



City Council Meeting
City of Greenacres, Florida
Monday, July 20, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Mayor and City Council

Chuck Shaw, Mayor
John Tharp, Deputy Mayor
Peter Noble, Councilmember District II
Judith Dugo, Councilmember, District III
Susy Diaz, Councilmember, District IV
Elisa Leheny, 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 Shaw called the meeting to order at 6:00 PM. City Clerk Moorer called the Roll. All Councilmembers were present.

Pledge of Allegiance

Agenda Approval

Comments From the Public for Agenda Items Only

None.

Special Business - None.

Consent Agenda

1. **Official City Council Meeting Minutes:** City Council Meeting Minutes, July 6, 2026. - Quintella L. Moorer, City Clerk.
2. **Resolution 2026-29:** Relating to the provision of residential Solid Waste Collection Services in the City of Greenacres, providing for purpose and definitions; providing for legislative determinations; approving the Assessment Rate for residential Solid Waste Collection Services for the Fiscal Year beginning on October 1, 2027; imposing a residential Solid Waste Collection Services Assessment against assessed property located within the City of Greenacres for the fiscal year beginning on October 1, 2027; providing for severability; providing for conflicts; and providing an effective date. - Teri Beiriger, Director of Finance.

3. **Resolution 2026-32:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Teri Beiriger, Director of Finance.
4. **Resolution 2026-33:** Authorizing the purchase of a new Youth Programs playground from Playmore West, Inc., in an amount not to exceed \$710,690.46, utilizing the School District of Manatee County Contract No. 26-0041-MR; approving a waiver of competitive selection for certain project components; authorizing the execution of necessary documents. - Monica Powery, Director of Purchasing.
5. **Resolution 2026-34:** Authorizing the execution of the Fiscal Year 2026-2027 Community Development Block Grant (CDBG) Agreement for Phase V Original Section Septic to Sewer Project; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

Motion made by Councilmember Dugo, Seconded by Councilmember Noble to Approve the Consent Agenda.

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

Regular Agenda

6. **Resolution 2026-36:** Approving a Facility License Agreement; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Andrea McCue, City Manager and Erica Henn, VP of Education and Katelyn Bates, VP of Operations at Junior Achievement of the Palm Beaches & Treasure Coast.

Ms. Henn and Ms. Bates requested authorization to facilitate a Junior Achievement Biz Town in the City's Youth Program building. They mentioned it was an experience for fifth grade students to learn what it took to run a city within a 12-course plan. City of Greenacres was provided priority to begin the program in Palm Beach County.

Ms. Bates stated they would create a mini-town within the Youth Programs building. She also welcomed the Council to the upcoming ribbon cutting.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Resolution 2026-36.

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

7. **Resolution 2026-31:** Authorizing the execution of a Piggyback Agreement between the City of Greenacres and Accenture Infrastructure and Capital Projects, LLC for Fire Assessment Fee Study Services; authorizing utilization of the City of Orange City Contract No. P275-25, pursuant to request for Proposals No. P275-0-2025/MHH; providing for conflicts, severability, and an effective date. - Monica Powery, Director of Purchasing.

Ms. Powery explained the piggyback process and provided some historical study facts from the study. She explained the phases of the study and the price breakdown. She requested approval of the agreement to conduct a fire assessment fee study.

Councilmember Dugo questioned the past historical findings and cost and the piggyback process.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Leheny to Approve Resolution 2026-31.

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

8. **Resolution 2026-35:** Approving the purchase of land; providing for authorization for City staff to execute all closing documents and an effective date. - Andrea McCue, City Manager.

Ms. McCue requested approval to purchase land on 10th Avenue North next to the Youth Programs building. The city's goal was to own the entire parcel of land surrounding the Youth Programs building. Appraisals were done, and the average cost was \$2.5M. The city would continue to lease until the need of the property. The City was earning \$111K in revenue.

Councilmember Diaz asked if the lease would be triple net. Ms. McCue would find out the answer.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Resolution 2026-35.

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

9. **Ordinance 2026-01: First Reading:** Annexing two parcels of land totaling approximately 8.91 acres, located approximately 0.5 miles south of Melaleuca Lane, at 5163 and 5217 South Military Trail, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc., in accordance with Chapter 171.0413 of the Florida Statutes; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated that Ordinances 2026-01; 2026-03; 2026-04 would be presented together and voted on separately.

