



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, July 17, 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 Tharp to approve the Agenda. Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

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

Ms. Edna Keenan resident of Lake Worth Beach was concerned about the drainage and parcel set back footage behind Chickasaw Road project.

#### SPECIAL BUSINESS

- 1. Proclamation:** 12th Annual KidsFit Jamathon, July 19, 2023. - Wil Romelus, Executive Director of Digital Vibez.

Ms. Moorer read the proclamation by title.

Mr. Romelus stated he was happy to be a part of fighting obesity in children and was proud that the KidFit Jamathon was the largest in the country and was celebrating twelve years of success.

Photos were taken.

- 2. Proclamations:** Parks and Recreation Month and Parks Professionals Day, July 21, 2023. - Jean Francois, Recreation Manager.

Ms. Moorer read the proclamation by title.

Mr. Francois thanked the Council and Staff.

Photos were taken.

**3. Presentation:** Lobbyist Legislative Update. - Joseph Salzverg, Gray Robinson.

Mr. Salzverg stated he was proud to work for the City of Greenacres and was proud to announce the success of funding for the Swain Boulevard sewer project and the new Youth Programs building. He highlighted various bills passing to include SB 170.

Councilmember Diaz questioned the status of property insurance across South Florida. He said he did not see any short term solutions and was hoping to see improvements.

Mr. Salzverg offered his support to the Council and residents.

Deputy Mayor Noble stated insurance should be reviewed closely and by the material.

Mayor Flores told a story about his connection with Mr. Salzverg and stated he was one of his greatest decisions he had made with the City. He stated he was proud of Mr. Salzverg and thankful for his commitment.

Ms. McCue thanked Mr. Salzverg for honesty and hard work.

Mr. Salzverg thanked the City.

Mayor Flores welcomed Ms. Gigi Chaz Director of Economic Development to the City. Ms. Chaz thanked the Council and was excited to be a part of the City.

**4. Presentation:** Transportation Planning Agency Citizen's Advisory Committee Update. - Aquanette Thomas, Vice President Valley Community Bank.

Ms. Thomas thanked the City for the invite and she highlighted a few projects such as long range planning and adding bike lanes to Lake Worth Road. Mayor Flores thanked Ms. Thomas for stepping up to the board and volunteering on the TPA.

**5. Presentation:** Annual Comprehensive Financial Report. - Teri Beiriger, Director of Finance and Ron Bennet, CPA, Nowlen, Holt and Miner, PA.

Mr. Bennet thanked the City for allowing him to serve. Mr. Bennet stated the City increased in revenues by 38 percent and was surprised to see such a big increase. He reviewed some graphs of the increases. He explained the Summary of Fund Balance, and Net Position reports.

He said the City was in great shape.

**6. Presentation:** Youth Programs Building Presentation. - JoNae Cromartie, Song Associates, Inc.

Mr. Carlos Cedeno, Director of Public Works, introduced Ms. Cromartie.

Ms. Cromartie stated the concept came from Arbor Day and Tree City USA. She presented the site plan design concept. She stated there would be an indoor garden, green space, Administrative offices, technology lab, culinary area, outdoor patio, and classrooms. Mr. Jorge Fuentes, Principal thanked the Council and Staff and stated the building was 1,700 square feet and could hold up to 200 students.

Councilmember Tharp loved the project. Councilmember Diaz thanked Song and Associates and felt the design would elevate the City's program.

Mayor Flores asked about the glass on the stairway and active shooter safety measures.

Mr. Jorge Fuentes stated safety measures were considered but would get with the Sheriff's Department to further ensure all safety concerns were met.

Mayor Flores asked if it was possible to open the Center during the day while kids were at school for adult usage.

Captain Moore, Palm Beach Sheriff's Office, stated that once the City was ready for a safety review of the building, he would welcome it.

## CONSENT AGENDA

**7. Official Council Minutes:** City Council Meeting and City Council Special Meeting Minutes, June 5, 2023. - Quintella L. Moorer, City Clerk.

**8. Resolution 2023-23:** Approving the agreement between the City of Greenacres and Shellard Lighting Designs LLC, to provide holiday lighting and decorations at Samuel J. Ferreri Community Park; authorizing the appropriate city officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

9. First Amendment EMS Shelter Staffing Agreement. - Brian Fuller, Fire Chief, Fire Rescue .

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

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

## REGULAR AGENDA

**10. PUBLIC HEARING: Ordinance 2023-06: 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 one parcel of land totaling approximately 4.993 acres, located at 6645 Chickasaw Road from a City of Greenacres designation Residential Medium density (RS-RM) to a City of Greenacres designation of Residential High Density (RS-RH) as requested by Cotleur & Hearing, agent for the owner, MF Associates Greenacres LLC.; providing for repeal of conflicting ordinances, severability, transmittal, inclusion in the comprehensive plan; and an effective date. - Denise Malone, Director of Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Malone reviewed the presentation from the First reading and stated no changes had been made since the First reading.

