



City Council Meeting
City of Greenacres, Florida
Monday, June 15, 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. Councilmember Judy Dugo was absent. All other Councilmembers were present.

Pledge of Allegiance

Agenda Approval

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Noble to approve the agenda.

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

Mayor Shaw welcomed Mr. Jalin Morris, a student at Nova University working on his Master of Public Administration Capstone Project. He was interning with Ms. Moorer, City Clerk.

Mr. Morris thanked the Council for the opportunity to attend the meeting and to work with Ms. Moorer.

Comments From the Public for Agenda Items Only

None.

Special Business

1. **Presentation:** 2026 Educational Scholarship Award Recipients. - Councilmember Susy Diaz, and Chair Cassius Johnson, Education Committee.

Councilmember Diaz thanked the Education Committee, financial contributors, students, and staff for assisting with the Educational Scholarship process. Chair Johnson presented all eleven recipients.

Photos were taken.

Consent Agenda

2. **Official City Council Meeting Minutes:** City Council Meeting Minutes, June 1, 2026. - Quintella L. Moorer, City Clerk.

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

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

Regular Agenda

3. **Resolution 2026-24:** A request for a Major Site and Development Plan Amendment (SP-96-05D) and a Master Sign Plan (MSP-26-02) to allow for the construction of a new 6,000 square foot office/retail building with a 786 square foot mezzanine on an existing convenience store with fuel sales site. The site is located at the Southwest corner of 10th Avenue North and South Jog Road at 3067 South Jog Road. - Denise Malone, Development and Neighborhood Services Director. Mr. Gionni Gallier, Development and Neighborhood Services Assistant Director, read the Quasi-Judicial Public Hearing process into the record.

Ms. Moorer swore in seven people.

Mr. Jeff H. Iravani, Inc. Consulting Engineers, presented the site plan development proposal to allow for the construction of a new office and retail building, Greenacres Shell and Offices. He showed a rendering of the proposed building.

Mr. Gallier provided a site plan historical overview with the inclusion of maintaining existing palm trees and the future connection between the Greenacres Farmers Market. He stated the site meets the requirements of the master site plan. Staff recommended approval of the plan.

Councilmember Diaz questioned parcel ownership, environmental restrictions and permitted uses.

Mr. Gallier and Mr. Iravani clarified the ownership, the requirements to maintain quality environmental practices and allowable uses.

Motion made by Councilmember Diaz, Seconded by Councilmember Leheny to Approve Resolution 2026-24.

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

4. **Resolution 2026-25:** A request for a Special Exception (SE-25-01) and a Major Site and Development Plan (SP-25-02) to allow for the construction of 3,018 square foot drive-through/fast food restaurant and associated site improvements; and a Planned Commercial Development Amendment (PCD-81-02N) to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development (PCD). The site is located at the Northwest corner of South Military Trail and Lake Worth Road at 3969 South Military Trail. - Denise Malone, Development and Neighborhood Services Director.

Mr. Dwayne Dickerson presented a special exception request for a Raising Cane's drive-through/fast food restaurant and associated improvements. Mr. Dickerson provided some historical facts about the founder and mission of the restaurant. He provided a rendering of the proposed location. Mr. Dickerson stated the traffic study met all requirements and along with the extensive landscape plan. He provided a rendering of the building and landscaping plans.

Ms. Linda Louie, Zoning Administrator, highlighted other elements of the project, such as lighting, enhanced landscape and pedestrian features. She stated staff recommended approval and the proposal met all requirements.

Deputy Mayor Tharp questioned the completion date. Mr. Dickerson said he expected 140 days.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Leheny to Approve Resolution 2026-25.

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

5. **Resolution No. 2026-27:** Approving the Greenacres Parks and Recreation Master Plan; authorizing the appropriate City Officials to effectuate the plan and execute future park projects; and providing for an effective date. - Michele Thompson, Community and Recreation Services Director, Tricia Richter, Alexandra Bogenrief, and Hadley Peterson of Kimley-Horn.

Ms. Thompson thanked and welcomed all the participants of the Parks Master Plan.

Ms. Richter highlighted the needs assessments, evaluations, and trends impacting the plan. Ms. Richter mentioned they engaged in various public engagement events and received great feedback. She listed various key themes to include safety, connectivity and awareness.

Ms. Thompson recommended approval of Resolution 2026-27.

Councilmember Noble suggested moving the pavilion closure to the parking lot. Ms. Richter agreed.

Deputy Mayor Tharp recommended a rendering of the displayed amphitheater would be a great asset to the park.

Councilmember Diaz questioned if the amphitheater would limit recurring costs such as rental of stages and sound machines with the added additions to the park master plan. Ms. Thompson replied yes, and the amphitheater would also bring in more performers.

Mayor Shaw questioned the traffic impact in the area. Ms. Richter replied, yes, the studies were completed, and additional parking would be considered.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Tharp to Approve Resolution 2026-27.

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

Discussion Items - None.

Comments From the Public on Non-Agenda Items

Mr. Jalin Morris thanked the Mayor, Council and City Clerk for the opportunity.

City Manager's Report

6. Community Recreation Services Report.
7. Development and Neighborhood Services Report.
8. Economic Development Report.

9. Finance Report.
10. Fire Rescue Report.
11. Information Technology Report.
12. Palm Beach Sheriff's Office - District 16 Report.
13. Purchasing Report.
14. Youth Programs Report.

Ms. McCue reminded the Council to solicit applicants to serve on the Charter Review Committee and the Ignite the Night event is on July 4, remember to come out.

City Attorney's Report

Ms. Goddeau stated there was currently a lawsuit pending regarding the ballot language for the Property Tax bill. She reminded all Council to file Form 1 by July 1.

Mayor and City Council Report

Councilmember Diaz congratulated Youth Programs on the opening of the new building.

Councilmember Leheny echoed Councilmember Diaz and enjoyed the tour.

Mayor Shaw stated the City presented Dr. Jesus Armas on his retirement from John I. Leonard and welcomed Ms. Elena Villain as the new principal and looked forward to meeting her. Mayor Shaw mentioned the impact the property tax bill would have on the retirement fund.

Adjournment

7:01PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____