



## **CITY COUNCIL MEETING**

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

Monday, July 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 Councilmember Dugo, Seconded by Councilmember Noble to approve the agenda.

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

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

None.

### **SPECIAL BUSINESS**

- 1. Presentation:** The Honorable House Representative Anne Gerwig, House District 93. - Legislative Update.

Representative Gerwig presented the Council with a million dollar check for two city projects. She mentioned a few updates such as school supply tax exemptions, the length of the session, certain hurricane supply items would be tax exempt and Fentanyl Awareness Day. She also mentioned the outcome of school starting times.

The Council thanked Representative Gerwig for her assistance.

Photos were taken.

- 2. Presentation:** Economic Development Update. - Kelly Smallridge, President and CEO of Business Development Board of Palm Beach County.

Ms. Smallridge provided the City with some guidance on economic transformation. She provided some background information about the services the Board could provide. She highlighted what developers wanted such as walkability, streamlined entitlement process and shovel ready, turnkey properties. She recommended a town center, to create jobs and tax revenue.

Ms. Smallridge mentioned various types of companies that would be marketable such as science, technology, distribution, aviation facilities and wall street.

Ms. Smallridge suggested a few ideas to assist with investments such as ready-to-go sites, allow height and density, skilled workforce and streamlined permitting.

Mayor Shaw stated he would be in contact to seize the moment.

**3. Presentation:** Certificate of Recognition to Beth Bryant, Palm Beach Sheriff's Office (PBSO). - Captain Craig Turner, PBSO.

Captain Turner mentioned Ms. Bryant made his transition to District 16 flawless. He thanked Ms. Bryant for her assistance and for over twenty years of service with the Sheriff's Office. He was proud of her promotion and stated she would be missed.

Photos were taken.

## CONSENT AGENDA

- 4. Official City Council Meeting Minutes:** City Council Meeting Minutes, June 16, 2025, and City Council Special Meeting Minutes, June 16, 2025. - Quintella L. Moorer, City Clerk.
- 5. Resolution 2025-29:** Approving the adoption of agreement (attached hereto as Exhibit "A") for the 457(b)-match plan for IAFF Bargaining Unit Members; and authorizing the appropriate City Official to effectuate the terms of this agreement. - Teri Lea Beiriger, Director of Finance.
- 6. Resolution 2025-30:** Approving the assessment rate for residential solid waste collection services for the fiscal year beginning on October 1, 2025; imposing a residential solid waste collection service assessment against assessed property located within the City of Greenacres for the fiscal year beginning on October 1, 2025; providing for severability; providing for conflicts; and providing an effective date. - Teri Beiriger, Director of Finance.
- 7. Resolution 2025-31:** In support of the 2021 Lake Worth Lagoon Management Plan, through the Lake Worth Legislative Funding request. - Carlos Cedeño, Director of Public Works.

Motion made by Councilmember Tharp, Seconded by Councilmember Noble to approve the Consent agenda.

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

## REGULAR AGENDA

- 8. PUBLIC HEARING: Ordinance 2025-10: First Reading:** Amending the Code of Ordinances Chapter 16, at Article I, in General; Zoning Regulations, Article 4, Supplementary District Regulations; Article 5, Specific Developments; Article 6, Sign Regulations; Article 9, Nonconforming Uses, Structures, Buildings, Lots, Signs, etc.; to move Sign Criteria for Planned Commercial Developments to Article 6; to revise the provisions related to sign permits, master sign plans, and nonconforming signs; and other

signs; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Gionni Gallier, Assistant Director DNS.

Ms. Moorer read the ordinance by title.

Mr. Gallier mentioned the ordinance was City initiated to make the code clearer and align with the modern standards. He mentioned some nonconforming signs would be allowed to remain the same due to discussion with owners, cost and visibility. Mr. Gallier mentioned other clarity changes and updated conditions.

Staff recommended approval.

Deputy Mayor Diaz questioned the process for non-compliant owners and the process.

Staff recommended approval of the ordinance.

