



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, December 01, 2025 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

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

Elisa Leheny, 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

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

SPECIAL BUSINESS

1. **Presentation:** Holiday Performance. - John I. Leonard High School - Dr. Jesus Armas.
2. **Presentation:** Comprehensive Hotel Market Feasibility Study. - Dr. Philip Harris, Director of Economic Development.
3. **Presentation:** 2025 City Photo Contest Winners. - Austin Lee, Director of Communications and Governmental Affairs.

CONSENT AGENDA

4. **Official City Council Meeting Minutes:** City Council Meeting Minutes, November 3, 2025. - Quintella L. Moorer, City Clerk.
5. **Resolution 2025-56:** Approving Amendment 001 to the fiscal year 2024-2025 Community Development Block Grant (CDBG) Agreement with Palm Beach County (R2024-1409) for Phase III Original Section Sewer Project; authorizing City Officials to execute the same; and providing for conflicts and an effective date. - Carlos Cedeño, Director of Public Works.
6. **Resolution 2025-58:** Authorizing the execution of the First Amendment to the agreement between the City of Greenacres and America Traffic Solutions, Inc. d/b/a Verra Mobility for school zone speed camera enforcement services; providing for conflicts and effective date. - Monica Powery, Director of Purchasing.

REGULAR AGENDA

7. **PUBLIC HEARING: Ordinance 2025-06: Second Reading:** Amending the Code of Ordinances Chapter 16, Zoning Regulations, Article 1, in General; Article 3, District Regulations; Article 4, Supplemental District Regulations; and Article 7, Landscaping, to revise definitions, Standards related to impervious and pervious surfaces, and driveway requirements for residential properties; providing for severability; providing for inclusion in code; providing an effective date; and for other purposes. - Linda Louie, Zoning Administrator, Development and Neighborhood Services.
8. **PUBLIC HEARING: Ordinance 2025-14: First Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 1, Generally, Establish the process and procedures for the review and approval of reasonable accommodation requests, including certified recovery residences; Providing a process for reasonable accommodation requests for persons with disabilities as provided by the Fair Housing Act, the Americans with Disabilities Act and other state and federal regulations; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the code; and providing for an effective date. - Linda Louie, Zoning Administrator, Development and Neighborhood Services.
9. **QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-57:** Approving an application for a Major Site and Development Plan Amendment to expand the existing Online Pickup Delivery operations and add Electric Vehicle charging spaces. The request includes a Master Sign Plan approval located south of Forest Hill Boulevard approximately 620 feet east of Jog Road, at 6294 Forest Hill Boulevard, as requested by applicant, Jacquie Pedevillano of Bowman Consulting Group Ltd., agent for the owner Walmart Stores East. - Millie Rivera, Planner, Development and Neighborhood Services.
10. **Ordinance 2025-05: First Reading:** Amending Chapter 2, Administration, Article 7, Finance, Division 2, Purchases and contracts, to revise and clarify the procurement code and purchasing processes and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the Code; and providing for an effective date. - Monica Powery, Director of Purchasing.
11. **PUBLIC HEARING: Ordinance 2025-22: First Reading:** Amending the City of Greenacres budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. – Teri Beiriger, Director of Finance.

DISCUSSION ITEM - None.**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS****CITY MANAGER'S REPORT**

12. Community and Recreation Services Report.
13. Development and Neighborhood Services Report.
14. Economic Development Report.
15. Finance Report.
16. Fire Rescue Report.
17. Information Technology Report.

18. Palm Beach Sheriff's Office District 16 Report.

19. Public Works Report.

20. Purchasing Report.

21. Youth Programs Report.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

ADJOURNMENT

Future City Council Meetings

January 5, 2026.

February 2, 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 at CityClerk@greenacresfl.gov or 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 three (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.