



**City Council Special Meeting
City of Greenacres, Florida**

Tuesday, September 8, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Agenda

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

Pledge of Allegiance

Agenda Approval

Comments From the Public for Agenda Items Only

First Budget Hearing - Fiscal Year 2027 Proposed Budget

1. **PUBLIC HEARING: Ordinance 2026-08: First Reading:** Establishing a taxable valuation and levying an ad valorem tax on property located within the corporate limits of Greenacres, Florida, as of the year ending December 31, 2026; providing for repeal of conflicting ordinances, severability, and an effective date. - Teri L. Beiriger, Director of Finance.
2. **PUBLIC HEARING: Ordinance 2026-09: First Reading:** Adopting an operating budget for the fiscal year beginning October 1, 2026, and ending September 20, 2027; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri L. Beiriger, Director of Finance.

Special Business

3. **Presentation:** City of Greenacres Mural, One Wall a Hundred Stories. - Andrea McCue, City Manager.
4. **Proclamation:** Hispanic Heritage Month, September 2026. - Elena Villani, Principal of John I. Leonard High School; Wendy Lopez & Paola Lopez-Hernandez, of Sublime Essence Spa; and Martha Pardo, Maritza Lopez, and Claudia Patricia Vega of Interactive Community Alliance, Inc.
5. **Proclamation:** Light it Up Green, Muscular Dystrophy Month, September 2026. - Nadine and David Kirby.

6. **Proclamation:** Firefighter Appreciation Month, September 2026. - Assistant Fire Chief Brian Brady, Fire Rescue.

Consent Agenda

7. **Official City Council Meeting Minutes:** City Council Meeting Minutes, August 17, 2026. - Quintella L. Moorer, City Clerk.
8. **Resolution 2026-41:** Authorizing an easement and property improvement agreement with Family Church - 19, LLC.; and providing for an effective date. - Carlos Cedeno, Director of Public Works.
9. **Appointments of Charter Review Committee Members:** Appointing Jahshyne L. Hulcolm, Patty Persichilli, Colleen McKenna, Malquiese Colden, Nanci Allen, Todd DeAngelis, Jeannine Alkins, Jeremy Guy, Chris Arbour, Dameon Fowler, and Enrique Atilas to serve three (3) year terms. -Andrea McCue, City Manager.

Regular Agenda

10. **PUBLIC HEARING: Ordinance 2026-05: Second 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 of the adopted amendment 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.
11. **PUBLIC HEARING: Ordinance 2026-06: Second Reading:** Amending Article I, "In General," Section 16-1, "Definitions"; amending Article 3, "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.

12. **PUBLIC HEARING: Ordinance 2026-10: First Reading:** Amending the Code of Ordinances at Chapter 16, "Zoning Regulations"; amending Article 1, Section 16-1, Definitions, to define Flex Establishment, update mini-warehouse to self-service storage facility, and to remove the definition of motel; amending Article 3, Division 10, Commercial General (CG), Section 16-474, to revise the Special Exception standards for hotel use; amending Article 3, Division 11, Commercial Intensive (CI), Section 16-499, to establish flex business establishments as a special exception use, and revise the Special Exception standards for hotel use; amending Article 3, Division 17, Lake Worth Road Urban Corridor Overlay District (UC), Section 16-594, to establish bonus floor area ratio; amending Article 8, Section 16-1336, to make conforming changes; amending other related provisions of Chapter 16 for consistency and other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for codification; and providing for an effective date. - Gionni Gallier, Assistant Director and Linda Louie, Zoning Administrator of Development and Neighborhood Services Department.

Discussion Items

13. Potential Impacts of the Proposed Constitutional Amendment 3. - Andrea McCue, City Manager.

Comments From the Public on Non-Agenda Items

City Manager's Report

City Attorney's Report

Mayor and City Council Report

Adjournment

Future City Council Meetings

September 21, 2026 - Budget Hearing.

October 5, 2026.

Meeting Records Request

Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

Notice of Council Meetings and Agendas

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested by [sending an email](#) or calling at 561-642-2006.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with 3 days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.