



# CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, May 06, 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 5:56 pm and City Clerk Moorer called the roll.

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Dugo to approve the agenda with the addition of adding Item 19 to the Regular Agenda, regarding a Chickasaw Road Addendum Agreement.

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

### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

### SPECIAL BUSINESS

- 1. Presentation:** Commission on Ethics (COE) overview. - S. Lizabeth Martin, Education and Communication Manager, COE.

Ms. Martin presented the COE, education, training, Staff duties and resources offered. She welcomed the City to ask any questions and guidance.

Photos were taken.

- 2. Proclamation:** Building Safety Month, May 2024. - Michael Jerrahian, Building Official.

Councilmember Diaz read the proclamation summary.

Mr. Jerrahian thanked the Council for the recognition.

Photos were taken.

- 3. Proclamation:** Mental Health Awareness Month, May 2024. - Tatiana Bastian, Tatiana Bastian Consulting.

Councilmember Bousquet read the proclamation summary.

Ms. Bastian of Bastian Consulting thanked the Council and spoke about the importance of mental health awareness.

Photos were taken.

- 4. Proclamation:** Emergency Medical Service Week, May 19-25, 2024. - Chief Brian Fuller, Fire Rescue.

Councilmember Tharp read the proclamation summary.

Chief Fuller thanked the Council.

Photos were taken.

- 5. Presentation:** Fire Rescue Captain Promotions. - Chief Brian Fuller, Fire Rescue.

Chief Fuller recognized all the City of Greenacres Fire Rescue.

He pinned four newly promoted Captains.

He thanked them all for their services and photos were taken.

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

Representative Silvers provided a legislative update and stated it was his last year as a Representative for the City of Greenacres. He highlighted certain items such as Chickasaw Road, insurance policies and bank transactions.

Councilmember Diaz thanked Representative Silvers for advocating for the City of Greenacres and assisting with appropriations.

Councilmember Tharp and Mayor Shaw echoed the appreciation to Representative Silvers.

## CONSENT AGENDA

- 7. Official Council Meeting Minutes:** City Council Meeting, April 15, 2024, and City Council Special Meeting, April 29, 2024. - Quintella Moorer, City Clerk.

- 8. Resolution 2024-26:** The agreement between the City of Greenacres and TCLM Enterprise, Inc., to furnish and install gravity sanitary sewer mains and manholes between 6' and 16' deep, demolition of existing pavement, pavement restoration, milling and resurfacing, sod restoration, re-striping and signage, and all other work incidental thereto; authorizing the appropriate city officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

- 9. Bid RFP No. 23-001:** Holiday Lights Display. - Monica Powery, Director of Purchasing.

**10. Resolution 2024-25:** Authorizing an agreement for the re-installation of the City radio system on a cellular tower at Ira Van Bullock Tower; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Dugo to approve the Consent Agenda with the addition of adding Item 19 regarding the Chickasaw Road Addendum agreement.

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

## REGULAR AGENDA

**11. 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. *(Tabled from 4/15/24 Council Meeting)*.

Ms. Moorer read the ordinance by title.

Mr. Donaldson Hearing, Cotleur and Hearing stated Complete Property Maintenance (CPM) was a great organization and stated they were willing to provide an annexation agreement to include, conditions, standards, and road maintenance and repairs. He addressed the number of work vehicles on site and mentioned the state-of-the-art GPS system for all work vehicles and cameras.

Mr. Gallier provided a brief history of the annexation, which included the grandfather uses which were time of operations and setbacks for nursery operations, these were the standards of Palm Beach County.

Mr. Robert Gardner was allowed to speak and mentioned he was not happy about the road uses and was a resident for 56 years and would rather no business operate on the private road.

Councilmember Diaz questioned the operation standards regarding operations in the County verses the City's Code. Mayor Shaw stated there was an issue with traffic on Gardner Lane and he experienced himself.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2023-23 on First Reading as amended with staff recommendations and a letter of commitment.

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

Voting Nay: Councilmember Noble.

**12. 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. *(Tabled from the 4/15/24 Council Meeting)*

Ms. Moorer read the ordinance by title.

Mr. Gallier stated the ordinance was amending the land designation from Palm Beach County to a City of Greenacre residential low density. He mentioned all requirements were met and the Planning advisory board approved. Staff recommended approval.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Dugo to approve ordinance 2024-03 on First Reading.