Ms. Malone presented the presentation from the June 5, 2023, meeting.

Deputy Mayor Noble disagreed with the increase of high density. He provided an overview of his dislike of the Park Pointe development. He preferred to stay with medium density.

The Council asked about site plans, garage space and affordable housing.

Mr. George Missimer stated the site plan was not completed yet and he did not think the homes were planned for affordable housing. Councilmember Bousquet was very excited about the development.

Motion made by Councilmember Bousquet, Seconded by Councilmember Tharp to approve Ordinance 2023-06 on Second reading.

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

Voting Nay: Deputy Mayor Noble.

**11. PUBLIC HEARING: Ordinance 2023-07:Second Reading:** Approving a zoning change and official zoning map amendment for a parcel of land totaling approximately 4.993 acres, located at 6645 Chickasaw Road from a City of Greenacres designation of Residential Medium-2 (RM-2) to a City of Greenacres designation of Residential High (RH), as requested by the petitioner, Cotleur & Hearing, agent for the owner, MF Associates Greenacres LLC; providing for changes to the official zoning map, repeal of conflicting ordinances, severability; and providing for an effective date. - Denise Malone, Director of Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Malone stated this ordinance complemented Ordinance 2023-06. She said all requirements from Code were met and were allowed within the City.

Deputy Mayor Noble stated he voted against the ordinance on first reading and planned to vote against the ordinance again. He felt most residents would not understand the public notice that was mailed out.

Ms. Edna Keena was concerned about privacy with the height of the new buildings and she mentioned drainage concerns again. She also mentioned she brought in three letters from other residents opposing the new development.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2023-07 on Second reading.

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

Voting Nay: Deputy Mayor Noble.

**12. Florida League of Cities Annual Conference Voting Delegate:** Each municipality sending representatives to the Annual Conference must designate one of the current officials as a Voting Delegate to cast their votes at the Annual Business Session. - Andrea McCue, City Manager.

Ms. McCue stated the League of Cities annual meeting would be held August 2023. The consensus of the Council was to designate Mayor Flores to be the City's voting delegate.

## **DISCUSSION ITEM**

13. Fire Assessment - Councilmember Judith Dugo.

Councilmember Dugo suggested implementing a fire assessment and/or conducting a study to determine if the City needed a fire assessment. She felt a fire assessment would assist in financing projects such as a fire station and help relieve staff from various task.

Councilmember Diaz, Tharp, Bousquet and Mayor Flores were not in favor of implementing a fire assessment as they felt the City was in good standing financially and felt there was no need to impose a tax to the City's mostly fixed income residents.

After further discussion, the Council's consensus was to not move forward with a fire assessment.

14. Education Advisory Committee - Andrea McCue, City Manager.

Ms. McCue mentioned a summary of nearby cities whom had already established Education Committees, she highlighted the size of boards, some tasks, and connections to the school board.

The Council's consensus was to move forward with creating an Education Advisory board.

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

None.

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

15. Community and Recreation Services Report.

16. Development and Neighborhood Services Department Report.

17. Finance Report.

18. Fire Rescue Report.

19. Information Technology Report.

20. Palm Beach Sheriff's Office District 16 Report.

21. Public Works Report.

22. Purchasing Report.

23. Youth Programs Report.

Ms. McCue mentioned the letter of support for the City of Atlantis airport. She also discussed adopting a medical marijuana dispensary cap for the City. She also mentioned the City would be in the next phase of the transportation planning advisory.

Ms. McCue said the Back to school give away would be July 28 and the City was collecting supplies.

Council mentioned supportive feedback regarding Ms. McCue's comments.

Deputy Mayor Noble felt the City needed more entertainment.

Mayor Flores questioned the status of the Comprehensive plan review. The Council agreed to hold a Comprehensive presentation prior to approval.

### **CITY ATTORNEY'S REPORT**

Contact the firm should the Council have questions regarding the newly passed bills.

### **MAYOR AND CITY COUNCIL REPORT**

No report.

### **ADJOURNMENT**

8:08 PM.

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**Joel Flores**  
Mayor

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**Quintella Moorer, CMC**  
City Clerk

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