



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, April 07, 2025, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Chuck Shaw, Mayor

Judith Dugo, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Susy Diaz, Councilmember, District IV

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. All Council were present.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

- 1. Presentation:** Certificate of Recognition to Mr. Jim Howell, John I. Leonard High School, Athletic Director, induction into the Palm Beach County Sports Commission Hall of Fame. - Councilmember Diaz.

Councilmember Diaz presented the Certificate of Recognition and Achievement to Mr. Howell. A video clip was presented to the public.

Mr. Howell thanked the City and the Council. He was honored.

Photos were taken.

- 2. Presentation:** Hometown Health Award. - Suzanne Skidmore, Director of Human Resources and Risk Management.

Ms. Lindsey Fisher and Ms. Gwen Mahabir, Hometown Health representatives, presented the City with a \$25,000 check for outstanding achievement related to health and wellness amongst city employees.

- 3. Proclamation:** National Autism Awareness Month - April 2025. - Dr. Robin Jones, Loden Coleman, and Howard Thomas of Els for Autism Foundation.

Ms. McCue read the proclamation by title.

Mr. Thomas thanked the Council for their support.

Photos were taken.

- 4. Presentation:** Presidential Volunteer Service Awards - Jowie Mohammad, Director of Youth Programs.

Mr. Mohammed and Staff recognized forty-one volunteers from Youth Programs, with service hours ranging from 54- 200 hours per volunteer.

Ms. Michele Thompson, Director of Community Recreation Services, recognized various volunteer service members, who have earned a range of hours from 100 to 350 hours.

Photos were taken.

- 5. Presentation:** Palm Beach County Commission on Ethics overview. - S. Lizabeth Martin, Education & Communications Manager.

Ms. Martin highlighted some upcoming events and the Commission's role. She mentioned training was available, she welcomed any questions and provided some handouts.

CONSENT AGENDA

- 6. Official City Council Meeting Minutes:** City Council Meeting Minutes, March 17, 2025. - Quintella L. Moorer, City Clerk.

- 7. EMS Write-Off:** Approval of fifteen aged uncollectible patient accounts. - Teri Beiriger, Director of Finance.

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

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

REGULAR AGENDA

- 8. Ordinance 2025-08: First Reading:** Amending the City of Greenacres' Budget for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read the ordinance by title.

Ms. Beiriger explained the adjustment was for the Safe Street Project which was not budgeted and the Youth Programs building furniture which was not budgeted. She stated the total adjustment amount was \$880,000.

Motion made by Councilmember Noble, Seconded by Councilmember Tharp to approve Ordinance 2025-08 on First Reading.

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

- 9. PUBLIC HEARING: Ordinance 2025-04: First Reading:** Amending the Code of Ordinances at Article I, in General; Article 3, District Regulations; and Article 4 Supplemental District Regulations; all of Chapter 16, Zoning Regulations, to define Live Entertainment and Nightclubs; to revise the definitions of restaurants; to revise the standards and criteria associated with live entertainment permits and mobile food dispensing vehicles; to clarify permitted uses; and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Millie Rivera, Planner.

Ms. Moorer read the ordinance by title.

Ms. Rivera stated a task force was created to review and gain clarity of reported businesses operating as nightclubs. She stated due to the various violations definitions and clarity were needed and added to assist Staff, residents and owners to better understand the City's Code. She stated re-education of the Code would be provided by Staff to ensure owners were complying.

Councilmember Diaz was conflicted and worried about the new language relating to dancing as a definition and suggested inviting local business owners to the discussion. Councilmember Tharp agreed with Councilmember Diaz. He suggested adding something with the application proceeding to dancing.

Ms. Linda Franco, Zoning Administrator, stated the definition clarification was needed for public safety, closing hours and the concern was with converting restaurants into nightclubs. She also stated Staff reviewed other cities policies and the uses were different based on nightclub and live entertainment and designed areas.

