



## **CITY COUNCIL MEETING**

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

Monday, June 05, 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. Councilmembers Bousquet and Diaz were absent.

### **PLEDGE OF ALLEGIANCE**

### **AGENDA APPROVAL**

Motion made by Councilmember Dugo to approve the agenda with the removal of Agenda Item 10 Seconded by Councilmember Tharp.

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

Mayor Flores also welcomed the City's two summer interns to the meeting, Ms. Lily Stewart and Mr. Stiles Higgins.

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

None.

### **SPECIAL BUSINESS**

#### **1. Presentation:** Legislative Update. - The Honorable State Senator Bobby Powell, District 24.

Senator Powell updated the Council regarding various Bills such as Legal Instrument Bill 286, Abandonment of historic cemeteries, Florida museums of black history, elections, and affordable housing. He also mentioned funding awarded to Greenacres for phase one of the Septic to Sewer project and the Youth Programs building. Senator Powell thanked the Council for their time. The Mayor thanked Senator Powell and Staff for their hard work.

- 2. Proclamation:** National Gun Violence Awareness Day, June 2, 2023. - Kathy Valentine.  
Ms. Moorer read the proclamation by title.  
Ms. Valentine thanked the City for the acknowledgement.  
Photos were taken.
- 3. Proclamation:** Code Enforcement Officers Week, June 5-9, 2023. - Denise Malone, Director of Development and Neighborhood Services Department.  
Ms. Moorer read the proclamation by title.  
Ms. Malone and Staff thanked the City for the acknowledgment.  
Photos were taken.  
Mayor Flores presented Deputy Mayor Noble with a League of Cities proclamation celebrating his 25 years of service in local government.

## CONSENT AGENDA

- 4. Official Council Minutes:** City Council Meeting Minutes, May 15, 2023. - Quintella L. Moorer, City Clerk.
- 5. Resolution 2023-22:** Authorizing the execution of the FY 2022-2023 Interlocal Agreement between Palm Beach County and the City of Greenacres for the full reimbursement of Emergency Medical Services Grant equipment in the amount of \$15,562.74; and providing for an effective date. - Brian Fuller, Fire Chief, Fire Rescue.
- 6. Board Appointment of the Board of Adjustment and Appeals Board:** Appointing Vania Siffrant to serve a four (4) year unlimited staggered term. - Andrea McCue, City Manager.  
Motion made by Councilmember Dugo to approve the Consent Agenda. Seconded by Councilmember Tharp.  
Voting Yea: Deputy Mayor Noble, Councilmember Tharp, and Councilmember Dugo.

## REGULAR AGENDA

- 7. Ordinance 2023-06: 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 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.  
George Missimer and Jeanne Ducharme, of Cotleur and Hearing representing the applicant regarding agenda items 7 and 8. Ms. Ducharme requested to amend the land use map to a Residential high density. She said the land use was compatible and comprehensive to the surrounding area. Ms. Ducharme stated the developer agreed to add landscaping around the buffer.

Ms. Malone provided some background information on the site plan. She stated there was surrounding compatibility with the site plan. Staff determined the site plan was consistent with the City's comprehensive plan. Staff and the Planning Board of Adjustments recommended approval of Ordinance 2023-06.

Deputy Mayor Noble did not agree with high density residential in Greenacres and felt it would create more congestion in the area. He felt medium residential was better.

Mr. Missimer stated the change was a low change, with garages and plenty of buffering.

Mayor Flores asked Staff what was the status of Chickasaw Road project. Ms. McCue stated they were waiting on the County's agreement to move forward with the canal piping.

Mr. Missimer stated the applicant was committed to moving forward with the project.

Motion made by Councilmember Dugo to approve Ordinance 2023-06 on First Reading  
Seconded by Councilmember Tharp.

Voting Nay: Deputy Mayor Noble.

- 8. Ordinance 2023-07: First 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, Coteleur & 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 provided some site history beginning in 2014. She stated the request was to move to a Residential High and the area was comparable, no safety issues, and had met criteria for development.

Staff and Planning Board of Adjustment recommended approval of Ordinance 2023-07.

Deputy Mayor Noble did not agree with the zone changing and felt the City was not ready to increase the density. He felt it was better to revisit after the piping was completed.

Motion made by Councilmember Tharp to approve Ordinance 2023-07 on First Reading  
Seconded by Councilmember Dugo.

Voting Nay: Deputy Mayor Noble.

- 9. PUBLIC HEARING: Ordinance 2023-08: First Reading:** Amending the Comprehensive Plan, more specifically to adopt a multiple future land use designation, in its entirety as contained herein; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Economic Development; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Denise Malone, Director of Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Malone stated the ordinance created a multiple future land use designation. She stated it allowed for increase in land density and would require Council approval. The idea to create this use was to place emphasis on obtainable housing and require incentives for performance measures. Staff and the Planning Board recommended approval.

Deputy Mayor Noble said he would not vote since two other Councilmembers were absent and he wanted time to do more research.

Ms. Malone explained the approval process would take two to three months before returning to Council.

Mayor Flores questioned what standards were considered obtainable housing and what was the price level. Ms. Malone stated it was not included in the plan and the land regulations would define and narrow down. Mayor Flores wanted the Council to discuss and define those projects to ensure the housing would be obtainable.

Motion made by Councilmember Dugo to approve Ordinance 2023-08 Seconded by Councilmember Tharp.

Voting Nay: Deputy Mayor Noble.

**10. 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 Development and Neighborhood Services.

Agenda Item 10 was removed from the Agenda by the Council.

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

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

Commissioner Michele Barnett, District 3 introduced himself as a new resident and looked forward to working the Council.

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

Ms. McCue stated the City would host a community meeting June 6, 6:30pm at the Community Center to address concerns, questions and educate the residents regarding the septic to sewer project. The next Let's Talk conversation would take place June 7 on water safety. She also recognized the Youth Programs Department for the re approval of their accreditation.

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

No report.

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

*Councilmember Tharp:* congratulated Fire Rescue on the first chili cook off and on taking home the win of the best chili.

#### **ADJOURNMENT**

7:03PM

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**Joel Flores**  
Mayor

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**Quintella Moorer, CMC**  
City Clerk

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