CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 16, 2026 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
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. **Announcement of 2026 Election Results and Oaths of Office.** - Quintella L. Moorer, City Clerk.
    1. Mr. Peter Noble, District 2.
    2. Ms. Judy Dugo, District 3.
    3. Ms. Susy Diaz, District 4.
2. **Proclamation:** Public Procurement Recognition Month, March 2026. - Monica Powery, Director of Purchasing.

CONSENT AGENDA

3. **Official Council Meeting Minutes:** City Council Meeting, March 2, 2026. - Quintella L. Moorer, City Clerk.
4. **Ratifications and Appointment for Planning and Zoning Board Members:** Ratification for Joan Hayes to serve another three (3) year term, Leonard Grant to become a Regular Member, and Aldo Cardenas to become Alternate Member one (1). - Andrea McCue, City Manager.
5. **Solid Waste Write-off:** Approval to write-off outstanding balances totaling $5,050.43 for eighteen (18) residential solid waste accounts. - Teri Lea Beiriger, Director of Finance.
6. **Resolution 2026-06:** Approving an agreement with Mueller Construction and Management Company for Fire Rescue Station 95 lounge renovation; authorizing the

appropriate City Officials to execute the agreement. - Monica Powery, Director of Purchasing.

7. **Resolution 2026-09:** Rescinding Resolution No. 2024-63 and terminating its related agreement, and approving and authorizing the execution of a new Interlocal Agreement for information technology services between the City of Greenacres and Palm Beach County for existing services, increased network bandwidth and additional telephone lines; and providing for an effective date - Georges Bayard, Director of Information Technology.

8. **Resolution 2026-10:** Approving the agreement between the City of Greenacres and TCLM Enterprise, Inc. to furnish and install gravity sanitary sewer mains and manholes between 4' and 12' deep, sanitary sewer lateral pipe, sewer cleanouts, demolition of existing pavement, pavement restoration, sod restoration, re-striping and signage, and all other items and work required and incidental thereto; authorizing the appropriate City Officials to execute the agreement; providing for effective date. - Monica Powery, Director of Purchasing.

9. **Resolution 2026-11:** Approving award of Bid No. 26-006 to E+F Florida Enterprises Inc. d/b/a Creative Constructing Group for demolition of 500 Perry building; authorizing the appropriate City Officials to execute the agreement; and providing for an effective date. - Monica Powery, Director of Purchasing.

10. **Resolution 2026-12:** Designating the Education Foundation of Palm Beach County as the Scholarship Account Fund and Discretionary Grant Fund Agent for the City; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Andrea McCue, City Manager.

REGULAR AGENDA

11. **QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2026-07:** Approving an Application for a Special Exception to allow for a Government Maintenance Facilities within the Government Use (GU) zoning district, located at 5770 and 5800 Melaleuca Lane, and approving a Major Site Plan and Development Plan Amendment to expand the Municipal Complex and allow construction of a Municipal Operations Center, as requested by the applicant, JoNae Cromartie of Song & Associates, Inc., agent for the owner, City of Greenacres; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

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. Finance Report.
15. Fire Rescue Report.
16. Information Technology Report.
17. Palm Beach Sheriff's Office District 16 Report.
18. Public Works Report.

19. Purchasing Report.

20. Youth Programs Report.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

ADJOURNMENT

Future City Council Meetings

April 6, 2026.

April 20, 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 Moorer 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.

CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 02, 2026, 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
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 6PM. All Council were present.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Diaz to approve the agenda. Voting Yea: Deputy Mayor Diaz, Councilmember Noble, Councilmember Tharp, Councilmember Dugo, and Councilmember Leheny.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

1. **Presentation:** Certificate of Recognition to Coach Casey King. - Mayor Chuck Shaw.

   Mayor Shaw read the heroic act of Coach King, who performed the Heimlich maneuver on a youth participating at one of the City's Youth basketball games.

   Mr. Jean Francois added that Coach King had been a great asset to the City's volunteer program and that he and his family had been involved in the program for years.

   The City honored him for his heroic act.

   Photos were taken.

2. **Proclamation:** Flood Awareness Week, March 2-6, 2026. - Durrani Guy, Building Official.

   Deputy Mayor Diaz read the proclamation by title.

   Mr. Guy provided brochures for residents as a guide.

   Photos were taken.

3. **Presentation:** Hometown Health Award. - Suzanne Skidmore, Director of Human Resources and Risk Management, and Gwen Mahabir, Florida League of Cities.

Ms. Mahabir gave some feedback on the great job that the Human Resources team has done for the employees. She presented the city with a hometown health incentive check of $12,500.

Photos were taken.

4. **Presentation:** Palm Beach County Commission on Ethics overview. - S. Lizabeth Martin, Education and Communications Manager.

Ms. Martin highlighted the goal of the Commission to provide education and support. She encouraged city participation and reminded everyone to take the training.

Ms. Martin briefly described the Code of Ethics booklet for reference and offered any training.

Ms. Martin thanked the Council for allowing her to visit.

CONSENT AGENDA

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

6. **Resolution 2026-08:** Approving addendum fourteen (14) to the Law Enforcement Services Agreement (LESA) with the Palm Beach County Sheriff's Office (PBSO), providing for an effective date. - Andrea McCue, City Manager.

7. **Appointment to serve on the Education Advisory Committee:** Appointment for Audrey Moreau to serve a two-year (2) term. - Andrea McCue, City Manager.

Motion made by Councilmember Tharp, Seconded by Councilmember Dugo to approve the Consent Agenda.
Voting Yea: Deputy Mayor Diaz, Councilmember Noble, Councilmember Tharp, Councilmember Dugo, and Councilmember Leheny.

REGULAR AGENDA - None.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

None.

CITY MANAGER'S REPORT

Ms. McCue highlighted various upcoming events happening in the city to include the Parks Master Plan Meeting, food distribution, the City Link publication, a new proposal for a hotel in the city and state appropriation funding approvals.

CITY ATTORNEY'S REPORT

None.

MAYOR AND CITY COUNCIL REPORT

Councilmember Lehany - praised the Daddy Daughter event and great efforts and was happy to be involved in the Read for the Record event.

Deputy Mayor Diaz - praised the Chili Cook-off, reminder to support Relay for Life, Happy Birthday Councilmember Tharp, and she thanked Ms. McCue for submitting for the LOC Opportunity Zone 2.0. She also asked for the present Education Committee Chair to provide the Council with ongoing updates.

Councilmember Dugo - she thanked all the Council and Staff for all they do and the amazing journey. She also mentioned Col. Walter for his services in the military and prayers for our country.

Councilmember Noble - was pleased to hear about the hotel progress and suggested to be prepared during these turbulent times as we would prepare for a hurricane i.e. non-perishable food, water, etc.

Councilmember Tharp - praised the Chili Cook-off event and thanked the Palm Beach Sheriff's Office for attending and remember to vote on March 10.

Mayor Shaw - praised the Chili Cook-off and Fire Rescue and the band.

ADJOURNMENT

6:45PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____

ITEM SUMMARY

MEETING DATE: March 2, 2026

FROM: Andrea McCue, City Manager

SUBJECT: Planning and Zoning Board of Appeals Appointment and Ratifications – Joan Hayes, Leonard Grant, Aldo Cardenas

BACKGROUND

Pursuant to Ordinance 2021-16 which established a Planning and Zoning Board (PZB) to review and make recommendations to City Council for annexations, rezoning, special exceptions, site plans, site plan amendments, and zoning text amendments. The PZB has seven (7) members appointed and approved by the City Council. The membership is comprised of five (5) regular members and two (2) alternate members. Each member serves a three (3) year term.

ANALYSIS

Joan Hayes term will expire on March 6, 2026, and she has expressed interest in serving another three (3) year term. Leonard Grant has also expressed interest in serving as a regular member due to one (1) vacancy position of a regular member. Aldo Cardenas is interested in serving as alternate member one (1). There is currently one (1) vacant alternate member position on the Planning and Zoning Board of Appeals as of February 2026.

