



## **CITY COUNCIL MEETING**

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

Monday, April 21, 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 Deputy Mayor Diaz, Seconded by Councilmember Dugo to approve the agenda with the removal of Item 9. Voting Yea: Councilmember Dugo, Councilmember Noble, Councilmember Tharp, and Deputy Mayor Diaz.

Deputy Mayor Diaz stated there was some miscommunication going around regarding Ordinance 2025-04, and she wanted to confirm that the ordinance was only confirming the definition and clarification of Ordinance 2025-04 Item 9 as it relates to live entertainment and nightclub definitions. Deputy Mayor Diaz translated in Spanish for some of the audience.

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

None.

### **SPECIAL BUSINESS**

- 1. Proclamation:** After School Professional's Week, April 21-25, 2025. - Benjamin Dexter, Assistant Director of Youth Programs.

Deputy Mayor Diaz read the proclamation by title.

Mr. Dexter accepted and thanked the Council for honoring the program. He said they were there to inspire and that it takes a village.

Photos were taken.

**2. Proclamation:** Earth Day, April 22, 2025. - Marco Cassio, EarthDay.org.

Councilmember Tharp read the proclamation by title.

Councilmember Tharp said the Arbor Day and Great American Cleanup was happening this week.

Mr. Cassio, Palm Beach State College. Mr. Cassio stated a few changes in the state and the progress of affordable energy in the State, such as installing solar panels. He welcomes the city to keep moving forward with renewable energy.

He thanked the City and Council.

Photos were taken.

**3. Presentation:** School Zone Speed Safety Solution. - Matt Reich, Reginal Account Executive and Silvia Castellanos, Manager, Verra Mobility.

Mr. Reich and Ms. Silvia highlighted what Verra Mobility did and he also reviewed some of the statistics of the speed study. He stated that community engagement was important, the implementation was step by step, camera detection.

## CONSENT AGENDA

**4. Official City Council Meeting Minutes:** City Council Meeting Minutes, April 7, 2025. - Quintella L. Moorer, City Clerk.

**5. Resolution 2025-14:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Teri Beiriger, Director of Finance.

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

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

## REGULAR AGENDA

**6. PUBLIC HEARING: Ordinance 2025-08: Second Reading:** Amending the City of Greenacres' Budget for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025, 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 stated no changes had taken place since the First Reading on April 7, 2025.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Noble to approve Ordinance 2025-08 on Second reading.

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

**7. 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 DNS.

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

Ms. Moorer sworn in two persons.

Ms. Moorer read the resolution by title.

Mr. Gallier highlighted the special exception request, stating the request was for 1,100 square foot fuel station on Jog Road and Forest Hill Boulevard that would operate 24 hours daily.

Councilmember Tharp questioned the twenty-four-hour service and the traffic projection and location.

Councilmember Dugo was not comfortable with the hours of operation. Mr. Gallier stated due to the Code the store coolers would be shut down.

Mayor Shaw shared the same concerns as the rest of the Council.

Ms. Nicole Santana, CPH representative, outlined the site and development plans and requested approval.

Mr. Brett Brown was concerned with the pedestrian walkway on Forest Hill Boulevard.

Ms. Maria Willever felt there were too many nearby gas stations and was there any penalty for the number of stations.

Mr. Brian Willever was concerned about adding fuel stations when the city just honored Earth Day. He felt electric stations were needed.

After further discussion the Council decided to table the item by May 19, 2025. The Council was concerned with the hours of operation.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Diaz to table the item until May 19, 2025.

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

- 8. 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.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to table the item until May 19, 2025.

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

- 9. PUBLIC HEARING: Ordinance 2025-04: Second Reading:** Amending the Code of Ordinances at Article I, in General; Article 3, District Regulations; and Article 4 Supplemental District Regulations; all of Chapter 16, Zoning Regulations, to define Live

Entertainment and Nightclubs; to revise the definitions of restaurants; to revise the standards and criteria associated with live entertainment permits and mobile food dispensing vehicles; to clarify permitted uses; and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Millie Rivera, Planner. **ITEM POSTPONED - TBA**

The item was removed from the agenda.

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

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

1. Mr. Alan Casarrubias was opposed to the city referring to restaurants as nightclubs. He mentioned it was a part of the Hispanic culture to dance.
2. Ms. Jordania Areas stated it was a part of the Hispanic culture to dance after meals. She stated the restaurants represented their culture and family. She was thankful for the opportunity to work with the restaurant.
3. Ms. Maria Willever suggested adding a free tree give away for Earth Day.
4. Mr. Mario Guzman echoed the sentiments of the previous speakers. He said a dance floor does not equal a nightclub.
5. Ms. Katherin Mendez thanked the Council. She asked the Council not to close dance in restaurants, she said it was a part of her culture.
6. Mr. Brett Brown provided the city with some census updates. He wanted to honor the pioneers.

Mayor Shaw mentioned the item was postponed for clarification and to ensure businesses had the proper permits.

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

10. Community & Recreation Services Report.
11. Development and Neighborhood Services Report.
12. Economic Development Report.
13. Finance Report.
14. Fire Rescue Report.
15. Information Technology Report
16. Palm Beach Sheriff's Office District 16 Report.
17. Public Works Report.
18. Purchasing Report.
19. Youth Programs Report.

Ms. McCue said the Safe Streets public engagement would take place on May 14, 2025, at CRS. She said the Egg extravagant had over 27,000 eggs. She thanked CRS for their hard work.

#### **CITY ATTORNEY'S REPORT – No report.**

**MAYOR AND CITY COUNCIL REPORT**

*Deputy Mayor Diaz* stated the city would hold a workshop for restaurant owners. She also thanked Nicole King, CRS, Events for her hard work and she was happy to see egg recycle bins. She also highlighted Music Mends Minds, Inc. for their positive work.

*Councilmember Dugo* suggested the City create a policy for no hats in the Council. Councilmember Noble stated times had changed and it should be up to the gentlemen.

*Councilmember Tharp* asked people to come out for the Great American Clean Up. He welcomed Commissioner Joel Flores.

*Mayor Shaw* recognized County Commissioner Joel Flores.

Commissioner Flores was happy the Council was hosting a workshop for business owners.

*Mayor Shaw* stated Dr. Joaquin Garcia High School was holding its first graduation ceremony.

**ADJOURNMENT**

7:15PM

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**Chuck Shaw**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

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