Ms. Jeanne Ducharme of Cotleur and Hearing presented some of the mapped area of the parcels, highlighting the proposal of Symphony Courts with 71 Townhouse units, recreational activity space, and open spaces. She mentioned the site would be compatible with the City's vision and goals. Ms. Ducharme showed maps for context.

Councilmember Diaz questioned whether there would be workforce housing availability. Ms. Ducharme replied yes.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Tharp to Approve Ordinance 2026-01 on First Reading.

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

10. **Ordinance 2026-03: 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 two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail from a Palm Beach County MR-5, Medium Residential, 5 units per acre to City of Greenacres Residential High Density (RS-HD), as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; 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 of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Councilmember Leheny, Seconded by Councilmember Diaz to Approve Ordinance 2026-03 on First Reading.

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

11. **Ordinance 2026-04: First Reading:** Rezoning for two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail, from a Palm Beach County Agricultural Residential (AR) zoning designation to a City of Greenacres Residential High (RH) zoning designation, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; 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 of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Ordinance 2026-04 on First Reading.

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

12. **PUBLIC HEARING: Ordinance 2026-05: First Reading:** A city-initiated Comprehensive Plan text amendment to the Future Land Use Element of the City of Greenacres Comprehensive Plan to support mixed-use, redevelopment, reinvestment, activity centers, and public benefits; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Commerce; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Assistant Director, and Linda Louie, Zoning Administrator of Development and Neighborhood Services. Ms. Moorer read the ordinance by title.

Ms. Louie presented the Urban Corridor and Redevelopment Initiatives as Ordinance 2026-05 and 2026-06 together but voted on separately.

She mentioned the city was built out and redevelopment would require an update of the Comprehensive Plan.

Ms. Louie provided some background highlights for the taller buildings, vision, strategic action plan, and overlay district.

Ms. Louie stated the purpose of the amendment was to set a policy framework and zoning regulations to support redevelopment, attract private investment and provide public benefits.

She reviewed some of the proposed text changes to include policy and uses.

Ms. Louie reviewed proposed zoning text amendments, to include height, intensity, landscaping, design and form standards.

She also mentioned parking and loading amendments such as on-street parking and off-site parking and a parking reduction.

Staff recommended approval.

Resident Mr. Benjamin Wade questioned what had changed in the car parking and where all the cars were parked.

Mayor Shaw questioned parking in residential parking.

Ms. Louie stated that the on-street parking would only be allowed if requirements were met.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Tharp to Approve Ordinance 2026-05 on First Reading.
Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, Councilmember Leheny.

13. **PUBLIC HEARING: Ordinance 2026-06: First Reading:** Amending Article I, "In General," Section 16-1, "Definitions"; amending Article III, "District Regulations," Division 16, "Mixed Use Development-Original Section (MXD-OS)," and Division 17, "Lake Worth Road Urban Corridor (UC) Overlay District"; amending Article 4, "Supplementary District Regulations," Division 2, Section 16-628, "Maximum Building Height," and creating Section 16-628.1, "Transitional Height"; amending Article 8, "Off-Street Parking and Loading," Sections 16-1334 and 16-1335; amending related code sections and cross-references; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Gionni Gallier, Assistant Director and Linda Louie, Zoning Administrator of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Leheny to Approve Ordinance 2026-06 on First Reading.

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

Discussion Items - None.

Comments From the Public on Non-Agenda Items

None.

City Manager's Report

14. Community and Recreation Services.

15. Development and Neighborhood Services.

16. Economic Development.

17. Finance.

18. Fire Rescue.

19. Information Technology.

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

21. Public Works.

22. Purchasing.

23. Youth Programs.

Ms. McCue reminded the Council about the Back to School Backpack distribution and the Principals Luncheon on August 10.

City Attorney's Report

None.

Mayor and City Council Report

Councilmember Diaz wished Dr. Philip Harris, Economic Development Director, a happy birthday.

Mayor Shaw - thanked Dr. Harris for his work and partnership with the Mexico Consulate.

Adjournment

6:55PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____