FINANCIAL INFORMATION

N/A

LEGAL

The appointment procedure is in compliance with City Codes.

STAFF RECOMMENDATION

Staff recommends reappointing Ms. Hayes to serve another three-year term as Regular Member, moving Mr. Grant from Alternate Member one (1) to a Regular Member, and moving Mr. Cardenas from Alternate Member two (2) to Alternate Member one (1).

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Teri Lea Beiriger, Finance Director, Finance Department

SUBJECT: Solid Waste Write-offs

BACKGROUND

Historically, the City of Greenacres billed residential properties for solid waste collection. In 2018, these fees were added as a non-ad valorem assessment on the PBC property tax bill.

ANALYSIS

Eighteen (18) residential solid waste accounts, each with balances in excess of $200, remain outstanding. The accounts on the attached have had no payments for more than five (5) years. The balances are with penalties, but no liens were ever filed. The City cannot take any other collection efforts against the customers and requests approval to write-off the outstanding balances totaling $5,050.43.

FINANCIAL INFORMATION

Attached is a listing of the outstanding residential Solid Waste accounts and balances of more than $200 and no liens.

LEGAL

The memo has been prepared in accordance with applicable City Code requirements.

STAFF RECOMMENDATION

Approval to write-off the outstanding balances totaling $5,050.43 for the eighteen (18) residential solid waste accounts listed.

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Monica Powery, Director, Purchasing

SUBJECT: Award of Bid No. 26-005 Fire Rescue Station 95 Lounge Renovation

BACKGROUND

The City of Greenacres desires to engage a qualified and experienced contractor to perform interior renovations to the lounge area at Fire Rescue Station 95. The scope of work includes improvements intended to enhance functionality, safety, and overall working conditions for Fire Rescue personnel, in accordance with the Bid specifications.

The Invitation to Bid (ITB) No. 26-005, *Fire Rescue Station 95 Lounge Renovation*, was issued by the City's Purchasing Department and advertised in the Palm Beach Post on December 14, 2025. Notices were also distributed to prospective bidders through DemandStar.

ANALYSIS

Bid responses were opened on January 30, 2026, and the Purchasing Department reviewed the seven (7) submissions for responsiveness and responsibility in accordance with the requirements of the solicitation. The resolution states the bid opened on January 30, 2026, and that the bids were reviewed for responsiveness and responsibility.

Build-Max Builder LLC submitted the apparent low bid; however, the bid was determined to be non-responsive because the bidder did not include the required Bid Schedule/AIA Form with its proposal, which is a material requirement of the solicitation.

Mueller Construction & Management Company submitted the lowest responsive and responsible bid in the amount of $128,196.00. Staff reviewed the firm's bid and determined that it satisfies the City's responsiveness, responsibility, licensing, and experience requirements.

Accordingly, staff recommends award of Bid No. 26-005 to Mueller Construction & Management Company as being in the best interest of the City.

FINANCIAL INFORMATION

Sufficient funds are budgeted in account 304-50-51-62-21, Capital Improvements Program project number one hundred and ninety-one (CIP 304-191), to provide for award in the amount of $128,196.00.

LEGAL

The recommendation for award is in accordance with the requirements of City policies and procedures.

STAFF RECOMMENDATION

Approval of Resolution No. 2026-06, approving an agreement with Mueller Construction & Management Company for Bid No. 26-005, Fire Rescue Station 95 Lounge Renovation, in the amount of $128,196.00, and authorizing the appropriate City officials to execute the necessary documents.

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN AGREEMENT WITH MUELLER CONSTRUCTION & MANAGEMENT COMPANY FOR FIRE RESCUE STATION 95 LOUNGE RENOVATION; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres (the "City") is in need of a vendor for Fire Rescue Station 95 Lounge Renovation, consisting of the conversion of an existing open bunk room into six (6) private lounge rooms, including demolition and installation of VCT flooring, base, and ACT ceiling, construction of partition walls with pocket doors, addition of electrical outlets, data and cable connections, ceiling speakers, HVAC supply diffusers, furniture, fixtures, equipment, and all associated incidental work; and

WHEREAS, in accordance with the City's Code of Ordinances, the Purchasing Department issued Invitation to Bid No. 26-005, Fire Rescue Station 95 Lounge Renovation (the "BID"), which was advertised in the legal notices section of the *Palm Beach Post* on December 14, 2025,and a notice was also sent to three thousand one hundred and seven (3,107) prospective bidders via DemandStar; and

WHEREAS, the BID opened on January 30, 2026, and the Purchasing Department received seven (7) responses which were reviewed to ensure compliance with the BID requirements and to determine whether the bidders were responsive and responsible; and

WHEREAS, the BID documents required submission of the Bid Schedule with the bid proposal and provided that failure to submit required forms with the bid would render the bid non-responsive; and

WHEREAS, Build-Max Builder LLC was determined to be non-responsive because it did not include the required Bid Schedule/AIA Form in its proposal, which is a material requirement of the solicitation; and

WHEREAS, City staff has reviewed the bid submitted by Mueller Construction & Management Company and determined that the company meets the responsiveness, responsibility, licensing, and experience requirements of Bid No. 26-005; and

WHEREAS, Mueller Construction & Management Company submitted the lowest responsive and responsible bid in the amount of $128,196.00; and

WHEREAS, City staff recommends that the City Council approve award of the BID and authorize execution of an agreement with Mueller Construction & Management Company, as being in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The City Council hereby finds Build-Max Builder LLC. to be non-responsive for failure to comply with the mandatory bid requirements of Bid No. 26-005.

SECTION 2. The City Council hereby approves and awards Bid No. 26-005, Fire Rescue Station 95 Renovations to Mueller Construction & Management Company in the total amount of $128,196.00 subject to the terms and conditions of the Invitation to Bid and the contractor's bid response.

SECTION 3. The City Council authorizes the appropriate City officials to execute any and all agreements, purchase orders, and related documents necessary to effectuate this award.

SECTION 4. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED this 16 of day of March 2026

Chuck Shaw, Mayor

Voted:

John Tharp, Council Member, *District I*

Attest:

Quintella Moorer, City Clerk

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, *Council Member, District III*

Voted:

Susy Diaz, *Deputy Mayor*

Voted:

Elisa Leheny, *Council Member, District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Georges Bayard, Information Technology Director

SUBJECT: **Resolution 2026-09** - Rescinding the Interlocal Agreement with PBC for Information Technology Services (R2020-1834) and authorizing a new agreement to continue the existing services and provide upgraded network bandwidth and additional telephone lines.

BACKGROUND

The City of Greenacres' existing interlocal agreement (R2020-1834), with Palm Beach County Information Systems Services (ISS) initially provided the City's primary connection to the Internet, and the network connections between the City Hall campus, Fire Rescue Stations 94, 95 and 96, Community Center campus, 301 Swain Blvd. and 5 of its parks for security cameras.

An amendment in 2020 added basic telephone service for the City, transferring existing lines from the old service provider and providing new IP-based handsets, for a total of 101 lines. Four (4) lines were added on March 8, 2022, and seven (7) more were added on July 11, 2023, for a total of 112. An additional 5 lines were added in November 2023 equaling 117 handsets. The fourth amendment to this agreement in November 2024 added 11 telephone lines for a total of 128 handsets and also upgraded the network bandwidth for City Hall, Community Center, and Fire Rescue Station 94 from 50 Mbps to 250 Mbps.

The proposed new agreement will provide increased network bandwidth and 19 new phone lines for service in the new Youth Center building, currently expected to be completed in April 2026.

