



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, May 05, 2025, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

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

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.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Diaz to approve the agenda with the removal of Agenda Items 13 and 14.

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

- 1. Proclamation:** Mental Health Awareness Month, May 2025. - Ms. Kenya C. Madison, Senior Director of Pathways to Prosperity.

Deputy Mayor Diaz read the proclamation by title.

Ms. Madison thanked the Council for the recognition of Mental Health Awareness.

Photos were taken.

- 2. Proclamation:** Small Business Week, May 4-10, 2025. - Bollywood Fashion World - Cynthia Tanzina, Owner; D'Twins Fashion Boutique - Daphnie L. Eyma and Daphnee L. Eyma, Owners; Latin Beauty Academy - Ariel Espinosa, Owner and Christina LaRocca, Instructor; Sabor Latino Restaurant - Ceasar Perez and Edgar Perez, Owners; Winston's Executive Kutz - Winston Higgins, Owner.

Councilmember Tharp read the proclamation by title.

Mr. Perez thanked the Council and was happy about the recognition.

Ms. Tanzina thanked the Council and was very excited about the recognition and felt welcome.

Ms. LaRocca thanked the Council for their recognition and explained some of the services provided by Latin Beauty.

Mr. and Mrs. Higgins were very thankful to be recognized by the City and Council and was excited to be a part of the community. They welcomed everyone to the barber shop for haircuts.

Both Daphnie and Daphnee Eyma were thankful to be honored and recognized business owners in the city and they were pleased to be in Greenacres.

Photos were taken.

3. Presentation: Retail Strategies Partnership Kick-Off. - Drew Kaufmann and Garet Smitherman, of Retail Strategies.

Mr. Smitherman thanked the City for the opportunity and was happy to be present.

He briefly explained the partnership lifecycle and what to expect during the process.

Mr. Smitherman also briefly reviewed the implementation timeline and stated the recruitment plan will be provided soon.

Mr. Kaufmann explained the retail timeline and asked the City to contact him for any retail or real-estate openings or land requisitions. He mentioned he would be the go-to person to find all the details and deal points.

Mr. Smitherman mentioned they would be in contact via the portal Basecamp with various staff members.

Councilmember Tharp asked what was missing in the city. Mr. Kaufmann stated more entertainment and family base restaurants.

Deputy Mayor Diaz asked what was needed to attract more businesses. Mr. Kaufmann suggested the City purchase properties and dictate what the property could be used for.

CONSENT AGENDA

4. Official City Council Meeting Minutes: City Council Meeting Minutes, April 21, 2025. - Quintella L. Moorer, City Clerk.

5. Resolution 2025-17: Authorizing the appropriate City Officials to execute an agreement with Zambelli Fireworks Manufacturing Company, Inc. to provide an electronic fireworks display for the City's annual July 4th celebration; providing for an effective date. - Monica Powery, Director of Purchasing.

6. Resolution 2025-19: Approving the agreement between the City of Greenacres and TCLM Enterprise, Inc., to furnish and install gravity sanitary sewer mains and manholes between 6' and 12' deep, sanitary sewer lateral pipe, sewer cleanouts, demolition of existing pavement, pavement restoration, sod restoration, re-striping and signage, installation of new PBCWUD lift station including station, control panel, pump equipment, electrical service to station, filling of existing station, and all other items and work required and incidental thereto; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

- 7. Resolution 2025-20:** Approving the agreement between the City of Greenacres and Osmin Surfaces, Inc, for restoration and resurfacing of two (2) basketball courts in Rambo Park located at 3595 South 57th Avenue, Greenacres, FL, 33463 as set forth in the contractor's proposal thereto; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
- 8. Resolution 2025-22:** Authorizing the Mayor of Greenacres to sign an Interlocal Agreement with the Central Palm Beach County Coalition of Cities, providing for an effective date; and for other purposes. - Andrea McCue, City Manager.
- 9. Appointment to serve on the Education Advisory Committee** - Appointment for Sasha Lopez to serve a two-year (2) term. - Andrea McCue, City Manager.

Motion made by Councilmember Tharp, Seconded by Councilmember Noble to approve the Consent Agenda.

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

Mayor Shaw thanked and recognized Ms. Sasha Lopez for joining the Education Committee Board.

