



## **CITY COUNCIL MEETING**

### **City of Greenacres, Florida**

Monday, May 19, 2025, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## **MINUTES**

### **Mayor and City Council**

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

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. Councilmember Bousquet was absent. All other Councilmembers were present.

### **PLEDGE OF ALLEGIANCE**

### **AGENDA APPROVAL**

Motion made by Councilmember Dugo, Seconded by Councilmember Tharp to approve the agenda.

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

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

Mr. Brian Willever spoke in opposition to Resolution 2025-15 and 2025-16. He read a letter from his wife Ms. Willever rejecting approval of the resolution mentioning the overpopulation of such business in the city.

### **SPECIAL BUSINESS**

#### **1. Presentation:** Firefighter Badge Pinning. - Chief Brian Fuller, Fire Rescue.

Chief Fuller congratulated and pinned the following Lieutenant's and Captain.

Kyle Shaw, Logan Jones, and Captain Dion Ambrogio were pinned. Lieutenant Joseph Zappulla was absent.

Photos were taken.

Chief Fuller expressed his gratitude to the newly promoted firefighters.

**CONSENT AGENDA**

- 2. Official City Council Meeting Minutes:** City Council Meeting Minutes, May 5, 2025. - Quintella L. Moorer, City Clerk.
- 3. Educational Scholarship Ratification:** - Susy Diaz, Deputy Mayor and Education Advisory Committee Member.
- 4. Resolution 2025-13:** Authorizing the execution of an Interlocal Agreement between the City of Greenacres and Palm Beach County, pursuant to Chapter 171.046, Florida Statutes, providing for the annexation of a portion of an enclave totaling approximately 9.75 acres located on the north side of Chickasaw Road, west of Jog Road; providing for transmittal to the Palm Beach County Board of County Commissioners for subsequent action; and providing for an effective date. - Linda Mia Franco, AICP, Zoning Administrator.
- 5. Resolution 2025-23:** Authorizing the FY 2025/26 State of Florida Statewide School Readiness provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and City officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.
- 6. Resolution 2025-24:** Authorizing the FY 2025/26 Children's Services Council (CSC) scholarship provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and city officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.
- 7. Resolution 2025-25:** Authorizing the execution of an agreement with Sky Elements Drone Shows, LLC, for the provision of two drone light shows as part of the City's 100th year anniversary celebration, including the 2025 Holiday in the Park event and a second show in 2026; waiving competitive selection requirements pursuant to the procurement code exemption for artistic services; and providing for an effective date. - Monica Powery, Director of Purchasing.
- 8. Resolution 2025-27:** Authorizing the execution of an agreement with Kaliah Communications, Inc., for visual arts and digital content creation services to support the City's restaurant promotion initiative; waiving competitive selection requirements pursuant to the procurement code exemption for artistic services; authorizing the issuance of a purchase order in the amount of \$18,000; and providing for an effective date. - Monica Powery, Director of Purchasing.

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

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

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**REGULAR AGENDA**

- 9. PUBLIC HEARING: Ordinance 2025-02: Second Reading:** Amending Chapter 9, Article 1, Division 1, of the Code of Ordinances by adding Section 9-12, declaring purpose and intent, authorizing placement and installation of a school zone speed detection system, providing for administration and implementation of such a system, designating a local Hearing Officer and Clerk, making findings regarding relevant traffic data and evidence warranting additional enforcement procedures, designating school zone speed detection system locations which constitute a heightened safety risk, adopting enforcement procedures and fines, and for other purposes; and providing for conflict, severability, codification and an effective date. - Andrea McCue, City Manager.

Ms. Moorer read the Ordinance by title

Ms. McCue stated no changes were made since the first reading on May 5, 2025.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve Ordinance 2025-02 on Second reading.

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

- 10. Resolution 2025-26:** Authorizing the execution of a piggyback agreement between the City of Greenacres and American Traffic Solutions, Inc. D/b/a Verra Mobility for school zone speed camera enforcement services; providing for conflicts, severability, and an effective date. - Monica Powery, Director of Purchasing.

Ms. Powery recommended approval of the resolution and agreement for a school zone speed camera enforcement service with Verra Mobility.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve Resolution 2025-26.

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

- 11. PUBLIC HEARING: Ordinance 2025-09: Second Reading:** Amending Chapter 11, Article 4, of the Greenacres Code, entitled "City parks", amending Section 11-73, "Operating hours, Special events permit" to establish permitted hours of operation for improved parks within the City's municipal limits; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Michele Thompson, Director of Community and Recreation Services.

Ms. Moorer read the ordinance by title.

Ms. Thompson mentioned no changes were made since the first reading on May 5, 2025.

She showed photos of the park and lighting for reference.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to approve Ordinance 2025-09 on Second reading.

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

**12. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-15:** Approving an application for a Special Exception to allow a convenience store with fuel sales located within the Commercial Intensive zoning district, approximately 1,100 feet east of the intersection of Forest Hill Boulevard and Jog Road, on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, as requested by the applicant, Amber Rebert of CPH, LLC, agent for the owner, ARL FHJ, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services (DNS). *(Tabled from 4/21/2025 Meeting).*

Mr. Gallier read the Quasi-Judicial process into the record.