ANALYSIS

This agreement will continue the existing services, increase the network bandwidth both at City Hall and the Youth Center to 500 Mbps and raise the number of phone lines to 146. The expected increase in network traffic due to rising use of cloud applications, additional staff expected to use those applications, and a tech lab in the new building warrant upgrading network bandwidth, in order to continue providing adequate service. Access to an active phone line in each classroom will replace handheld radios for communication and improve overall safety.

FINANCIAL INFORMATION

The annual cost for network bandwidth based on the new agreement will increase to $27,000, and the cost for telephone service will increase to $17,640, for a total of $44,640. This represents an increase of $5,640/yr, which has been accounted for in the City's FY 2026 budget.

LEGAL

City Attorney has reviewed the item and all supporting documents for legal sufficiency and compliance.

STAFF RECOMMENDATION

Approval of Resolution 2026-09.

RESOLUTION NO. 2026-09

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, RESCINDING RESOLUTION NO. 2024-63 AND TERMINATING ITS RELATED AGREEMENT, AND APPROVING AND AUTHORIZING THE EXECUTION OF A NEW INTERLOCAL AGREEMENT FOR INFORMATION TECHNOLOGY SERVICES BETWEEN THE CITY OF GREENACRES AND PALM BEACH COUNTY FOR EXISTING SERVICES, INCREASED NETWORK BANDWIDTH AND ADDITIONAL TELEPHONE LINES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres (“the City”) and Palm Beach County (“PBC”) on 12/8/2020 entered into interlocal agreement R2020-1834 (the "Existing Agreement") for Information Technology Services, under which PBC provides network and telephone services to the City; and

WHEREAS, the City and PBC now desire to terminate, rescind, and replace the Existing Agreement with a new agreement to extend the existing services, upgrade the network bandwidth and increase the number of telephone lines provided to the City; and

WHEREAS, a new agreement (the "New Agreement"), attached hereto, has been presented to the City Council, which outlines updated terms, conditions, and scope of the agreed-upon network and telephone services; and

WHEREAS, City staff recommends that the City Council approve and authorize execution of the New Agreement with PBC, as being in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. Resolution No. 2024-63 is rescinded, and the Existing Agreement is terminated and replaced in its entirety.

Section 2. The City Council approves and grants authorization for the execution of the Agreement with Palm Beach County and City of Greenacres Re: Palm Beach County OTI Services, attached hereto.

Section 3. The appropriate City officials are hereby authorized to execute all necessary documents required to effectuate the terms of the New Agreement.

Section 4. This resolution shall become effective upon adoption.

RESOLVED AND ADOPTED this 16th day of March 2026.

Chuck Shaw, Mayor

Voted:

John Tharp, Council Member, *District I*

Attest:

Quintella Moorer, City Clerk

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, *Council Member*

Voted:

Susy Diaz, *Deputy Mayor*, *District IV*

Voted:

Elisa Leheny Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Monica Powery, Director, Purchasing

SUBJECT: Award of Bid No. 26-007 Original Section Sewer North Phase 4

BACKGROUND

The City of Greenacres desires to engage a qualified and experienced contractor to furnish and install gravity sanitary sewer mains and manholes between 4' and 12' deep, sanitary sewer lateral pipe, sewer cleanouts, demolition of existing pavement, pavement restoration, sod restoration, re-striping and signage, and all other items and work required and incidental thereto for the Original Section Sewer North Phase 4 project.

The Invitation to Bid (ITB) No. 26-007 was issued by the City's Purchasing Department and advertised in the *Palm Beach Post* on January 25, 2026. Notice was also sent to two thousand eight hundred thirty-four (2,834) prospective bidders through DemandStar.

ANALYSIS

Bid responses were opened on February 26, 2026, at 3:00 p.m. EST, and the Purchasing Department received eleven (11) responses. The responses were reviewed to ensure compliance with the bid requirements and to determine whether the bidders were both responsive and responsible.

After review, TCLM Enterprise, Inc. was determined to be the lowest responsive and responsible bidder and submitted a bid in the amount of $1,053,590.00. Staff recommends award of Bid No. 26-007 to TCLM Enterprise, Inc. and authorization for the appropriate City officials to execute the agreement and related documents necessary to effectuate the award.

FINANCIAL INFORMATION

Sufficient Funds are budgeted in Capital Improvement Program 305-40-46-63-26 (CIP 305-231) to provide for award in the amount of $1,053,590.00.

LEGAL

The recommendation for award is in accordance with the requirements of City policies and procedures.

STAFF RECOMMENDATION

Approval of Resolution No. 2026-10, approving and awarding Bid No. 26-007, Original Section Sewer North Phase 4, to TCLM Enterprise, Inc. in the amount of $1,053,590.00, and authorizing the appropriate City officials to execute the necessary documents.

RESOLUTION NO. 2026-10

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE CITY OF GREENACRES AND TCLM ENTERPRISE, INC., TO FURNISH AND INSTALL GRAVITY SANITARY SEWER MAINS AND MANHOLES BETWEEN 4' AND 12' DEEP, SANITARY SEWER LATERAL PIPE, SEWER CLEANOUTS, DEMOLITION OF EXISTING PAVEMENT, PAVEMENT RESTORATION, SOD RESTORATION, RE-STRIPING AND SIGNAGE, AND ALL OTHER ITEMS AND WORK REQUIRED AND INCIDENTAL THERETO; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is in need of a vendor to furnish and install gravity sanitary sewer mains and manholes between 4' and 12' deep, sanitary sewer lateral pipe, sewer cleanouts, demolition of existing pavement, pavement restoration, sod restoration, re-striping and signage, and all other items and work required and incidental thereto; and

WHEREAS, the Purchasing Department issued Invitation to Bid No. 26-007 (the "BID"); and

WHEREAS, the BID was advertised in the legal notices section of the *Palm Beach Post* on January 25, 2026, and a notice was also sent to two thousand eight hundred thirty-four (2,834) prospective bidders via DemandStar; and

WHEREAS, on February 26, 2026, at 3:00 p.m. EST, the BID closed and the Purchasing Department (the "Department") received eleven (11) responses which were reviewed by the Department to ensure the responses met the BID requirements and the bidders were both responsive and responsible; and

WHEREAS, TCLM Enterprise, Inc. submitted the lowest responsive and responsible bid in the amount of $1,053,590.00; and

WHEREAS, the Department recommends that the City Council approve award of the BID to TCLM Enterprise, Inc. and authorize the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The City Council hereby approves and awards Bid No. 26-007, Original Section Sewer North Phase 4 to TCLM Enterprise, Inc. in the total amount of $1,053,590.00 subject to the terms and conditions of the Invitation to Bid and the contractor's bid response.

SECTION 2. The City Council authorizes the appropriate City officials to execute any and all agreements, purchase orders, and related documents necessary to effectuate this award.

SECTION 3. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED this 16th of day of March 2026

	Voted:
Chuck Shaw, Mayor	**John Tharp,** Council Member, *District I*
Attest:	
	Voted:
Quintella Moorer, City Clerk	**Peter Noble,** Council Member, *District II*
	Voted:
	Judith Dugo, *Council Member, District III*
	Voted:
	Susy Diaz, *Deputy Mayor*
	Voted:
	Elisa Leheny, *Council Member, District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Monica Powery, Director, Purchasing

SUBJECT: Award of Bid No. 26-006 Demolition of 500 Perry Building

BACKGROUND

The City of Greenacres desires to engage a qualified contractor to perform demolition services for the 500 Perry Building. The project includes demolition of the structure and related work in accordance with the bid specifications. Bid No. 26-006, Demolition of 500 Perry Building, was issued by the City's Purchasing Department, and notice of the solicitation was sent to one thousand eleven (1,011) prospective bidders via DemandStar.

