



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, August 04, 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 Tharp, Seconded by Deputy Mayor Diaz to approve the agenda with the addition of adding Item 10 on the Regular Agenda regarding satisfaction of liens.

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:** Youth Programs Summer Camp Crochet Club. - Deputy Mayor Susy Diaz and Ben Dexter, Youth Programs Acting Assistant Director.

Deputy Mayor Diaz shared her experience with the Summer Crochet Club. She showed a video of some of the club members expressing what they learned during the summer. Deputy Mayor Diaz enjoyed her experience with teaching the children a new task.

Mr. Dexter thanked Deputy Mayor Diaz for her dedication and commitment to the youth and assisting with the Crochet Club.

- 2. Presentation:** Legislative Update. - The Honorable House Representative Debra Tendrich, House District 89.

Representative Tendrich highlighted various bills that were passed, vetoed or currently in progress, which included Holocaust Remembrance Day on January 27, 2026, Affordable Housing, Veteran mobility, Condo reform and property insurance matters.

She provided some happenings in her district such Art in the Office in honor of National Bullying Prevention Month, ride-along to assist with substance abuse, and Ought to be a Law for students creating bills to be presented during sessions.

- 3. Proclamation:** National Fentanyl Prevention and Awareness Day. - August 21, 2025. - The Honorable House Representative Anne Gerwig, House District 93.

Councilmember Dugo read the proclamation by title.

Representative Gerwig accepted the proclamation and thanked the Council for their support.

Photos were taken.

CONSENT AGENDA

- 4. Official City Council Meeting Minutes:** City Council Meeting Minutes, July 21, 2025, and City Council Budget Meeting Minutes, July 21, 2025.- Quintella L. Moorner, City Clerk.
- 5. Resolution 2025-32:** Authorizing the execution of the fiscal year 2025-2026 Community Development Block Grant (CDBG) Agreement for Phase IV Lift Station Original Section Sewer Project; and providing an effective date. - Carlos Cedeño, Director of Public Works.
- 6. Appointment and Ratification of Planning and Zoning Board of Appeals Members:** Appointing Aldo Cardenas to serve a three-year term as an Alternate Member 2 and promoting Mr. Robert Clements to a Full Member and Mr. Leonard Grant to an Alternate Member 1 until 2027. - Andrea McCue, City Manager.

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

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

REGULAR AGENDA

- 7. PUBLIC HEARING: Ordinance 2025-10: Second 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, Development and Neighborhood Services, (DNS).

Ms. Moorner read the ordinance by title.

Mr. Gallier stated no changes had taken place since the First Reading.

Staff recommended approval.

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

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

- 8. PUBLIC HEARING: Ordinance 2025-12: 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 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 no changes had taken place since the First Reading.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Noble to approve Ordinance 2025-12 on Second Reading.

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

- 9. PUBLIC HEARING: Ordinance 2025-13: Second 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.

Mr. Gallier stated no changes had taken place since the First Reading.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to approve Ordinance 2025-13 on Second Reading.

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

Resolution 2025-33: Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Andrea McCue, City Manager.

Ms. McCue stated the resolution was a release of liens for eight (8) properties and one solid waste account. All liens were satisfied.

Motion made by Councilmember Tharp, Seconded by Councilmember Dugo to approve Resolution 2025-33.

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

DISCUSSION ITEM

10. Additional Senior Homestead Exemption - Andrea McCue, City Manager.

Ms. McCue stated Deputy Mayor Diaz requested some feedback and impact fees to provide an increase homestead exemption benefit for qualified seniors in the City. She requested the amount be increased from \$5,000 to up to \$25,000 homestead exemption. She provided a handout with the total cost for exemptions up to \$25,000. Ms. McCue also mentioned an ordinance would be required to make the change along with legal approval.

Councilmember Dugo felt the City was limited in funds and suggested the exemption benefit remain at \$5,000.00 amount.

Deputy Mayor Diaz asked if the City would discuss what the impact would be if the Council approved. She felt the amount of over \$36,000 was minimum. Deputy Mayor Diaz felt it was a major necessity to assist our seniors.

Ms. McCue stated the amount had very minimal impact to the City's budget and nothing would be impacted on services.

Councilmember Tharp felt the increase was needed to help families in need.

Councilmember Noble stated we could review again next year if it was not approved this year.

Deputy Mayor Diaz pushed for the \$25,000 exemption, Councilmember Dugo said she was willing to compromise on a lesser exemption amount. She felt \$25,000 was too high.

Deputy Mayor Diaz, Councilmember Noble and Tharp were in favor of the \$25,000 exemption.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Ms. Emily Jacobs- Robarts welcomed Mr. Cardenas to the Planning Board. She also asked what the status was of the residents who came to the meeting inquiring about the sale of their home zoning issue from the last Council meeting. McCue stated staff was working on the issue.

Mr. Cardenas thanked the Council for the appointment, and he looked forward to serving.

CITY MANAGER'S REPORT

Ms. McCue stated a presentation for the Lake Worth Lagoon project would be forthcoming. She mentioned there was an America 250 Florida Grant she had applied for funding to meet a monument concept for the Veterans monument.

She reminded the Council of the Palm Beach Ethics training being held August 27 and the August 18 Meeting was cancelled.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Diaz: thanked the Staff and volunteers for the School Supply Drive. She reminded everyone to be safe as school starts Monday.

Councilmember Dugo: asked if the City could look into creating a loan closet for walkers and similar equipment for residents to use.

Councilmember Tharp: asked for any updates on the school camera systems. Ms. McCue stated the City was working on the details, permit process and procedure processing. He also welcomed Chief Konz, Fire Rescue.

Mayor Shaw: said the Change of Arms of Fire Chief was a great success. He also mentioned the Principals Luncheon on Thursday.

ADJOURNMENT

6:51PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____