



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, December 01, 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

Elisa Leheny, 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 6:01PM. Selene Tapia, Assistant City Clerk, called the roll. All Councilmembers were present.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Councilmember Noble to approve the agenda to include the reorder of items 2 and 3 on the Special Business Agenda. Voting Yea: Deputy Mayor Diaz, Councilmember Noble, Councilmember Tharp, Councilmember Dugo, and Councilmember Leheny.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

- 1. Presentation:** Holiday Performance. - John I. Leonard High School - Dr. Jesus Armas.

The Council thanked the performers.

- 2. Presentation:** 2025 City Photo Contest Winners. - Austin Lee, Director of Communications and Governmental Affairs.

Mr. Lee and Ms. Blanca Lopez Mackrey, State Farm Office, presented the contest winners. Ms. Lopez Mackrey sponsored the gift cards to all winners. Mr. Lee thanked the committee and special thanks to Ms. Loris Baez, Multimedia Communications Specialist.

Nature and Wildlife, Andrew West.

Parks and Landmarks, Jenny Apple-Santoro.

Special Events and Programs, Charlene Rothe.

3. Presentation: Comprehensive Hotel Market Feasibility Study. - Dr. Philip Harris, Director of Economic Development.

Dr. Harris introduced Ms. Jessica Junker, Core Distinction Group. Ms. Junker highlighted a few quick points of the hotel study. Ms. Junker stated the city could support an upper-scale hotel with 80-100 rooms or an upscale 130-150 room hotel. She recommended focusing on the mid-scale hotel now. She highlighted the estimated impact was around \$23 million within a five-year timeframe.

Councilmember Dugo questioned the city's height requirements.

Deputy Mayor Diaz questioned the involvement of Discover the Palm Beaches and the attraction event ratios. Dr. Harris confirmed involved of various stakeholders.

Councilmember Noble questioned the cost of the hotel and the owners of the hotel. Dr. Harris stated the land was privately owned and the cost was estimated that without land was about \$14 million.

Mayor Shaw questioned possible locations for the hotel. Dr. Harris replied to Lake Worth Road or Jog Road.

CONSENT AGENDA

4. Official City Council Meeting Minutes: City Council Meeting Minutes, November 3, 2025. - Quintella L. Moorer, City Clerk.

5. Resolution 2025-56: Approving Amendment 001 to the fiscal year 2024-2025 Community Development Block Grant (CDBG) Agreement with Palm Beach County (R2024-1409) for Phase III Original Section Sewer Project; authorizing City Officials to execute the same; and providing for conflicts and an effective date. - Carlos Cedeño, Director of Public Works.

6. Resolution 2025-58: Authorizing the execution of the First Amendment to the agreement between the City of Greenacres and America Traffic Solutions, Inc. d/b/a Verra Mobility for school zone speed camera enforcement services; providing for conflicts and effective date. - Monica Powery, Director of Purchasing.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve the Consent Agenda.

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

REGULAR AGENDA

7. PUBLIC HEARING: Ordinance 2025-06: Second Reading: Amending the Code of Ordinances Chapter 16, Zoning Regulations, Article 1, in General; Article 3, District Regulations; Article 4, Supplemental District Regulations; and Article 7, Landscaping, to revise definitions, Standards related to impervious and pervious surfaces, and driveway requirements for residential properties; providing for severability; providing for inclusion in code; providing an effective date; and for other purposes. - Linda Louie, Zoning Administrator, Development and Neighborhood Services.

Ms. Tapia read the ordinances by title.

Ms. Louie stated no changes had been made since the First Reading.

She recapped the ordinance at the request of Councilmember Noble.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Councilmember Noble to approve Ordinance 2025-06 on Second Reading.

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

- 8. PUBLIC HEARING: Ordinance 2025-14: First Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 1, Generally, establishing the process and procedures for the review and approval of reasonable accommodation requests, including certified recovery residences; Providing a process for reasonable accommodation requests for persons with disabilities as provided by the Fair Housing Act, the Americans with Disabilities Act and other state and federal regulations; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the code; and providing for an effective date. - Linda Louie, Zoning Administrator, Development and Neighborhood Services.

Ms. Tapia read the ordinance by title.

Ms. Louie stated the mandatory text amendment was required by the Florida Statue to establish review and approval of reasonable accommodations request within certain timeframes.

The proposed amendment was aligned with the requirements.

Staff recommended approval.

