



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, April 15, 2024, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Chuck Shaw, Mayor

Judith Dugo, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

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 Shaw called the meeting to order at 6PM and City Clerk Moorer call the roll. Councilmember Bousquet was absent.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Diaz to approve the agenda with the removal of Item 6. Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, and Councilmember Diaz.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

Mayor Shaw read the City's Council Policy Number Seven regarding Public Comment procedures and decorum of the meeting.

Mr. Robert Gardner stating an illegal business was running on Gardner Lane in the name of Denton Nursey, he stated the advertisement of the business was a nurse business, but he felt it was an illegal business that used a massive number of vehicles and it appeared to be homeless persons living on the property. He wanted the City to be aware. He presented photos to the Council from the podium.

SPECIAL BUSINESS

- 1. Presentation:** Legislative Update. - The Honorable State Senator Bobby Powell, District 24.

Senator Powell mentioned a few Bills he assisted with during the legislative session, which included Public Records Request regarding exemptions, wills, and estates regarding deceased individuals. He also listed some planned appropriations which included Greenacres Chickasaw Road expansions project.

Senator Powell pointed out major passed bills such as HB 491 Employment that loses the restrictions on teen work hours, HB 1365 unauthorized camping and public sleeping, SB 484 Flood, and HB3 Social Media protection for minors.

Senator Powell introduced his team and their contact information. Rep. Waldron introduced her team. They thanked the City for their time.

- 2. Presentation:** Legislative Update. - The Honorable State Representative Katherine Waldron, District 93.

Representative Waldron updated the Council on housing, homeowners' insurance, adult living facilities and she mentioned Bills in place to assist. She also mentioned the Bill regarding the support of the state of Israel.

The Council thanked Rep. Waldron and Senator Powell for the information and assistance.

- 3. Presentation:** Legislative Update. - The Honorable State Representative David Silvers, District 89.

Representative Silvers was absent.

CONSENT AGENDA

- 4. Official Council Meeting Minutes:** City Council Meeting, April 1, 2024. - Quintella L. Moorer, City Clerk.
- 5. Bid No. 24-006:** Chickasaw Road replacement and L-11 Canal Piping- Addendum.
- 6. Resolution 2024-16:** Approving the Professional Service Agreement between the City of Greenacres and RSC Insurance Brokerage, Inc., to provide insurance brokerage services. - Monica Powery, Director of Purchasing.
- 7. Resolution 2024-17:** Approving and adopting the National Institute of Standards and Technology's Cybersecurity Framework as the City's Cybersecurity Standard pursuant to Section 282.3185, Florida Statutes. - Georges Bayard, Information Technology Director.
- 8. Resolution 2024-18:** Satisfying certain liens imposed against residential property pursuant to Section 15-32 of the City of Greenacres Code. - Teri Beiriger, Director of Finance.
- 9. Resolution 2024-19:** Authorizing a corrected utility easement and temporary construction easement to Palm Beach County for the expansion of the Palm Beach County Water Utilities Lift Station #5015. - Carlos Cedeno, Director of Public Works.
- 10. Resolution 2024-20:** Approving the Professional Service Agreement between the City of Greenacres and Convergint Technologies, Inc., to provide security cameras and an access control system. - Monica Powery, Director of Purchasing.
- 11. Resolution 2024-22:** Approving an Interlocal Agreement between the City of Greenacres and the Treasure Coast Regional Planning Council for a Safe Streets for All Action Plan. - Andrea McCue, City Manager.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Dugo to approve the Consent Agenda.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, and

Councilmember Diaz.

REGULAR AGENDA

12. Ordinance 2023-23: First Reading: Annexing two parcels of land totaling approximately 6.22 Acres, located approximately 1,300 feet east of South Haverhill Road and approximately 1,000 feet south of Melaleuca Lane, at 4964 Gardner Lane and the adjacent Lake Worth Drainage District Drainage Right-of-Way as requested by Mckenna West of Cotleur Hearing, agent for the owner 4964 Gardner Lane LLC; and the Development and Neighborhood Services Department, agent for the City of Greenacres and the Lake Worth Drainage District (LWDD) petitioner, 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. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Kate Dewitt of Complete Property Maintenance (CPM) presented the marked annexation area. Ms. Dewitt showed photos and explained the commercial nursey history and doing business with the name of Denton Nursery. Ms. Dewitt stated the annexation met all annexation criteria.

