



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, August 21, 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 6:01PM and City Clerk Moorer called the roll.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Noble to approve the agenda with the inclusion of removing Item number 4, Resolution 2023-31, to the Regular Agenda.

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

Mr. Michael Rodriguez, Wendy's restaurant owner stated he was opposed to the new Chick-fil-A restaurant due to competition, economy, and employee loss.

SPECIAL BUSINESS

1. Comprehensive Plan, Evaluation and Appraisal Report (EAR) update. - Denise Malone, Director of Development and Neighborhood Services.

Ms. Malone reviewed the Comprehensive Plan which would be transmitted to the State in September. She highlighted the included elements, and the big picture summary, next steps to be taken and element concepts.

CONSENT AGENDA

2. **Official Council Minutes:** City Council Meeting Minutes, August 7, 2023. - Quintella L. Moorer, City Clerk.
3. **Resolution 2023-30:** Amending and adopting the Personnel Policies Handbook; repealing all Resolutions and Council Policies in conflict herewith; providing a conflicts

clause and a severability clause; providing an effective date and for other purposes. - Suzanne Skidmore, Director of Human Resources and Risk Management.

- 4. Resolution 2023-32:** Authorizing the submittal of the 2022 Department of Homeland Security Grant Application for Assistance to firefighters in the amount of \$69,300.96 for the purpose of covering the overtime cost associated with training and of backfill personnel who are training using front-line apparatus and equipment providing the most real-life experience; and providing an effective date. -Teri Lea Beiriger, Director of Finance.
- 5. Resolution 2023-33:** Approving the Traffic Control Jurisdiction Agreement between the City of Greenacres/Palm Beach County Sheriff's Office (PBSO) District 16, and the Ranchette Square Homeowner's Association Inc., for the Ranchette Road Townhomes. - Denise Malone, Director of Development of Neighborhood Services.
- 6. Resolution 2023-36:** Authorizing the execution of the fiscal year 2023-2024 Community Development Block Grant (CDBG) Agreement for Phase 2 Lift Station Original Section sewer project; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

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

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

REGULAR AGENDA

- 7. 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.- Kara Irwin-Ferris, AICP, City Consultant.

Mayor Flores stated Items 8 and 9 would be read together as Quasi-Judicial items but voted on separately.

Ms. Malone read the Quasi-Judicial Hearing procedures.

Ms. Moorer sworn in four people.

Ms. Moorer read the ordinance by title.

No ex-parte communication was reported by the Mayor and Council.

Mr. Nicolas Hagood, Bohler Engineering, presented the Special Exception as it related to Chick-fil-A. He highlighted the flow of the double line drive through process, storm water drainage, service to the community, quality of employment and training.

Mr. Hagood also mentioned a comprehensive traffic study was completed and the outcome was reported as no major impacts to the City and he stated the applicant added additional landscaping.

Ms. Malone presented Staff's presentation. She stated the site plan special exception was for a drive through with a one-way circular by-pass lane to be used. She continued to explain the flow of the parking lot.

Ms. Malone discussed more about the parking spaces, landscaping, peak hours, traffic impact, entrance and exit, drainage and utilities.

She said the request does comply with the City's Comprehensive Plan and was consistent with the surrounding area. Staff recommended approval.

The Mayor and Council collectively mentioned various concerns such as traffic patterns, parking lot configuration options, school release schedules, congestion at the entrance and exit lanes, peak hours and handling double lanes, amount of car pile up and dumpster enclosures.

Ms. Malone explained the parking lot was treated as a whole and not by separate owners.

Mr. Hagood explained a traffic study was completed and he did not foresee an issue based on the traffic stimulation.

Mr. Adam Kerr, Kimberly Horn stated analysis and stimulations were done by engineers and they did not expect any issues.

After further discussion, Mr. Hagood stated the applicant trusted the data and did not feel traffic was an issue.

Mayor Flores asked if the item could be moved to figure out more options for parking reconfigurations.