Ms. Moorer read the resolution by title and sworn in four people.

Deputy Mayor Diaz, Councilmembers Dugo and Tharp reported Ex-Parte communications with Staff.

Mr. Gallier stated the applicant made some changes since the first reading, such as reducing the hours of operations, increasing landscaping and buffers and more aesthetics to enhance the community. He showed updated renderings of the site.

Staff recommended approval.

Mr. Austin Hartman, representative, mentioned similar improvements to Mr. Gallier. He also mentioned the upgraded lighting design, and surveillance cameras that would constantly monitor the site. Mr. Hartman stated due to the intersections daily traffic load the station was needed in the community. He continued with the site plan justifications and mentioning the site met all requirements.

Mayor Shaw questioned emergency impacts and generator requirements. Staff agreed with the emergency needed for the proposed site. Mr. Hartman stated there was no generator on site. Councilmember Noble questioned the possibility of including a generator on site. Mr. Hartman was unable to answer.

Deputy Mayor Diaz questioned the security measures. Mr. Hartman said the camera was onsite and ongoing during service.

Councilmember Noble made a motion to approve Resolution 2025-15 with the inclusion of a permanent generator. Seconded by Councilmember Dugo. The motion failed after discussion.

Mr. Gallier stated a permeant generator would not be onsite, but a fleet of generators would be available per Florida's new laws. The City does not have any Code requirements.

Councilmember Dugo was concerned about the generator not being onsite.

Ms. Goddeau mentioned there was no need to make a generator a requirement on the vote as State Law required it.

Mayor Shaw was concerned with the lack of generators not being on site in a timing matter.

Ms. McCue added other stations in the City did not have onsite generators but were known to bring in portal generators.

Mr. Patrick Kennin mentioned the site was a generation site for over sixty years. He mentioned Murphy's head of real estate committed to being hook up ready for a generator

to come onsite when needed. They have a contractor generator service that requires a twenty-four hour timeframe to hook onsite.

Motion made by Councilmember Noble, Seconded by Councilmember Dugo.

Voting Yea: Mayor Shaw, Councilmember Noble, Councilmember Dugo

Voting Nay: Deputy Mayor Diaz, Councilmember Tharp

Mayor Shaw broke a tie vote.

**13. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-16:** Approving an application for Site and Development Plans approval including a Master Sign Plan to construct a 2,824 square-foot convenience store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations within a Commercial Intensive zoning district, located approximately 1,100 feet east of the intersection of Forest Hill Boulevard and Jog Road, on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, as requested by the applicant, Amber Rebert of CPH, LLC, agent for the owner, ARL FHJ, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of DNS. ***(Tabled from 4/21/2025 Meeting)***.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated the item was the site and development plan for the previously mentioned resolution. The previous changes were stated in the previous presentation.

Staff recommended approval.

Councilmember Tharp rejected the proposal and felt it was not the correct step to cut the site in half. Deputy Mayor Diaz felt the same as Councilmember Tharp and felt that with the new Economic Director and Retail Strategies this was not a good move.

Motion made by Councilmember Noble, Seconded by Councilmember Dugo.

Voting Yea: Mayor Shaw, Councilmember Noble, Councilmember Dugo

Voting Nay: Deputy Mayor Diaz, Councilmember Tharp

**14. PUBLIC HEARING: Ordinance 2025-07: First Reading:** Amending Chapter 16, Zoning Regulations; Article 6, Sign Regulations, to revise the provisions related to temporary signs; providing for the repeal of conflicting ordinances; providing for severability; providing for inclusion in Code; and providing for an effective date. - Millie Rivera, Planner.

Ms. Moorer read the ordinance by title.

Ms. Franco stated the ordinance was a City related initiative related to election signs. She mentioned the sign timeframe was changed from 30 to 45 days prior to an election.

She mentioned clarification of the number of signs that were established and listed as one.

Staff recommended approval.

Mr. Brain Welliver was opposed to the number of days and the amount of signs allowed with the new provisions.

Deputy Mayor Diaz confirmed the sign timeframe aligned with mail in ballots. Ms. Franco confirmed.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Diaz to approve Ordinance 2025-07 on first reading.

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

**DISCUSSION ITEM - None.**

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

None.

**CITY MANAGER'S REPORT**

- 15. Community and Recreation Services Report.
- 16. Development of Neighborhood Services Report.
- 17. Economic Development Report.
- 18. Finance Report.
- 19. Fire Rescue Report.
- 20. Information Technology Report.
- 21. Palm Beach Sheriff's Office District 16 Report.
- 22. Public Works Report
- 23. Purchasing Report.
- 24. Youth Programs.

No report.

**CITY ATTORNEY'S REPORT**

No report.

**MAYOR AND CITY COUNCIL REPORT**

*Councilmember Dugo* was impressed with the Murphy presentation.

*Mayor Shaw* mentioned he and Deputy Mayor Diaz attended the John I Leonard High School graduation. He also would attend Garcia High School graduation and Adult Education graduation.

**ADJOURNMENT**

7:05PM

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**Chuck Shaw**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

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