ANALYSIS

The bid opened and the Purchasing Department received eight (8) responses, which were reviewed to ensure compliance with the bid requirements and to determine whether the bidders were responsive and responsible. I.Q. Constructions, Inc. submitted the low bid in the amount of $60,000.00; however, the bid was deemed non-responsive for failing to sign the proposal page and acknowledge an addendum, as required by the bid documents. E+F Florida Enterprises Inc. d/b/a Creative Contracting Group submitted the lowest responsive and responsible bid in the amount of $73,900.00. City staff reviewed the bid and determined that the company met the bid requirements and recommends award as being in the best interest of the City.

FINANCIAL INFORMATION

Sufficient funds are budgeted in account 306-60-64-62-43, Capital Improvements Program project number one hundred and ninety-one (CIP 306-236), to provide for award in the amount of $73,900.00

LEGAL

The recommendation for award is in accordance with the requirements of City policies and procedures.

STAFF RECOMMENDATION

Approval of Resolution No. 2026-11, approving award of Bid No. 26-006 to E+F Florida Enterprises Inc. d/b/a Creative Contracting Group for Demolition of 500 Perry Building in the amount of $73,900.00, and authorizing the appropriate City officials to execute the necessary documents.

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AWARD OF BID NO. 26-006 TO E+F FLORIDA ENTERPRISES INC. D/B/A CREATIVE CONTRACTING GROUP FOR DEMOLITION OF 500 PERRY BUILDING; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres (the "City") is in need of demolition services for the 500 Perry Building; and

WHEREAS, in accordance with the City's Code of Ordinances, the Purchasing Department issued Bid No. 26-006, Demolition of 500 Perry Building (the "BID"), and a notice was sent to one thousand eleven (1,011) prospective bidders via DemandStar; and

WHEREAS, the BID opened and the Purchasing Department received eight (8) responses, which were reviewed to ensure compliance with the BID requirements and to determine whether the bidders were responsive and responsible; and

WHEREAS, I.Q. Constructions, Inc. submitted the low bid in the amount of $60,000.00, but was deemed non-responsive for failing to sign the proposal page and acknowledge an addendum, as required by the BID documents; and

WHEREAS, City staff reviewed the bid submitted by E+F Florida Enterprises Inc. d/b/a Creative Contracting Group and determined that the company submitted the lowest responsive and responsible bid in the amount of $73,900.00; and

WHEREAS, City staff recommends that the City Council approve award of the BID and authorize execution of an agreement with E+F Florida Enterprises Inc. d/b/a Creative Contracting Group, as being in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The City Council hereby finds I.Q. Constructions, Inc. to be non-responsive for failure to comply with the mandatory bid requirements of Bid No. 26-006.

SECTION 2. The City Council hereby approves and awards Bid No. 26-006, Demolition of 500 Perry Building, to E+F Florida Enterprises Inc. d/b/a Creative Contracting Group in the total amount of $73,900.00, subject to the terms and conditions of the Invitation to Bid and the contractor's bid response.

SECTION 3. The City Council authorizes the appropriate City officials to execute any and all agreements, purchase orders, and related documents necessary to effectuate this award.

SECTION 4. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED this 16 of day of March 2026

Chuck Shaw, Mayor

Voted:

John Tharp, Council Member, *District I*

Attest:

Quintella Moorer, City Clerk

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, *Council Member, District III*

Voted:

Susy Diaz, *Deputy Mayor*

Voted:

Elisa Leheny, *Council Member, District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Andrea McCue, City Manager, Administration

SUBJECT: Resolution 2026-12 Education Foundation Scholarship Account and Discretionary Grant Fund Fiscal Agent Fund Agreement

BACKGROUND

As the City does not have an established 501(c)(3), the City has desired to allow tax deductible donations to be received for the City's Education Scholarship Fund and any other possible grant programs that the city may wish to establish.

ANALYSIS

The Education Foundation of Palm Beach County (EFPBC) is a 501(c)(3) not for profit organization recognized by the Palm Beach County School Board to serve the District. They hold and distribute funds to benefit individual schools or district-wide programs. Contributions to the Fund will be considered charitable gifts under federal income tax regulations and will be tax deductible to the full extent of the law.

The EFPBC will not charge a Fiscal Agent administration fee for the Scholarship Account Fund Agreement. The EFPBC will charge a 3% Fiscal Agent administration fee for the Discretionary Grant Fund Agreement.

FINANCIAL INFORMATION

No cost for the Scholarship Account Fund but should the city wish to establish other grant/donation fund type accounts the cost to the city will be 3%.

LEGAL

City Attorney has reviewed the item and all supporting documents for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff is recommending approval of Resolution 2026-12.

RESOLUTION NO. 2026-12

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, DESIGNATING THE EDUCATION FOUNDATION OF PALM BEACH COUNTY AS THE SCHOLARSHIP ACCOUNT FUND AND DISCRETIONARY GRANT FUND AGENT FOR THE CITY; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Education Foundation of Palm Beach County (EFPBC) has agreed to serve as the City's fiscal agent for the City's Scholarship Account Fund and the City's Discretionary Grant Fund, and to provide services related to the same; and

WHEREAS, EFPBC and the City agree that the EFPBC's performance of the said services will be mutually beneficial to the parties; and

WHEREAS, the City finds entering into the Fiscal Agent Account Fund Agreements for the above-mentioned services serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT THE FISCAL AGENT SCHOLARSHIP ACCOUNT FUND AGREEMENT AND FISCAL AGENT DISCRETIONARY GRANT FUND AGREEMENT ATTACHED HERETO, THE CITY AND THE EFPBC AGREE AS FOLLOWS:

SECTION 1. The EFPBC will not charge a Fiscal Agent administration fee for the Scholarship Account Fund Agreement. The EFPBC will charge a 3% Fiscal Agent administration fee for the Discretionary Grant Fund Agreement.

SECTION 2. The City Council authorizes the appropriate City officials to execute any and all agreements, and related documents necessary to effectuate this award.

SECTION 3. This Resolution shall become effective immediately upon adoption.

RESOLVED AND ADOPTED this 16th day of Month 2026

Chuck Shaw, *Mayor*

Voted:

John Tharp, *Council Member, District I*

Attest:

Quintella Moorer, *City Clerk*

Voted:

Peter Noble, *Council Member, District II*

Voted:

Judith Dugo, *Council Member, District III*

Voted:

Susy Diaz, *Deputy Mayor*

Voted:

Elisa Leheny, *Council Member, District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, *City Attorney*

ITEM SUMMARY

MEETING DATE: March 16, 2026

FROM: Denise Malone, AICP, Director Development and Neighborhood Services

SUBJECT: **Resolution 2026-07, SE-25-02 and SP-04-04A**
Greenacres Municipal Complex – Municipal Operations Center (MOC)

BACKGROUND

JoNae Cromartie of Song & Associates, Inc., as agent for the owner, the City, is requesting approval of a Special Exception (SE-25-02) and a Major Site and Development Plan Amendment (SP-04-04A) for Government Maintenance Facilities in the Government Use (GU) zoning district.

The Development Review Committee reviewed the proposal and recommended approval followed by the Planning and Zoning Board, unanimously recommending approval at their meeting on February 12, 2026. At that same meeting, the Planning and Zoning Board also unanimously approved Variance (BA-25-01), authorizing a maximum 50ft building height.

ANALYSIS

The request is to expand the Greenacres Municipal Complex with a new Municipal Operations Center (MOC) and associated maintenance functions. The proposal adds approximately 9.11 acres of land to the existing Municipal Complex, resulting in a total campus area of approximately 28.61 acres. The MOC is intended to serve as the City's primary emergency management and municipal operations facility by consolidating emergency operations, training, and supporting services within an integrated campus that includes the existing municipal facilities, central stormwater lake, and perimeter walking trail. The proposed site layout places the MOC, east of the Public Works building, south of Harvest Pines, and provides appropriate separation from surrounding properties.