Councilmember Tharp questioned the flow of traffic and the hours of operations. Mr. Gallier explained the carryover of County requirements for uses and outdoor storage and that there would be a limitation of operating hours. Deputy Mayor Dugo asked the name of the nursey. Ms. Dewitt replied that Denton was the historic name, but the property was acquired by CPM years ago, the County continued to use the historic Denton name.

Councilmember Diaz asked what Code and uses would this annexation fall under. She wanted to ensure the applicant would follow the City's Code. Mr. Gallier stated the applicant was aware of the City's Code requirements.

Councilmember Tharp questioned ownership of the road maintenance. Ms. Dewitt stated the Gardner family maintained the road and CPM had offered to assist with maintenance, but the offer was denied.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Diaz to Table Ordinance 2023-23 to the May 6, 2024 Council Meeting.

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

13. PUBLIC HEARING: Ordinance 2024-03: 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 3.5918 acres, located at 4964 Gardner Lane from a Palm Beach County LR-2, Low Residential, 2 unit per acre to City of Greenacres residential low density (RS-LD), as requested by Mckenna West of Cotleur Hearing, agent for the owner 4964 Gardner Lane LLC; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDCC); providing for inclusion in the Comprehensive

Plan; and providing for an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Tharp to Table Ordinance 2024.-03 to the May 6, 2024, Council Meeting.

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

14. PUBLIC HEARING: Ordinance 2024-04: First Reading: Approving a zoning change and official zoning map amendment for two parcels of land totaling approximately 3.5918 acres, located at 4964 Gardner Lane from a Palm Beach County Agricultural Residential (AR) zoning designation to City of Greenacres Agricultural Residential (AR), as requested by Mckenna West of Cotleur Hearing, agent for the owner 4964 Gardner Lane 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.

Motion made by Councilmember Tharp, Seconded by Councilmember Diaz to Table Ordinance 2024-04 to the May 6, 2024, Council Meeting.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz

15. PUBLIC HEARING: Ordinance 2023-21: Second Reading: Annexing three parcels of land totaling approximately 12.86 acres, located approximately 1,750 feet east of Sherwood Forest Boulevard and 370 feet south of Melaleuca Lane, at 4901 and 4977 South 56th Terrace and the adjacent Lake Worth Drainage District Parcel as requested by petitioner, the Development and Neighborhood Services Department, Agent for the owners, the City of Greenacres and the Lake Worth Drainage District (LWDD), 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 he would present both Ordinances 2023-21 and 2024-05 together. He said the uses would be a government use and would increase the City's boundaries.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Diaz to approve Ordinance 2023-21 on Second reading.

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

16. PUBLIC HEARING: Ordinance 2024-05: 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 two (2) parcels of land totaling approximately 8.7 acres, located at 4901 and 4977 South 56th Terrace from a PBC LR-1 Low Residential, 1 unit per acre (low density 1 unit per acre) to the City of Greenacres Public Institutional (PI) land use designation, as requested by the Development and Neighborhood Services Department, agent for the owner the City of Greenacres; 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 the ordinance was a request to change the parcels to a City Public Institutional land use.

Motion made by Councilmember Tharp, Seconded by Councilmember Diaz to approve Ordinance 2024-05 on First reading.

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

17. PUBLIC HEARING: Ordinance 2024-06: First Reading: Approving a zoning change and official zoning map amendment for two (2) parcels of land totaling approximately 8.7 acres, located at 4901 and 4977 south 56th Terrace from a Palm Beach County Agricultural Residential (AR) zoning designation to City of Greenacres Government Use (GU), as requested by the Development and Neighborhood Services Department, agent for the owners the City of Greenacres; 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 the request was to amend two parcels of land to a City government use.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Tharp to approve Ordinance 2024-06 on First Reading.