Motion made by Councilmember Noble, Seconded by Councilmember Dugo to approve Ordinance 2025-10 on First Reading.

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

- 9. PUBLIC HEARING: Ordinance 2025-12: 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 sixteen (16) parcels of land totaling approximately 9.7541 acres, located at 6561, 6571, 6523, 6563 Chickasaw Road and 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 Wry Road from a Palm Beach County (PBC) Low Residential, 3 Units Per Acre LR-3 to the City of Greenacres Residential Low Density (RS-LD) land use designation, as requested by the City of Greenacres; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the comprehensive plan; and providing for an effective date. - Gionni Gallier, Assistant Director DNS.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated he would present both Ordinances 2025-12 and 2025-13 together but advised the Council to vote separately. He said the ordinances comminate the annexations that were approved in May of 2025. The ordinances were the rezoning of the land parcels. Mr. Gallier stated the parcels were zoned for residential single-family homes. Notices were provided to the surrounding parcels.

Councilmember Noble questioned if there were any legal issues with any residents or the county. Mr. Gallier stated no legal issues were pending.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Diaz to approve Ordinance 2025-12 on First reading.

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

- 10. PUBLIC HEARING: Ordinance 2025-13: First Reading:** Approving a rezoning for Sixteen (16) parcels of land totaling approximately 9.7541 acres, located at 6561, 6571, 6523, 6563 Chickasaw Road and 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 Wry Road from a Palm Beach County Agricultural Residential (AR) and

Single Family Residential (RS) to the City of Greenacres RL-3 Residential Low Density 3 (5 Units Per Acre) zoning district, as requested by 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. - Gionni Gallier, Assistant Director DNS.

Ms. Moorer read the ordinance by title.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Noble to approve Ordinance 2025-13 on First Reading.

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

11. Florida League of Cities, Annual Conference, August 14-16, 2025, Voting Delegate selection. - Andrea McCue, City Manager.

Motion made by Councilmember Noble, Seconded by Deputy Mayor Diaz to appoint Councilmember Dugo as the voting delegate.

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

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

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

1. Mr. and Mrs. Kasprzyk requested the City review the land annexation change that was currently impacting on the sale of their home located at 6433 33rd Court. Ms. McCue stated she would follow up with the residents to address options.
2. Mr. Bruce Lewis offered assistance with development projects within the City of Greenacres. He mentioned there were individuals looking into development in the City. He wanted to provide help with local businesses, development and investments.
3. Ms. Thais Sullivan of Valley National Bank offered her assistance with any needs the City may have. She mentioned her background with development and CRA projects.
4. Mr. Brandon Cabrera, BrandX, echoed with the comments from Ms. Smallridge and mentioned the opportunity in the City was special and felt the time was now and the City should move forward.

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

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

**21. Youth Programs Report.**

Ms. McCue requested the Council cancel the August 18 Meeting due to the lack of items. The meeting was cancelled. She said the safety action plan kick off took place last week and was excited to begin the project.

She mentioned the Department of Government Efficiency sent a notice to the City and the City had complied with both inquiries.

She reminded everyone of the Backpack Giveaway, Community Center, Friday 9:30-11:30, and was grateful for the generosity especially from the Glassier.

**CITY ATTORNEY'S REPORT**

Ms. Goddeau stated there were new laws requiring some preemptions that would require review of the City's policies. She would get with Staff to ensure the City was in occurrence.

**MAYOR AND CITY COUNCIL REPORT**

*Deputy Mayor Diaz:* thanked Michele Thompson and Nicole King for a wonderful Ignite the Night event. She recognized the loss of Representative Joe Casello.

*Councilmember Dugo:* questioned the status of the church building on Jog Road. Ms. McCue had no update.

*Mayor Shaw:* announced Philip Konz, Fire Chief upcoming swearing-in event. He also invited the Council to attend the Principals Lunch on August 7, 2025, at Sabor Latino.

**ADJOURNMENT**

7:18PM.

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**Chuck Shaw**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

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