Access is provided through the two existing points on Melaleuca Lane as well as a new stabilized emergency-only access to South 56th Terrace. The building is designed to be compatible with the existing municipal campus with complementary colors, materials, and textures. The landscape and lighting plans have been prepared in accordance with the City Code, and the project also includes Art in Public Places (AIPP) elements in the form of a memorial plaza near the main entrance to the MOC, with integrated seating, landscaping, and flagpoles. Overall, the project is intended to enhance the City's emergency preparedness and municipal operations by consolidating critical functions on one campus.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2026-07 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SE-25-02 and SP-04-04A through the adoption of Resolution 2026-07.

RESOLUTION NO. 2026-07

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN APPLICATION FOR A SPECIAL EXCEPTION TO ALLOW GOVERNMENT MAINTENANCE FACILITIES WITHIN THE GOVERNMENT USE (GU) ZONING DISTRICT, LOCATED AT 5770 AND 5800 MELALEUCA LANE, AND APPROVING A MAJOR SITE AND DEVELOPMENT PLAN AMENDMENT TO EXPAND THE MUNICIPAL COMPLEX AND ALLOW CONSTRUCTION OF A MUNICIPAL OPERATIONS CENTER, AS REQUESTED BY THE APPLICANT, JONAE CROMARTIE OF SONG & ASSOCIATES, INC., AGENT FOR THE OWNER, CITY OF GREENACRES; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, Jo Nae Cromartie of Song & Associates, Inc., as agent for the property owner, City of Greenacres, has submitted an application for a Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane; and

WHEREAS, the applications were reviewed by the Development Review Committee of the City of Greenacres which provided comments to the Planning, Engineering, and GIS Division, and recommended approval of the Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane, subject to the conditions identified herein; and

WHEREAS, the Planning and Zoning Board held a public hearing on February 12, 2026, reviewed the applications, and made a recommendation on the applications with a vote of 5 to 0; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Special Exception (SE-25-02) to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and an application for a Major Site and Development Plan Amendment (SP-04-04A) to expand the Municipal Complex and allow construction of a Municipal Operations Center, located at 5770 and 5800 Melaleuca Lane, subject to the conditions of approval and staff recommendation at the March 16, 2026, Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The applications, Special Exception (SE-25-02), to allow Government Maintenance Facilities within the Government Use (GU) zoning district, pursuant to Section 16-528 of the Zoning Regulations, and Major Site and Development Plan Amendment (SP-04-04A), to expand the Municipal Complex and construct a Municipal Operations Center located at 5770 and 5800 Melaleuca Lane are hereby APPROVED, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property as follows:

Legal Description

***PCN*: 00-42-44-26-00-000-7110; -7070**

The East one half (E ½) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, less the North 40 feet for road right of way and less the South 50 feet thereof.

Subject to easements, reservations, restrictions, conditions and limitations of record, applicable zoning laws, ordinances, rules and regulations, if any, and real estate taxes and assessments for the year 2002 and subsequent years.

***PCN*: 00-42-44-26-00-000-7100**

A Parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 3450.2 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 east, Palm Beach County, Florida.

Subject to an easement for ingress and egress over the North 20.0 feet of the East 348.6 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

***PCN*: 00-42-44-26-00-000-7040**

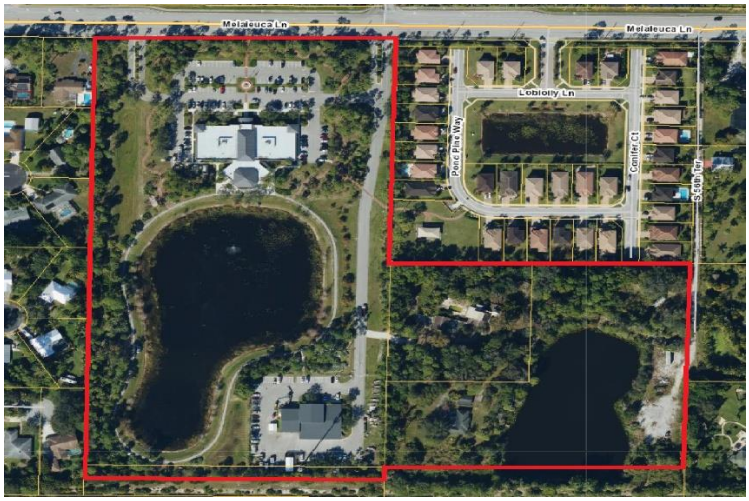
The SW ¼ of the SE ¼ of the W ¼ of Section 26, Township 44 South, Range 42 East Palm Beach County, Florida.

Less a parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 340.2 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

Also, Less the South 86 feet thereof, conveyed to the Lake Worth Drainage District in Deed Book 113, Page 25, Public Records of Palm Beach County, Florida.

CONTAINING A TOTAL OF 28.61 ACRES MORE OR LESS.



Subject site outlined in red line

SECTION 2. All resolutions in conflict herewith are hereby repealed.

SECTION 3. This resolution shall be effective upon its adoption subject to the following conditions, which shall be responsibility of and binding upon the Applicant, its successors, or assigns:

1. The most stringent requirements of this DNS Staff Report and Recommendation, and strict compliance with the Site and Development Plans exhibits listed below, which are attached hereto and made part hereof as Exhibit “A”
   A. SP-04-04A Municipal Complex MOC **Site Plan**, Sheets SP1 and SP2, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   B. SP-04-04A Municipal Complex MOC **Landscape Plan,** Sheets LP-1 through LP10; TD1 through TD3, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   C. SP-04-04A Municipal Complex MOC **Photometric Plan,** Sheets L0E and L0, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   D. SP-04-04A Municipal Complex MOC **Architectural Plan,** Sheets G-100 through G-102; A-100 through A-951; LS-100 through LS-202 and prepared by Robert Castrovinci of Song & Associates
   E. SP-04-04A Municipal Complex MOC **Civil/Engineering Plan**, Sheets C-2 through C-24, and prepared by Adam Schildmeier of WGI

2. Permits from South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for the stormwater management system must be obtained prior to issuance of an Engineering Permit. (Engineering)

3. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of an Engineering Permit. (Engineering)

4. An Engineering Permit, issued by the City of Greenacres, is required prior to any sitework or construction activities outside of the proposed structures and work related to subdivision and/or development improvements taking place. The Engineering Permit must be closed out before any Certificates of Occupancy (CO) are issued for any buildings or structures. (Engineering)

5. Upon completion of all required improvements, the civil engineer of record to prepare as-built drawings for all project plans and submit the project baseline data for all relevant layers to the Development & Neighborhood Services Department. The data must be provided in one of the following formats: (a) AutoCAD DXF, (b) GIS shapefile (comprising the ESRI extensions .shp, .shx, and .dbf), or (c) Geodatabase (with the ESRI .gdb extension). The timeline for submitting the as-built plans will be determined by the City Engineer. (Planning and Engineering)

6. Complete drainage calculations addressing water quality and quantity in accordance with the applicable requirements must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. All required documents must be submitted with the application for Engineering Permits. (Engineering)

7. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of **December 31, 2030**, unless a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)

8. Any unused existing easements on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)

9. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. An NPDES Permit shall be provided to the City, prior to any site activity, as part of the Engineering Permit. (Planning, Engineering, Building and Public Works)

10. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning, Engineering and Building)

11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)

12. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened from view. No equipment shall be taller than the proposed screening. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning and Building)

13. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Landscaping Plan

additions may be necessary to meet Code requirements if existing material is unsuitable to remain. (Planning)

14. For roofing materials, all exterior roof surfaces shall be either rated by the Cool Roof Rating Council or labeled as an Energy Star qualified roof product and be in accordance with the Florida Building Code. This excludes portions of the roof acting as a rooftop deck, green roof, or any area of a roof utilized by photovoltaic and solar equipment. Product specifications for roofing materials must be submitted and approved as part of the roofing-related Building Permit submittals.

15. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)

16. The Site and Development Plan shall be revised as necessary and as otherwise noted herein to reflect all conditions of approval and re-submitted, prior to the issuance of Engineering Permits. (Planning, Building, Engineering and Public Works)

17. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits and a Certificate of Occupancy. (Planning, Engineering, and Building)

18. **CITY NOTICES:**
    (1) **Development permits and orders.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

    (2) **No Guarantee by City.** It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

    (3) **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and all claims, demands, disputes, costs, expenses, (to include attorney's fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Property, except those claims or liabilities by or arising from gross negligence or intentional acts of the City, or its employees, contractors or agents.

RESOLVED AND ADOPTED this 16th day of March 2026.

	Voted:
Chuck Shaw, *Mayor*	**John Tharp,** *Council Member, District I*
Attest:	
	Voted:
Quintella Moorer, *City Clerk*	**Peter Noble,** *Council Member, District II*
	Voted:
	Judith Dugo, Council Member, *District III*
	Voted:
	Susy Diaz, *Deputy Mayor*
	Voted:
	Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

(BA-25-01 | SE-25-02 | SP-04-04A) Revised: 02/13/2026
Date: February 6, 2026

DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

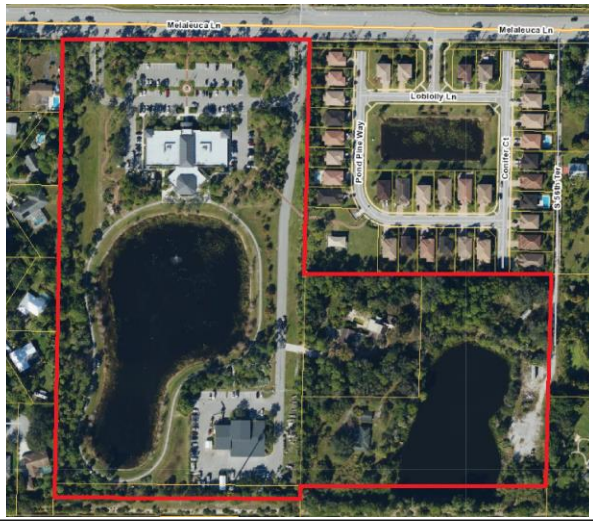
Project: Greenacres Municipal Complex – Municipal Operations Center (MOC)

Applicant: JoNae Cromartie
Song+Associates, Inc.
1545 Centrepark Drive North
West Palm Beach, FL 33401
Authorized agent for the owners:
City of Greenacres

Request: Special Exception to allow Government Maintenance Facilities; a Major Site and Development Plan Amendment to allow a Municipal Operations Center (MOC); and a Variance to exceed the 35-foot maximum building height.

Location: 5800 Melaleuca Lane

Project Manager: Gionni Gallier, Assistant Director



Subject property is outlined in red. ↑ N

II. Site Data:

Existing Use: Government

Proposed Use: Government

Parcel Control Numbers: 18-42-44-26-00-000-7110; -7100; -7070; -7040

Parcel Size: 1,246,252 square feet (28.61 acres)

Existing Future Land Use Designation: Public Institution (PI)

Existing Zoning District: Government Use (GU)

Table 1: Surrounding Land Use, Future Land Use Designation, and Zoning District:

Direction	Existing Land Use	Future Land Use Designation	Zoning District
North	Pine Ridge South I and II	Residential-Medium Density (City RS-MD)	Residential Medium-2 (City RM-2)
	Harvest Pines	Residential-Low Density (City RS-LD)	Residential Low-3 (City RL-3)
South	Lantana Homes PUD (Unincorporated PBC)	PBC Medium Residential 5 (PBC MR 5)	PBC Residential Single (PBC RS)
	Nautica Isles West PUD	Residential-Low Density (City RS-LD)	Residential Low-3 (City RL-3)
East	Single-Family (Unincorporated PBC)	PBC Low Residential 1 (PBC LR 1)	PBC Agricultural Residential (PBC AR)
West	Pine Country	Residential-Low Density (City RS-LD)	Residential Low-1 (City RL-1)

III. Annexation/Zoning History:

The original 19.5-acre Municipal Complex was annexed into the City on August 19, 2002, as ANX-02-03 (Ordinance 2002-18). On January 6, 2003, the Future Land Use designation was changed to Public Institutional (PI), as CPA-02-03 (Ordinance 2002-19), and the zoning was changed to Government Use (GU) as ZC-02-03 (Ordinance 2002-20). The Site Plan (SP-04-04) for the City Hall and Public Works campus was subsequently approved on November 15, 2004.

In 2022, the City purchased two residential parcels at 4901 and 4977 South 56th Terrace, directly east of City Hall totaling 9.11 acres. These parcels and related enclave property were annexed into the City on April 15, 2024, as ANX-23-03 (Ordinance 2023-21). Concurrent with the annexation, the City approved CPA-24-03 (Ordinance 2024-05) to change the Future Land Use designation from Palm Beach County Low Residential, 1 du/ac (LR-1) to City Public Institution (PI), and rezoned the same from Palm Beach County Agricultural Residential (AR) to City Government Use (GU) through ZC-24-03 (Ordinance 2024-06). The site includes an existing communications tower that is governed by its separate Site Plan and Special Exception approvals.

IV. Applicable Code Provisions:

Sections 16-171 through 16-178 pertaining to Special Exceptions
Sections 16-196 through 16-202 pertaining to Site and Development Plans
Sections 16-211 through 16-215 pertaining to Amendments to Approved Site Plans
Sections 16-525 through 16-535 pertaining to the Government Use (GU) Zoning District
Sections 16-931 through 16-997 pertaining to Sign Regulations
Sections 16-1241 through 16-1312 pertaining to Landscaping
Sections 16-1331 through 16-1340 pertaining to Off-Street Parking and Loading

V. Summary of Proposed Site and Development Plans Details:

The applicant's Site and Development Plans, depict the following:

1. A total land area of 28.61 acres (1,246,252 square feet).
2. One (1) existing 26,500-sq. ft. City Hall building, One (1) existing 10,490-sq. ft Public Works building, and the proposed 39,917-sq. ft. Municipal Operations Center.
3. A total of 270 parking spaces including 12 Americans with Disabilities Act (ADA) accessible parking spaces.
4. Two (2) existing ingress and egress points on Melaleuca Lane, one (1) across from the entrance to Pine Ridge South II and one (1) at the northwest corner of the site. Includes new stabilized emergency access to South 56th Terrace.
5. Landscape Plan.
6. Architectural Plans and Elevations.
7. Photometric Plan.
8. Preliminary Engineering Plan.
9. Boundary Survey.

Table 2: Proposed Site Data:

Area:	Square Footage:	Acreage:	Percent:
Building Coverage	76,907	1.765	6.2%
Site Impervious Area (excluding building coverage)	218,865	5.024	17.6%
Site Landscape Area	950,480	21.820	76.2%
Total	*1,246,252*	*28.61*	*100%*

VI. Staff Analysis:

The applicant is requesting approval of a Special Exception (SE-25-02) and a Major Site and Development Plan Amendment (SP-04-04A) for Government Maintenance Facilities in the Government Use (GU) zoning district to expand the Greenacres Municipal Complex with a new Municipal Operations Center (MOC). The proposal incorporates approximately 9.11 acres of adjacent land into the existing Municipal Complex, resulting in a total campus area of approximately 28.61 acres, and includes development of a new 39,917-square-foot MOC building with associated fueling, car wash, maintenance, and fire training functions. The MOC will serve as the City's primary emergency management facility, consolidating emergency operations, training, and supporting municipal services in an integrated campus with the existing City Hall, Public Works facilities, central stormwater lake and perimeter walking trail. Development within the GU district is required to be consistent with sound planning and design principles and to provide adequate separation and buffering from the surroundings. The Site and Development Plan layout places the MOC within the interior of the Municipal Complex, east of Public Works and south of Harvest Pines.

