hill, City Clerk, at 642-2006.