Ms. Goddeau stated the item could be continued until a time uncertain and/or create conditions of approval which would be enforced by the City's Code Enforcement.

Mr. Michael Rodriguez, Wendy's owner stated he opposed Chick-fil-a in the River Bridge Centre as he felt traffic would create an issue.

Mr. Charles Shaw, resident, agreed that there were issues with the existing traffic flow at the River Bridge Centre plaza and suggested to continue the item until there was a parking lot reconfiguration plan.

The Council agreed to continue the item until September 5, 2023, at 6:30pm in the Greenacres Council Chambers.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve to Continue Ordinance 2023-16 to September 5, 2023.

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

- 8. 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. - Kara Irwin-Ferris, AICP, City Consultant.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to continue Ordinance 2023-17 to the September 5, 2023, Council Meeting at 6:30pm.

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

- 9. Ordinance 2023-09: First Reading:** Amending Chapter 15 Utilities, Article 4, Wastewater, Division 2, improvements, to include an additional project at Section 15-95 for expansion of Palm Beach County's wastewater system within the City of Greenacres; which project may be funded by special assessments determined by Palm Beach County; providing for conflicts, severability, codification, and an effective date. - Andrea McCue, City Manager.

Ms. Moorer read the ordinance by title.

Ms. McCue stated the City received notice from Palm Beach Utilities that residents of Walker Avenue petitioned for storm water access. The City was required to approve a resolution to include the improvements. A special assessment and cost would be sent to residents.

Motion made by Deputy Mayor Noble, Seconded by Councilmember Dugo to approve Ordinance 2023-09, on First Reading.

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

- 10. Resolution 2023-31:** Approving the establishment of an Education Advisory Committee; providing for a purpose, composition, qualifications, duties, meetings, and an effective date. - Andrea McCue, City Manager.

Councilmember Diaz wanted clarification regarding Section 4 number 2 of the resolution. regarding zone areas for Greenacres for member participation. After discussion, the Council decided to revise the language to read "within the City's zoned attendance area". Ms. McCue also mentioned the Committee would have nine members.

Motion made by Councilmember Diaz, Seconded by Councilmember Dugo to approve the revised language stated by Staff.

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

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Ms. Celia Lema, President, Uruguay Hoy, Community Services, Inc. requested a Jose Artigas Uruguayan historic statue. She left signed petitions with the City Clerk and contact information.

CITY MANAGER'S REPORT

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

Ms. McCue stated the next Let's Talk would be held August 23 at 6pm. She mentioned the press conference with Congresswoman Lois Frankel would be August 28 regarding the Youth Programs building.

Ms. McCue said the Miami Diaper bank distribution partnership was a success. She also stated the City's 100th Year Celebration was planned for May 2025 - May 2026. She would like to create a thirteen-member committee to start the planning.

Ms. McCue mentioned the City would be starting a Restaurant Spotlight that would highlight one restaurant biweekly on social media.

CITY ATTORNEY'S REPORT

Ms. Goddeau said the Insurance Commissioner ordered companies to review the insurance price change.

MAYOR AND CITY COUNCIL REPORT

Councilmember Tharp thanked Staff regarding the Diaper drive turn out and congratulations to Astro Skate on the grand opening. He also mentioned the Greenacres Bowl for the Florida Sports Hall of Fame fundraising had nice turn out.

Councilmember Diaz congratulated the Greenacres Adult daycare tenth anniversary and Astro Skate grand opening. She also congratulated Ms. McCue regarding her Hometown Hero award from the Florida League of Cities. She thanked Fire Rescue for allowing her the honor of joining the Recruit Walk, as part of the Fire Rescue training program.

Mayor Flores said the League of Cities Conference was very informative and would like to see all of Council attend next year. He suggested adding a previous Councilmember to serve on the 100th year committee.

Mayor Flores asked for Council's consideration to add a discussion item regarding an international walk, or something related to celebrating diversity in the City.

Councilmember Dugo suggested Ms. McCue review previous request for monuments.

ADJOURNMENT

7:47pm.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____