The amended Site Plan provides a total of 270 parking spaces, including 12 designated for Americans with Disabilities Act (ADA) accessible parking. The design provides ingress and egress through the two (2) existing access points on Melaleuca Lane, one (1) across from the entrance to Pine Ridge South II and one (1) at the northwest corner of the site. Also, the plan introduces a new stabilized emergency access to South 56th Terrace. The building architecture is designed to be compatible with the existing Municipal Complex structures, using complementary colors, materials, and textures, and the landscape and lighting plans have been prepared to meet the City Code requirements. The project also includes Art in Public Places (AIPP) elements through a memorial plaza located near the primary entrance to the MOC. The plaza is designed to feature integrated seating, landscaped areas, and flagpoles and is designed to integrate seamlessly with the surrounding pedestrian circulation and landscape of the campus. Overall, the MOC project is intended to enhance the City's emergency preparedness and municipal operations by consolidating critical functions on one campus. A Variance (BA-25-01) request was approved on February 12, 2026, by the Planning and Zoning Board, allowing the proposed 50-foot building height in lieu of the 35-foot maximum height permitted in the GU zoning district.

The Development Review Committee (DRC) reviewed this application and recommended approval subject to the comments noted herein and the conditions of approval listed below.

Standards for Site and Development Plans and Staff Findings:

1.	Minimum Lot Requirement:	The project's lot area of 28.61 acres **is consistent** with the required sound planning principles.
2.	Maximum Building Coverage:	Building coverage of 6.2% **is consistent** with the required sound planning principles.
3.	Minimum Yard Requirements:	The proposed building setbacks **are consistent** with the required sound planning principles and appropriate safety standards.
4.	Height Restrictions:	The GU zoning district allows a maximum building height of 35 feet. The proposed MOC building height of 50 feet **does not exceed** the allowable height of 50' based on the approved Variance (BA-25-01).
5.	Off-Street Parking & Loading:	The shared parking study provided indicates that 270

		spaces including 12 ADA accessible spaces will be sufficient to **meet** the parking demand.
6.	Landscaping:	The landscaping plan **complies** with the intent of the landscape code requirements. (See Landscaping Plans)
7.	Lighting:	The photometric plan **complies** with the applicable City Code requirements for lighting. All lighting must be dark-sky compliant. (See Photometric Plans)
8.	Sign Regulations:	Signs on-site **meet** the required applicable City Code requirements. (See Sign Plan on Sheet A-951)
9.	Utilities:	The proposed water, sanitary sewer, and drainage systems **meet** preliminary engineering and City Code requirements, subject to final approval of an Engineering Permit and prior to the issuance of a Building Permit.
10.	Concurrency:	Project **meets** traffic concurrency. Water and Sewer service and capacity **are available** to serve the site.
11.	Comprehensive Plan:	The proposed development **is consistent** with the Public Institutional Future Land Use Map designation, and the proposed Floor Area Ratio of 0.062 **is consistent** with the allowable FAR range of .10 to .35 in the GU zoning district.
12.	Color Scheme:	The color of the building **shall be** in accordance with the approved Site and Development Plans.
13.	Site and Building Design:	The project layout and architectural design **comply** with the Site and Building Design requirements of the Code and the Government Use zoning district.

VII. Special Exception Criteria and Findings of Fact:

1. The proposed use complies with all relevant goals, objectives, policies and other applicable requirements of the city's Comprehensive Plan and provisions of the City Code;

Finding: The proposed expansion of the Municipal Complex complies with the relevant elements of the City of Greenacres Comprehensive Plan and aligns with its goals, objectives, and policies. The project supports public safety and emergency management by consolidating emergency operations and support functions in a hardened essential facility and promotes efficient land use by expanding the existing Municipal Complex rather than developing a new site elsewhere.

2. Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, efficient traffic flow and control, and access in case of fire or catastrophe will not be adversely affected by the proposed special exception;

Finding: The site provides adequate ingress and egress through the two (2) existing access points on Melaleuca Lane, one (1) across from the entrance to Pine Ridge South II and one (1) at the northwest corner of the site. The site also includes a new stabilized emergency access to

South 56th Terrace to the east. Staff, including the City's traffic engineering consultant, have reviewed the plan with respect to automobiles, pedestrians, and fire safety, traffic flow, and control, and have confirmed compliance with all applicable City Code requirements.

3. Off-street parking and loading are well-designed to meet operational needs;

Finding: Off-street parking and loading facilities are designed to accommodate the combined parking demand of the expanded Municipal Complex as a unified campus. The shared parking study provided indicates that 270 spaces are sufficient to meet the parking demand when factoring in the operational overlap where employees from existing City buildings will utilize the new facility and are already accommodated by the current parking supply and additionally a good portion of the additional GFA is allocated to maintenance and support functions that are utilized by the same employees who occupy the surrounding facilities.

4. Refuse and service areas are appropriately located and designed, with attention to safety, accessibility, and aesthetic compatibility;

Finding: The City's franchise hauler will serve the site for all refuse collection. The dumpster and recycling provisions meet all City Code requirements and will not adversely affect public health and safety.

5. The proposed use must not introduce nuisance factors detrimental to adjacent and nearby properties and the city as a whole. Nuisance factors shall include, but not necessarily be limited to, noise, odor, smoke, glare, electrical interference and/or mechanical vibrations;

Finding: The proposed expansion is located internal to the Municipal Complex, over 200 feet from the nearest residential properties and separated by the existing lakes, the Lake Worth Drainage District canal, and landscape buffers. All site elements have been designed to prevent any nuisance or adverse effects. Maintenance activities will occur indoors or within the secured yard. Exterior lighting will meet the City's photometric standards, be dark sky compliant, and minimize glare and spillover.

6. The location, availability and compatibility of utilities for the requested use will not adversely affect public health and safety;

Finding: The project will be fully served by underground utilities, including water and sewer services provided by the Palm Beach County Water Utilities Department. All required utility connections are available on-site, and the project meets the Level of Service (LOS) standards established in the City's Comprehensive Plan.

7. The screening and buffering of the requested use are consistent with the intent of the zoning requirements relative to type, dimension and character;

Finding: The proposed landscaping complies with the City's landscape requirements, and existing vegetation within the north and east portions of the expansion area will be preserved to maintain a dense visual buffer. Additional canopy trees and continuous hedges are provided along the property boundaries. These buffers, in combination with the large building setbacks and the intervening lake or canal, provide adequate screening and buffering.

8. Signs and proposed exterior lighting are provided with reference to glare, traffic safety and economic effect, and compatibility and harmony with properties in the district;

Finding: Signage provided is limited to municipal identification and wayfinding and meets the requirements of the City's Code. The provided Photometric Plan shows the exterior lighting

meets the City Code requirements and all fixtures are required to be dark-sky compliant.

9. The requested use meets the required yards and other open space;

Finding: In the GU zoning district, setbacks are based on good planning and design principles rather than fixed numbers. The combination of large building setbacks, generous landscape buffers, preserved vegetation, and the lake/trail system satisfies the intent of yard and open space criteria.

10. Proposed use is generally compatible with adjacent properties, the surrounding district, and the overall character of the community, considering architectural style, scale, density, land use, hours of operation, and other factors that may be used to measure compatibility;

Finding: The proposal is compatible with the adjacent properties, the surrounding district, and the overall civic character of the Municipal Complex. The new building is set more than 200 feet from the nearest homes and is further separated by the existing lake, Lake Worth Drainage District canal, together with preserved and supplemental landscaping that provides effective screening. Based on the setbacks, buffers, and operating characteristics, the use will function compatibly with surrounding properties.