REGULAR AGENDA

- 10. Resolution 2025-18:** Approving the agreement between the City of Greenacres and Kaufman Lynn Construction, Inc., for the new ground up, Category 5 hurricane resistant facility to house the City's Emergency Operations Center (EOC) and full-time operations staff located directly adjacent to the east side of the current Public Works site at 5750 Melaleuca Lane, Greenacres, Florida 33463; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

Ms. Moorer read the resolution by title.

Ms. Powery and Mr. Ibrahim Younis, Construction Manager, explained the type of building of the EOC and the selection process. Ms. Powery stated Kaufmann Lynn was anonymously chosen and stated the project would be built in three phases. Mr. Younis stated the city needed EOC due to the growth of staff in the Information Technology Division, Public Works and Fire Rescue Departments; also, the facility would increase response time. He mentioned a few features such as fueling stations, training apparatus and driving pads for Fire Rescue. He mentioned the estimated price of about \$30 million. He presented renderings of the proposed building.

Staff recommended approval.

Councilmember Dugo questioned the completion date and trauma hawk landings.

Councilmember Tharp questioned the square footage currently and future growth. Mr. Younis felt the building would be able to expand for growth.

Councilmember Noble questioned possibly reducing the lake size and the relation agreement with the County. Mr. Younis stated an Environmental Specialist would report on the lake requirements and study during the next phase.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Diaz to approve Resolution 2025-18.

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

11. Ordinance 2025-02: First Reading: Amending Chapter 9, Article 1, Division 1, of the Code of Ordinances by adding Section 9-12, declaring purpose and intent, authorizing placement and installation of a school zone speed detection system, providing for administration and implementation of such a system, designating a local Hearing Officer and Clerk, making findings regarding relevant traffic data and evidence warranting additional enforcement procedures, designating school zone speed detection system locations which constitute a heightened safety risk, adopting enforcement procedures and fines, and for other purposes; and providing for conflict, severability, codification and an effective date. - Andrea McCue, City Manager.

Ms. Moorer read the ordinance by title.

Ms. McCue felt the system would provide much needed safety for the numerous amount of schools in the city. She mentioned Verra Mobility provided traffic data showing the need for such enforcement. She mentioned this was the first step of the process. Notices and education would be established prior to the usage of the system.

Ms. McCue recommended approval.

Councilmember Tharp felt signage on side streets which emptied into the school zone should be added. Mayor Shaw agreed and felt this was needed.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve Ordinance 2025-02 on First Reading.

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

12. Ordinance 2025-09: First Reading: Amending Chapter 11, Article 4, of the Greenacres Code, entitled "City parks", amending Section 11-73, "Operating hours, Special events permit" to establish permitted hours of operation for improved parks within the City's municipal limits; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Michele Thompson, Director of Community and Recreation Services.

Ms. Thompson stated the ordinance changed the hours of Gladiator Park hours from sunrise to 10pm. LED lights would be added.

Deputy Mayor Diaz wanted to ensure the residents were notified and agreed with the new hours. Mayor Shaw questioned the management of the lights.

Motion made by Councilmember Dugo, Seconded by Councilmember Tharp to approve Ordinance 2025-09 on First Reading.

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

13. PUBLIC HEARING: Ordinance 2025-06: First Reading: Amending Chapter 16, Zoning Regulations, Article I, in General; Article III District Regulations; and Article IV Supplemental District Regulations; all of Chapter 16, Zoning Regulations, to Revise Definitions, Standards, and criteria related to Impervious Surface and Lot Coverage; and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. **(POSTPONED)**

Item removed.

14. PUBLIC HEARING: Ordinance 2025-07:First Reading: Amending Chapter 16, Zoning Regulations, Article V, Specific Developments; Article VI, Sign Regulations; Article IX, Nonconforming Uses, Structures, Buildings, Lots, Signs, etc.; to move sign criteria for planned commercial developments to Article VI; to revise the provisions related to sign permits, master sign plans, temporary signs, and nonconforming signs; and other signs; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. **(POSTPONED)**

Item removed.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

None.

CITY MANAGER'S REPORT

Ms. McCue reminded the Council about the upcoming Safety Streets workshop on May 14, 2025.

CITY ATTORNEY'S REPORT

None.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Diaz, thanked the Education Committee and Ms. Thompson for the scholarship interview process.

Councilmember Dugo, mentioned Military Appreciation Month.

Councilmember Tharp, said Happy 30-year anniversary to his wife.

Mayor Shaw, was excited about the Education Foundation for scholarships.

ADJOURNMENT

7:20PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____