



## **CITY COUNCIL MEETING**

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

Monday, October 02, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## **MINUTES**

### **Mayor and City Council**

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

### **Administration**

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

### **CALL TO ORDER AND ROLL CALL**

Mayor Flores called the meeting to order at 6pm and City Clerk Moorer called the roll.

### **PLEDGE OF ALLEGIANCE**

### **AGENDA APPROVAL**

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to amend the agenda by removing item 13 and adding the recognition of National Custodial Day.

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

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

None.

### **SPECIAL BUSINESS**

- 1. Proclamation:** 90th Anniversary of Palm Beach State College. - Barbara Cipriano, Provost and Dean, Palm Beach State College.

Ms. Moorer read the proclamation by title.

Ms. Cipriano thanked the Council for their recognition.

Photos were taken.

- 2. Proclamation:** Breast Cancer Awareness Month - October 2023. - Lissette Lahoz, Promise Fund of Florida.

Ms. Moorer read the proclamation by title.

Ms. Lahoz thanked the Council and provided some literature for education.

Photos were taken.

- 3. Proclamation:** Community Planning Month - October 2023. - Denise Malone, Director of Development and Neighborhood Services.

Ms. Moorer read the proclamation by title.

Ms. Malone thanked the Council for their recognition.

Photos were taken.

- 4. Proclamation:** Fire Prevention Week, October 8-14, 2023. - Brian Fuller, Fire Chief, Fire Rescue.

Ms. Moorer read the proclamation by title.

Chief Fuller thanked the Council for their recognition.

Photos were taken.

- 5. Proclamation:** Florida Government Week, October 16-22, 2023. - Benjamin Dexter II, Youth Programs Supervisor - Teen Programs.

Ms. Moorer read the proclamation by title.

Mr. Dexter thanked the Council for their recognition and support of Youth Programs.

Photos were taken.

## CONSENT AGENDA

- 6. Official Council Minutes:** City Council Budget Hearing Meeting, September 18, 2023. - Quintella L. Moorer, City Clerk.

- 7. Resolution 2023-48:** Agreement for medical supplies; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

- 8. Resolution 2023-49:** Approving the FY 2024 agreement between the City of Greenacres and Florida Vipers, Inc. for the organization, management and operation of the City's Recreational Youth Basketball League and Programs; use of the City's gym, multi-purpose field, and classroom; and authorizing the Mayor and City Council to approve the agreement and City Officials to effectuate the implementation of the terms of this agreement. - Michele Thompson, Director of Community and Recreation Services.

- 9. Resolution 2023-50:** Approving and authorizing the execution of the third amendment to the Interlocal Agreement for Information Technology Services between the City of Greenacres and Palm Beach County (R2020-1834) for additional telephone lines. - Georges Bayard, Information Technology Director.

- 10. Resolution 2023-51:** Supporting the extension and continuation of the Palm Beach County one-cent sales surtax to fund local infrastructure projects through December 2036. - Andrea McCue, City Manager.

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

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

---

**REGULAR AGENDA**

**11. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-16:** Approving the petition for a Special Exception to allow a fast-food drive through restaurant in a Commercial Intensive (CI) zoning district, located within the River Bridge Centre on the southwest corner of Forest Hill Boulevard and South Jog Road, as requested by the petitioner, Andrew Savage, agent for the owner, Publix; providing for repeal of conflicting resolutions; and providing for an effective date.- Denise Malone, Director of DNS. *(Continued from 9/18/2023, Council Meeting).*

Ms. Moorer read the resolution by title.

Ms. Moorer swore in two people.

*Ex-parte communications:* Mayor Flores reported he met with the applicants and Ms. McCue after the September 18, 2023, meeting regarding Chick-fil-A. The rest of the Council members reported no ex-parte communications.

Mr. Savage stated the owners coordinated to get the conditions of approval completed and would possibly have a word or phrase changed but was otherwise content with the language and was ready to move forward.

Ms. Malone highlighted the revised conditions of approval which were provided to the Council.

Councilmember Bousquet was concerned with the proposal's condition Item D, regarding truck delivery and traffic flow.

Councilmember Dugo thanked the applicant and Staff for all the effort and was content with the conditions. She was not concerned with deliveries.

Councilmember Tharp thanked everyone for the effort and looked forward to the partnership with Chick-fil-A. He was not concerned with delivery issues.

Deputy Mayor Noble was happy with the conditions and that the City had control.

Councilmember Diaz thanked the applicants for listening to the City's concerns and was not concerned with delivery.

Ms. Earley ensured the Council was fully aware of all proposed conditions and she also suggested the proposed conditions be re-named as traffic management plan for final approval. She also confirmed the traffic would not be monitored when the restaurant was not operating.

Mayor Flores was concerned with the applicant changing words or phrases after approval.

Mr. Savage clarified the words or phrases were to clarify definitions in the plan. He was not certain of the changes if any.

Clarification was discussed regarding the City's ability to control any traffic issues should they arise.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Noble to approve resolution 2023-16 to approve the application with all of staff recommendations to include the traffic management plan as presented to Council.

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

**12. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-17:** Approving a site and development plan to allow for the proposed Chick-fil-A fast food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. The project consists of 4,680 square foot restaurant with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand as requested by the Petitioner, Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, providing for repeal of conflicting resolutions; and providing for an effective date. - Denise Malone, Director of DNS. *(Continued from 9/18/2023, Council Meeting).*

Ms. Moorer read the resolution by title.

Ms. Malone stated the proposed conditions applied to the site plan as well.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Noble to approve Resolution 2023-17 with all staff recommendations and conditions.

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

**13. Resolution 2023-41:** Repealing Resolution 2021-40 and establishing a Fire Prevention Schedule of Fees for services and functions performed pursuant to Chapter 5 Fire Prevention and Protection of the City of Greenacres Code of Ordinances; and providing for conflicts and an effective date. - Brian Fuller, Fire Chief, Fire Rescue.

Item was removed.

**14. Comprehensive Plan EAR GOP Review:** Denise Malone, Director of Development and Neighborhood Services.

Ms. Malone reviewed the Comp Plan with a brief glance of the goals, objectives and policies.

After discussion the Council agreed to schedule a Workshop Meeting to review the entire Comp Plan transmittal prior to submittal. Ms. McCue would set a meeting schedule.

**DISCUSSION ITEM - None.**

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

None.

**CITY MANAGER'S REPORT**

Ms. McCue mentioned the upcoming Let's Talk Series on October 11, Diliman Trail ribbon cutting ceremony, the upcoming Truck or Treat event on October 18, and the National Night Out on Crime would be held on November 20. She also stated the Read for the Record would be coming up soon.

**CITY ATTORNEY'S REPORT**

None.

**MAYOR AND CITY COUNCIL REPORT**

*Councilmember Tharp:* stated the Senior Health event was wonderful, he thanked CRS, Nicole King and Fire Rescue.

*Councilmember Dugo:* thanked the Attorney and staff for all of the events and completion of task and duties.

*Councilmember Diaz:* echoed Councilmember Tharp and Nicole King on a job well done. She was happy to see the great attendance.

*Mayor Flores:* stated the meeting hosted by the City with County Commissioner Barnett was to discuss the surtax funds.

**ADJOURNMENT**

7:06pm.

---

**Joel Flores**  
Mayor

---

**Quintella Moorer, CMC**  
City Clerk

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