Councilmember Diaz stated she was struggling with the changes that appear to affect a direct demographic. She encourages inviting businesses to the Second reading, so they were not blind sighted and were included in the discussion.

Councilmember Bousquet agreed with Councilmember Diaz and suggested business owners respond.

Ms. McCue stated staff could go back and review the definitions. She also stated the concern was not dancing, it was converting restaurants into full nightclubs, which was prohibited. She felt the perimeters would protect the residents and the city.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Noble to approve Ordinance 2025-04 on First Reading which included staff addressing concerns and issues discussed during the public hearing.

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

Voting Nay: Councilmember Diaz

- 10. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-11:** Approving the Application for Site and Development Plans to construct forty-four (44) two-story townhouses within a Residential High Density Zoning District, located approximately 1,384 feet west of Jog Road on the north side of Chickasaw Road at 6645 Chickasaw Road, as requested by the applicant, Jeanne Ducharme, Coteleur & Hearing, agent for the owner, MF Associates

Greenacres, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Linda Mia Franco, Zoning Administrator.

Ms. Rivera read the Quasi proceedings.

Ms. Moorer swore in five people.

Ms. Moorer read the resolution by title.

There was no ex-parte communication from the Council.

Ms. Franco provided some details of the construction and mentioned all conditions and construction was approved by all required boards.

Ms. Ducharme highlighted some of the details of the site plan. She mentioned the request was consistent with the City's plan and the City's Code.

The Council discussed cost, density, impact windows and the maintenance of condos and affordability.

Mr. Brent Brown questioned the accessibility of fire trucks. Mayor Shaw was concerned about the issue that was addressed.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Resolution 2025-11.

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

11. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-12: Approval of Preliminary Plat for C&C Legacy Plaza located on the east side of Jog Road, approximately 650 feet north of Woodlake Boulevard. The project will consist of a one-story 2,598 square foot office building and three (3) two-story townhouse residential units. - Gionni Gallier, Senior Planner.

Ms. Moorer read the resolution by title.

There were no ex-parte communications.

Mr. Gallier stated the plat was for the C&C Legacy Plaza, which would consist of office buildings and townhouse units. The site plan was approved last year.

Mr. Gallier showed the plat map for reference. The plat was compliant with all requirements. Staff recommended approval.

Mr. Stuart Robin stated the site had been a challenge with the county but he was looking forward to progress.

Motion made by Councilmember Tharp, Seconded by Councilmember Diaz to approve Resolution 2025-12

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

12. Appointment of Deputy Mayor - Mayor Shaw.

Mayor Shaw thanked Deputy Mayor Dugo for her service. Councilmember Diaz was appointed in conjunction with the City's policy as the City's new Deputy Mayor from April 2025 to April 2026.

Deputy Mayor Diaz thanked the Council for putting the city first and working well together.

13. Appointment of Representative and Alternate to the Palm Beach Transportation Planning Agency (TPA) - Andrea McCue, City Manager.

Ms. McCue explained the TPA board and the layout of the board members.

Deputy Mayor Diaz was appointed as the Representative and Councilmember Dugo was appointed as the Alternate representative.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Brent Brown updated the Council on the Historic Society's progress, which included a presentation for volunteers, appointing a new director, updating census funds. He said they started a new program called the First Families of Greenacres.

CITY MANAGER'S REPORT

Ms. McCue reminded the Council to check the League's Bill update, and the Monday morning calls regarding Bill updates.

She stated the County was not in agreement with adding a traffic light on Chickasaw next to Aldi. She would follow up again.

She also mentioned some upcoming city events, such as: Community Conversations, Egg' extravaganza and she welcomed Dr. Philip Harris, Director of Economic Development.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Councilmember Tharp: thanked PBSO and Fire Rescue on the Crash Event at John I Leonard.

Councilmember Bousquet: thanked Tyler Wallock and the fire presentation in her community.

Mayor Shaw: stated Chick-fil-a, opening was doing great, and staff did great with the process. He was appointed as a member of the Florida Trust.

ADJOURNMENT

7:49PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____