Mr. Gionni Gallier stated the amendment does not change any processes.

Mayor Shaw questioned compliance requirements. Mr. Gallier stated the amendment only changed processes and review.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve Ordinance 2025-14 on First Reading.

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

- 9. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-57:** Approving an application for a Major Site and Development Plan Amendment to expand the existing Online Pickup Delivery operations and add Electric Vehicle charging spaces. The request includes a Master Sign Plan approval located south of Forest Hill Boulevard approximately 620 feet east of Jog Road, at 6294 Forest Hill Boulevard, as requested by applicant, Jacquie Pedevillano of Bowman Consulting Group Ltd., agent for the owner Walmart Stores East. - Millie Rivera, Planner, Development and Neighborhood Services.

Ms. Millie Rivera, Planner read the Quasi-Judicial procedures into the record.

Ms. Tapia read the oath and swore in five people.

Ms. Tapia read the resolution by title.

No ex-parte communications were reported.

Mr. Wesley Hevia, LSN, P.A. requested approval of the site plan amendment at Walmart that included electrical charging parking lots and extending the delivery operations. He

stated the applicant was planning to also renovate the interior of Walmart. He provided more technical information regarding the project.

Ms. Rivera stated the application was aligned with all requirements and mentioned that Staff recommended approval.

Councilmember Tharp questioned the level of electrical chargers and Councilmember Dugo questioned the amount of handicap parking spots. Councilmember Leheny asked about any entry upgrades. Councilmember Noble questioned the enforcement of electrical parking only. Mr. Gionni Gallier, Assistant Director of DNS, stated a Florida State Statute exists to ensure that only electric vehicles park in the designed area.

Deputy Mayor Diaz questioned would there be more jobs offered with the upgrades. Mr. Hevia replied yes. Deputy Mayor Diaz thanked Staff for the landscape and bus shelter requirements.

Mayor Shaw asked was the upgrade consists of the Lake Worth location. Mr. Hevia replied yes.

Councilmember Dugo asked for the expected completion date. Mr. Hevia said five to six months.

Councilmember Tharp questioned safety and lighting. Mr. Gallier stated the plans would be inspected before completion.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to approve Resolution 2025-57.

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

10. Ordinance 2025-05: First Reading: Amending Chapter 2, Administration, Article 7, Finance, Division 2, Purchases and contracts, to revise and clarify the procurement code and purchasing processes and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the Code; and providing for an effective date. - Monica Powery, Director of Purchasing.

Ms. Tapia read the ordinance by title.

Ms. Powery stated the ordinance proposed revisions to the city's Procurement Code, the update provided clarity and aligned with current requirements.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Councilmember Leheny to approve Ordinance 2025-05 on First Reading.

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

11. PUBLIC HEARING: Ordinance 2025-22: First Reading: Amending the City of Greenacres budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. – Teri Beiriger, Director of Finance.

Ms. Tapia read the ordinance by title.

Ms. Beiriger stated the adjustment was strictly for the General Fund. She mentioned the adjustments were due to grants, positions, the Lake Worth Plaza, and the opioid settlement.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Leheny to approve Ordinance 2025-22 on First Reading.

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

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Joseph Valcarcel, a member of Nautica Isles West, requested to update the community signage to digital signage on the private roads of the community for quick information for residents to help build community.

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 reminded the Council of community feedback for the parks master plan on December 17, and the Holiday Day in the Park event on December 13-14.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Diaz thanked Ms. Mackrey for her sponsorship and all City staff, especially Mr. Julian, incoming firefighter, who loosened his tie to step in and help with the food distribution during his visit to City Hall. She stated she was very proud of the kind of staff here in Greenacres.

Councilmember Noble thanked Michele Thompson, Director of Community and Recreation Services, for her excellent job on the Senior Thanksgiving Dinner, the whole team was amazing, and it was a wonderful event.

Councilmember Tharp questioned the new signage for the school zone area and reminded all to stop by the Breakfast with Santa at the Fire Station. He thanked Mr. Diaz for all his hard work with the parade float. He also thanked DNS for their assistance.

Mayor Shaw thanked Fire Rescue for their assistance today. He thanked staff and residents for their support and efforts.

Councilmember Dugo thanked Ms. Thompson for a job well done with Thanksgiving Dinner. She also wished Deputy Mayor Diaz a happy birthday.

ADJOURNMENT

7:38PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____