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

**13. 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. *(Tabled from the 4/15/24 Council Meeting)*.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated the rezoning change was from a Palm Beach agricultural residential designation to a City of Greenacres agricultural residential designation. The Planning advisory board and Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Dugo to approve Ordinance 2024-04 on First Reading.

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

**14. PUBLIC HEARING: Ordinance 2024-05: Second 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 (FDCC); providing for inclusion in the comprehensive plan; and providing

for an effective date. - Gioggi Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated there had been no changes to the ordinance since the first reading. Staff recommended approval.

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

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

**15. PUBLIC HEARING: Ordinance 2024-06: Second 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. - Gioggi Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Gallier stated the ordinance was changing the Palm Beach agricultural residential designation to a City of Greenacres Government Use designation. Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Tharp to approve the Ordinance on Second reading.

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

**16. PUBLIC HEARING: Ordinance 2024-12: Second 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 no changes had been made since the last reading.

Staff recommended approval.

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

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

**17. PUBLIC HEARING: Ordinance 2024-13: First Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Sign Regulations, to revise provisions related to prohibited signs, computation of sign number and sign area, visibility triangles, administrative variances for master sign plans, conditions of approval for master sign plans, temporary signs, and other signs; providing for severability, conflicts, codification, and an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier highlighted a few changes such as streamlining some processes, wall signs, trademarks, window signage standards and temporary signs. He mentioned some changes to the temporary sign requirements to include setback changes from ten feet to five feet, removal requirements from three days to one day, the amount of allowable signs on residential and commercial properties.

Mr. Gallier also suggested, as it related to elections, that the time period for signs be reduced from 60 days to 30 days, limited number of signs be reduced to one sign per candidate and or issue. He noted the size remain the same as revised in 2022, which was three square feet on residential and four-square feet on commercial.

After clarification the Council agreed to larger 4x4 (16 square feet) candidate signs, one per location, per candidate or issue, with limited designated areas for signs on public and City properties.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Dugo to approve Ordinance 2024-13 on First reading with Council's recommendations.

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

**18. PUBLIC HEARING: Ordinance 2024-14: First Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 3, Public Places, Subdivision 2, Art in Public Places to revise provisions for clarity, and Sections 16-665 to 16-676 to establish criteria and a procedure for the approval of murals; providing for severability, conflicts, codification, and an effective date. - Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Malone stated the ordinance was to amend and establish procedures and criteria for mural.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2024-14 on First Reading.

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

Item 19, Resolution 2024-27 was added.

**19. Resolution 2024-27:** Approving the addendum to the Interlocal agreement with the Lake Worth Drainage District for improvements to Chickasaw Road.

She stated the addendum allows the City ownership of the entire road.

Motion made by Councilmember Bousquet, Seconded by Councilmember Tharp to approve Resolution 2024-27.

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

**DISCUSSION ITEM - None.**

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

Ms. Emily Jacobs-Robarts, resident, suggested the City look into free rides for seniors.

**CITY MANAGER'S REPORT**

Ms. McCue congratulated Gigi Chaz, Director of Economic Development for an outstanding Business Summit event. She requested the Council cancel the June 3, 2024, meeting. The Council agreed.

She thanked Greenacres Bowl for donating over sixty televisions for some Greenacres residents. Ms. McCue also thanked Austin Lee, Director of Communications and Fire Rescue Chief Brian Fuller for assisting with applying for the Community Funding Grant for the Emergency Operations Center building.

**CITY ATTORNEY'S REPORT**

Ms. Early mentioned the annually ethics training requirements.

**MAYOR AND CITY COUNCIL REPORT**

*Councilmember Diaz* thanked the Education Advisory Board and Staff for their participation in the scholarship selection. She also commented on the Firefighter Challenge.

*Councilmember Bousquet* mentioned her donation of personal shopping carts to some of the seniors in Greenacres. She asked if the Council would consider allowing the City to purchase more carts for seniors. Most of the Council agreed to have Staff look into allowing City funds to purchase some carts and/or make personal donations.

*Mayor Shaw* advised the Council of the possibilities of obtaining the Pine Jog Environmental Center and obtaining space west of John I Leonard High School for a new fire station in conjunction with a Firefighter Academy at the school.

**ADJOURNMENT**

7:45PM

**Chuck Shaw**  
Mayor

**Quintella Moorer, MMC**  
City Clerk

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