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

18. PUBLIC HEARING: Ordinance 2024-12: First Reading: Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 6, Temporary Uses, Section 16-718, Permit Required, and Section 16-719, Procedures in Securing Permit; creating Section 16-722; replacing outdated names of City Departments and Committees; revising the application process for the rental of park pavilions and fields; reducing the maximum occupancy for certain events on City property; providing for repeal of conflicting ordinances, severability, inclusion in code, and an effective date. - Denise Malone, Director Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Malone stated the ordinance regarding temporary uses and the recommendation was to streamline the process for the application and reduced the occupancy for certain events to 125 from 200.

Mayor Shaw asked the reason for the reduction of occupancy. Ms. Malone stated wear and tear of parks. Ms. Michele Thompson, Director of Community and Recreation Services stated the recommendation was also made due to parking and the number of Staff.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Noble to approve Ordinance 2024-12 on First reading.

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

19. Appointment of Education Advisory Committee Members: Appointing Claudia Ayala, Cassius Johnson, and Maritza Sime to serve three-year terms. - Andrea McCue, City Manager.

Ms. McCue recommended Ms. Ayala, Ms. Sime, and Mr. Johnson to serve on the Education Committee.

Motion made by Councilmember Noble, Seconded by Councilmember Diaz to approve Staff recommendation of all committee members.

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

20. Board Appointment to the Public Safety Officers/Firefighters Retirement Board of Trustees. - Appointing Todd Taylor, Budget Manager to serve a four-year term. - Andrea McCue, City Manager.

Ms. McCue recommended Mr. Taylor and mentioned City employees were able to serve on the board.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Tharp to approve Mr. Taylor as a board member.

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

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Ms. Maria Welliver mentioned the accident on Dillman Trail and the need for more volunteers to assist with traffic control when accidents occur. She also thanked everyone who assist with the accident clean up.

CITY MANAGER'S REPORT

Ms. McCue reminded the Council of some upcoming City events.

21. Community Recreation Services Report.
22. Development and Neighborhood Services Report.
23. Economic Development Report.
24. Finance Report.
25. Fire Rescue Report.
26. Information Technology Report.
27. Palm Beach Sheriff's Office, District 16 Report.
28. Public Works Report.
29. Purchasing Report.
30. Youth Programs Report.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Councilmember Tharp - thanked the volunteers for assisting with the committees, he said the Rock Walk was great.

Councilmember Noble – the Chickasaw Road Workshop was a great meeting, he said there was a bad traffic jam on Chickasaw Road and the no U-turn was not ideal. He felt a traffic light was needed and asked if the City could sue the County for not placing a traffic signal in a highly needed area. He wanted the City Attorney to provide an opinion on suing options.

Deputy Mayor Dugo - agreed with Mr. Noble regarding the needed traffic light.

Councilmember Diaz - thanked all the new volunteers for assisting, she complimented the newly renovated banquet hall and thanked Aileen Hernandez, Specialist Project Coordinator and Ms. Thompson for the Community Talk program. She also suggested a joint municipality meeting to discuss proper positioning for the future transportation surtax.

The Council agreed to host a joint municipality meeting regarding transportation surtax.

Mayor Shaw - complimented the social media presentation at the Let's Talk event. He also suggested hosting a Council Retreat with department heads, at an off-site location for half of a day to take a deep dive into planning for the City's future.

Councilmember Noble questioned the attorney about suing the County to install a traffic light. Ms. Goddeau suggested speaking with the County again to confirm justification with the newly added development along Chickasaw. Ms. McCue stated she reached out to the County in 2023 and the County felt a traffic light was not warranted in the area.

Councilmember Noble asked what the City's plan of action would be now. McCue said she would speak to the attorney and reach out to the County and Commissioners office.

Majority of Council decided to contact Commissioner Barnett and contact the County again regarding installing a traffic light.

ADJOURNMENT

7:24PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____