



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 03, 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 Councilmembers were present except for Councilmember Noble.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

- 1. Proclamation:** Florida Bike Month, March 2025.- Brian Ruscher, Deputy Director of Multimodal, Palm Beach Transportation Planning Agency.

Councilmember Tharp read the proclamation by title.

Mr. Ruscher thanked the Council.

Photos were taken.

- 2. Proclamation:** Women's History Month, March 2025. - Joe Ann Fletcher, Chief Executive Officer, Dress for Success Palm Beaches.

Deputy Mayor Dugo read the proclamation by title.

Ms. Joe Ann Fletcher thanked the Council and provided a brief history of the organization and announced their relocation to the Riverbridge shopping plaza.

Photo were taken.

CONSENT AGENDA

- 3. Official City Council Meeting Minutes:** City Council Workshop Meeting Minutes and the Regular City Council Meeting Minutes, February 3, 2025. - Quintella L. Moorer, City Clerk.
- 4. Resolution 2025-06:** Approving the agreement between the City of Greenacres and eighteen (18) firms for engineering, architectural design, and other related professional services in accordance with Florida's Consultants' Competitive Negotiations Act (CCNA), Florida Statutes Section 287.055; authorizing the appropriate City Officials to execute the agreements; providing for an effective date. - Monica Powery, Director of Purchasing.
- 5. Resolution 2025-10:** Approving an Interlocal Agreement with Palm Beach County to re-determine, re-adopt and ratify the existing distribution formula for the six (6) cent Local Option Fuel Tax. - Andrea McCue, City Manager.

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

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

REGULAR AGENDA

- 6. PUBLIC HEARING: Ordinance 2025-01: First Reading:** Amending the Code of Ordinances at Article 2, Administration, of Chapter 16, Zoning Regulations, to revise filing procedures, standards, criteria for approval, and review processes for development applications; to revise notice requirements for development-related applications and ordinances; to revise provisions related to the expiration of development approvals; to update department and advisory board names; to update the procedures and duties of the development review committee; and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date.- Gionni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier outlined the changes as read in the ordinance title. He explained the changes would be cost effective and would streamline processes. Mr. Gallier also mentioned fee and timeframe changes.

He mentioned changes to permit and building plan approvals and expiration dates.

Staff recommended approval of Ordinance 2025-01 on First Reading.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve the Ordinance on First Reading.

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

- 7. QUASI-JUDICIAL: PUBLIC HEARING: Ordinance 2025-03: First Reading:** Amending the Code of Ordinances at Article 1, in General, Article 3, District Regulations, Article 4 Supplemental District Regulations, all of Chapter 16, Zoning Regulations, to add Prescribed Pediatric Extended Care Use, standards, and criteria for approval of the same; to move criteria for Therapeutic Adult Day Care Centers from Article I to Article 3, of Chapter 16; 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, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

The item was not a Quasi-Judicial item.

Ms. Linda Mia Franco, Zoning Administrator stated the ordinance was amended to address the need for standards and criteria regarding prescribed pediatric care and update the zoning code for adult therapeutic day care.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Dugo to approve Ordinance 2025-03 on First Reading.

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

- 8. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-09:** Approving the Application for Site and Development Plans including a Master Sign Plan to construct sixty (60) two-story townhouses within a Residential High Density zoning district, located approximately 1,200 feet east of Jog Road on the south side of Dodd Road at 6240 Dodd Road and vacant parcel, as requested by the applicant, JMorton Planning/Landscape Architecture, agent for the owners, Morija Evangelical Alliance Church Inc. of Delray Beach and Lake Wellington Professional Center Inc.; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Senior Planner, Development Neighborhood Services.

Mr. Gallier read the Quasi procedures into the record.

Ms. Moorer sworn in four persons for testimony.

Ms. Moorer read the resolution by title.

Mr. Gallier explained the site plan development project. He said the site would be a townhome property, with three bedrooms and a garage, located on Dodd Road. All necessary requirements had been met.

Mr. Alex Earn DR Horton explained the site plan size, area and residential type. He showed the contextual site plan view, some existing conditions and the proposed site plan.

He mentioned they were aligning with all approvals and Staff recommended approval.

Mr. Gallier stated Condition Number Eight on page six of the resolution was updated prior to the meeting.

Councilmember Diaz questioned the price point and ensured the surrounding residents were contacted.

Maria Bullver, of DR Horton stated the pricing would start at \$300K, first time home buyers were the aim.

Deputy Mayor Dugo questioned the one way in and out option.

Mr. Bob Guzauskas of 2976 Crosley Line questioned the closed private wall building design.

Ms. Emily Jacobs Robarts spoke highly of the new development and felt it was nice for younger families.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Dugo to approve resolution 2025-09.

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

- 9. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-08:** Approval of Preliminary Plat for Astoria Towns located on the South side of Dodd Road, approximately 1,200 feet east of Jog Road. The project will consist of sixty (60) two-story townhouse residential units on 6.566 acres. - Gianni Gallier, Senior Planner, Development and Neighborhood Services.

Ms. Moorer read the resolution by title.

Approval of the plat was in conjunction with Resolution 2025-09.

Staff recommended approval.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Tharp to approve resolution 2025-08.

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

DISCUSSION ITEM

10. Scholarship Donation. - Councilmember Susy Diaz.

Councilmember Diaz stated Mr. J. Mark Sick wanted to donate \$1,500 for a scholarship to target students who have taken STEM/AP Science or Math courses and questioned if the City could establish a 501(C3) or similar structure to encourage more donations.

The Council agreed to have City Manager McCue and Legal look into some options.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Bob Guzauskas stated he has noticed an issue with workforce housing units in the County.

Mr. Nathan Galang suggested the City reviewed surplus options and housing. He mentioned requiring residents state their address for the record was unsafety.

CITY MANAGER'S REPORT

Ms. McCue thanked Chief Fuller for a great Chili Cook-off event. She mentioned she would be attending the Palm Beach County Days regarding Legislative Sessions along with Councilmember Diaz and Austin Lee, Communications Director.

CITY ATTORNEY'S REPORT

Ms. Early asked for some grace on opening a 501-(C3) fund as she would do some legal research.

MAYOR AND CITY COUNCIL REPORT

Councilmember Tharp: Great event Chief Fuller with the Chili Cook-off.

Councilmember Diaz: Thanked Fire Rescue for a great event. She also reminded everyone about the Relay for Life event.

Mayor Shaw: Thought the event was great. He also mentioned the four new businesses opening in the City. He also mentioned Pinecrest Bakery and a new Asian cuisine.

ADJOURNMENT

7:15PM

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____