



## **CITY COUNCIL MEETING**

**City of Greenacres, Florida**

Monday, August 19, 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. Deputy Mayor Dugo was absent.

#### **PLEDGE OF ALLEGIANCE**

#### **AGENDA APPROVAL**

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve the agenda.

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

#### **COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY**

Ms. Ann Cataray, resident of Knotty Pine Circle thanked the City for a great job with negotiating the trash collection service fee. She felt the notice mailed to residents was misleading.

Ms. Christa Cranwell, resident of 38th Street said the vegetation, bulk and trash collection was delayed in her neighborhood.

Ms. Emily Roberts-Jacobs resident stated the City did a great job with the trash negotiating. She suggested reducing trash collection to once a week. She felt the notice mailed to residents was not very clear.

Ms. Dorat resident of Jackson Avenue stated most of her neighbors had broken garbage bins and she had noticed a lot of illegal dumping.

Ms. Kelly resident of Knotty Pine Circle asked for clarification of the notice she received in the mail. She said she did not understand the assessment.

#### **SPECIAL BUSINESS - None.**

**CONSENT AGENDA**

- 1. Official Council Meeting Minutes:** City Council Meeting Minutes, August 5, 2024. - Quintella L. Moorer, City Clerk.

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

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

**REGULAR AGENDA**

- 2. Resolution 2024-36:** Approving the assessment rate for residential solid waste collection services for the fiscal year beginning on October 1, 2024; imposing a residential solid waste collection services assessment against assessed property located within the City of Greenacres for the fiscal year beginning on October 1, 2024; providing for severability; providing for conflicts; and providing an effective date. - Andrea McCue, City Manager and Teri Lea Beiriger, Director of Finance.

Ms. McCue advised the residents to contact the City or Waste Management regarding any broken bins, no collections and/or abuse of vegetation.

She also explained the process of the assessment collections and the need to collect fees. She provided some feedback on how the rates were generated, the amount of research done on various rates amongst the County and other cities and the comparison of CPI waste rate. The City bid for rates and the final rate selected was \$18.29 for unlimited bulk and vegetation pickups. The City had currently one of the lowest rates in the County. Ms. McCue showed an example of the tax bill and mentioned the four percent discount for early pick up.

She also mentioned if the City only provided once a week trash pickup it could easily become a health risk. She felt twice a week trash pickup was in the best interest of the residents.

Ms. McCue also mentioned the noticed mailed letter to the residents was written as requested by law requirements and language.

- 3. PUBLIC HEARING: Ordinance 2024-17: Second Reading:** Amending Chapter 16, Article 4, Supplementary District Regulations, Division 1, generally, by adopting new section 16-613, to be entitled "Electric Substation Siting and Development Standards"; providing for severability, conflicts, codification, an effective date; and for other purposes. - Gionni Gallier, Senior Planner.

Ms. Moorer read the ordinance by title

Mr. Gallier stated no changes had taken place since First Reading.

Staff recommended approval.

Motion made by Councilmember Noble, Seconded by Councilmember Diaz to approve Ordinance 2024-17 on Second Reading.

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

- 4. PUBLIC HEARING: Ordinance 2024-18: Second Reading:** Amending Chapter 16, Zoning Regulations, Article IV, Supplementary District Regulations, Division 3, Public Places, Subdivision II, Art in Public Places to revise provisions for the use of funds generated by the Public Art fee and to allow murals in additional locations within the City; providing for severability, conflicts, codification, an effective date; and for other purposes. - Gionni Gallier, Senior Planner.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes had been made since the First Reading.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2024-18 on Second Reading.

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

- 5. PUBLIC HEARING: Ordinance 2024-21: Second Reading:** Amending the City of Greenacres' Budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024, inclusive, providing for repeal of conflicting ordinances, providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read the ordinance by title.

Ms. Beiriger explained the budget adjustments and the projects associated with the adjustments. No changes had been made since the First Reading.

Staff recommended approval.

Motion made by Councilmember Bousquet, Seconded by Councilmember Noble to approve Ordinance 2024-21 on Second Reading.

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

- 6. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2024-42:** Approving the application for site plan approval to construct a one-story 9,695 square feet medical office building within a Mixed Use Development - Office (MXD-O) zoning district, located approximately 500 feet south of Chickasaw Road at 3581 S. Jog Road, as requested by the petitioner, Patricia Lentini, Agent for the owner, Soma Investors, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Senior Planner.

Ms. Moorer read the ordinance by title.

Staff read the Quasi-Judicial process into the record.

Ms. Moorer swore in four people.

Mr. Troy Holloway provided some history of the Soma business model to include services such as pediatrics, plastic surgery and/or medical. He stated a traffic study was completed and the site plan met all conditions of the County and City Codes.

Mr. Gallier stated Staff recommended approval and made note of suggested revisions to a more natural toned color scheme instead of the traditional color scheme from Soma's request, the suggestion was made to blend in with the surrounding area.

Mr. Gallier said Staff recommended approval with a more delicate natural tone color scheme. He provided photos of a color recommendation. No letters were required to be mailed to residents. Councilmember Tharp was concerned about resident input. The Applicant did not contact residents as it was not common for medical buildings. Councilmember Tharp favored a natural color scheme building.

Councilmember Bousquet hoped for a muted color. Councilmember Diaz was against encroaching on a business model brand. She did not have an issue with the original color scheme. Councilmember Noble did not have an issue with the original color scheme.

Motion made by Councilmember Diaz, Seconded by Councilmember Noble to approve Resolution 2024-42 with Staff conditions as mentioned in the Staff report.

Voting Yea: Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

### **DISCUSSION ITEM - None.**

### **COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

Mr. Ricks, resident of Biscayne Drive wanted to clarify the assessment amount. He also suggested an undercover officer to monitor speeding on the road.

Ms. Ann Kamaly asked if the assessment rate was included in her Homeowner Association fees. Ms. McCue stated she was unable to confirm the Homeowner Associations fees.

Ms. Christa Cranwell asked if Villa del Trio was included in future budgets to address some issues such as drainage, cable wires and cable boxes, trees and sidewalks.

### **CITY MANAGER'S REPORT**

None.

7. Community & Recreation Services Report.
8. Development and Neighborhood Services Report.
9. Finance Report.
10. Fire Rescue Report.
11. Palm Beach Sheriff's Office - District 16 Report.
12. Public Works Report.
13. Purchasing Report.
14. Youth Programs Report.

### **CITY ATTORNEY'S REPORT**

None.

### **MAYOR AND CITY COUNCIL REPORT**

*Councilmember Diaz* - was happy with the Principal's Luncheon hosted by the City. She mentioned the League Conference was nice and received great takeaways.

*Councilmember Tharp* - reminded everyone to vote on August 20. He was happy with the residents turn out.

*Mayor Shaw* - mentioned he would also try to keep the public in the loop with the agenda process.

**ADJOURNMENT**

7:04PM.

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**Chuck Shaw**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

**Date Approved:** \_\_\_\_\_