11. The proposed use will be in the best interests of the city, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity;

Finding: The proposed project enhances public safety, governmental efficiency, and the long-term functionality of City-owned property, thereby serving the public welfare and the community's convenience. The MOC and associated maintenance functions at the site strengthens the City's emergency preparedness, allowing coordinated emergency response from a hardened essential facility. Consolidating at the Municipal Complex improves operational efficiency, reduces response times, and avoids the need for separate sites across the City.

12. The change suggested is not out-of-scale with the needs of the neighborhood or the City;

Finding: The proposed expansion of the Municipal Complex is appropriately scaled to meet the operational needs of the City's departments. The facility represents the minimum size necessary to support ongoing and future municipal functions without exceeding the character or needs of the surrounding community.

13. The requested use and structure is consistent with any special requirements set out in the Schedule of District Regulations for the particular use and structure involved;

Finding: There are no special requirements set out beyond the general Special Exception criteria, all of which are satisfied as outlined above.

VIII. Variance Findings of Fact:

The Planning and Zoning Board shall have the power to authorize a variance from the provisions of the Zoning Code. To be granted a variance from the Zoning Code, the applicant must meet the six specific criteria listed in the Code. The following is a list of those criteria and an analysis of whether the subject variance request meets the criterion.

Summary of Variance Criteria:
Based on the following analysis, the subject variance **complies** with the variance criteria.

Specific Criteria Findings:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and not applicable to other lands, or structures in the same district.

Finding: Special conditions exist that are peculiar to this property and the proposed essential-facility program. The municipal complex is being expanded to consolidate multiple City functions, departments, and operations on a single property. The site contains physical constraints including the existing lakes and preservation of significant existing vegetation limit the feasible building footprint and placement for the expansion. MOC facilities typically require higher floor heights for infrastructure such as elevated command rooms, which is a special circumstance of this type of use not shared by regular offices.

2. That special conditions and circumstances do not result from the actions of the applicant.

Finding: The limited developable area is driven by existing site features including the lake, tree preservation areas, and existing buildings that must remain in place. These constraints were not created by the applicant, in addition, the City has assembled adjacent property to formally expand the Municipal Complex and accommodate the project. The need to house emergency operations, training, and supporting municipal maintenance functions within a consolidated facility drives the building program and the need for the Variance.

3. That granting the variance request will not confer on the applicant any special privilege that is denied by this chapter to the other lands, buildings, or structures in the same zoning district.

Finding: Granting the variance as requested will not confer any special privilege that is denied to other lands, buildings, or structures in the same zoning district. The variance is requested to allow the reasonable development of an essential public safety facility in a manner consistent with the intent of the GU district and the City's Public Institutional future land use designation. The 35-foot height limit does not fully account for the operational requirements of a Municipal Operations Center and the additional height is limited to what is necessary to accommodate the MOC program while maintaining compatibility with surrounding uses through substantial setbacks, existing and proposed landscape buffering, and the site's interior placement within the Municipal Complex.

4. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

Finding: Literal application of the height limit would prevent the City from constructing a fully functional emergency operations center with the clearances, equipment accommodations, and safety standards typically associated with such type of facility. Without the requested height, the City could not construct the fully functional MOC on this property as currently programmed and meet the intended public safety needs. The City must build vertically to account for the limited building envelope created by the lake, tree preservation requirements, and existing facilities. The proposed development meets all other applicable zoning and land development standards.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Finding: The requested height is the minimum necessary to accommodate the MOC's

operational and safety requirements, including essential communications infrastructure, emergency response, and maintenance bays requiring additional clearance. A lesser height would compromise the building's ability to function as intended and fail to meet industry standards for emergency operations.

6. **No nonconforming use of neighboring lands, structures or buildings in other districts and no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.**

   Finding: This criterion does not serve as a basis for review of this variance and will not be used as grounds for issuance of the variance.

IX. Staff Recommendation:

Approval of SE-25-02 and SP-04-04A with the following conditions:

1. The most stringent requirements of this DNS Staff Report and Recommendation, and strict compliance with the Site and Development Plans exhibits listed below, which are attached hereto and made part hereof as Exhibit "A"
   A. SP-04-04A Municipal Complex MOC **Site Plan**, Sheets SP1 and SP2, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   B. SP-04-04A Municipal Complex MOC **Landscape Plan,** Sheets LP-1 through LP10; TD1 through TD3, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   C. SP-04-04A Municipal Complex MOC **Photometric Plan,** Sheets L0E and L0, and prepared by Michelle Duchene of JMorton Planning & Landscape Architecture
   D. SP-04-04A Municipal Complex MOC **Architectural Plan,** Sheets G-100 through G-102; A-100 through A-951; LS-100 through LS-202 and prepared by Robert Castrovinci of Song & Associates
   E. SP-04-04A Municipal Complex MOC **Civil/Engineering Plan**, Sheets C-2 through C-24, and prepared by Adam Schildmeier of WGI

2. Permits from South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for the stormwater management system must be obtained prior to issuance of an Engineering Permit. (Engineering)

3. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of an Engineering Permit. (Engineering)

4. An Engineering Permit, issued by the City of Greenacres, is required prior to any sitework or construction activities outside of the proposed structures and work related to subdivision and/or development improvements taking place. The Engineering Permit must be closed out before any Certificates of Occupancy (CO) are issued for any buildings or structures. (Engineering)

5. Upon completion of all required improvements, the civil engineer of record to prepare as-built drawings for all project plans and submit the project baseline data for all relevant layers to the Development & Neighborhood Services Department. The data must be provided in one of the following formats: (a) AutoCAD DXF, (b) GIS shapefile (comprising the ESRI extensions .shp, .shx, and .dbf), or (c) Geodatabase (with the ESRI .gdb extension). The timeline for submitting the as-built plans will be determined by the City Engineer. (Planning and Engineering)

6. Complete drainage calculations addressing water quality and quantity in accordance with the applicable requirements must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. All required documents must be submitted with the application for Engineering Permits. (Engineering)

7. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of **December 31, 2030**, unless a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning and Building)

8. Any unused existing easements on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)

9. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. An NPDES Permit shall be provided to the City, prior to any site activity, as part of the Engineering Permit. (Planning, Engineering, Building and Public Works)

10. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning, Engineering and Building)

11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (Engineering and Building)

12. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened from view. No equipment shall be taller than the proposed screening. If it is determined by the City that the screening does not effectively mitigate the impact, additional screening may be required. (Planning and Building)

13. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Landscaping Plan additions may be necessary to meet Code requirements if existing material is unsuitable to remain. (Planning)

14. For roofing materials, all exterior roof surfaces shall be either rated by the Cool Roof Rating Council or labeled as an Energy Star qualified roof product and be in accordance with the Florida Building Code. This excludes portions of the roof acting as a rooftop deck, green roof, or any area of a roof utilized by photovoltaic and solar equipment. Product specifications for roofing materials must be submitted and approved as part of the roofing-related Building Permit submittals.

15. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)

16. The Site and Development Plan shall be revised as necessary and as otherwise noted herein to reflect all conditions of approval and re-submitted, prior to the issuance of Engineering Permits. (Planning, Building, Engineering and Public Works)

17. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits and a Certificate of Occupancy. (Planning, Engineering, and Building)

18. **CITY NOTICES:**

(1) **Development permits and orders.** As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(2) **No Guarantee by City.** It is specifically understood that the City is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the Property, including but not limited to, drainage or water/sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the City.

(3) **Indemnification.** The Owner/Developer shall indemnify and hold the City harmless from any and all claims, demands, disputes, costs, expenses, (to include attorney's fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the City as a result, directly or indirectly, of the use or development of the Property, except those claims or liabilities by or arising from gross negligence or intentional acts of the City, or its employees, contractors or agents.

PLANNING & ZONING BOARD ACTION – February 12, 2026

(BA-25-01)
The Planning and Zoning Board on a motion by Board Member Grant and seconded by Board Member Clements, voting five (5) to zero (0) approved variance BA 25-01 (Greenacres Municipal Complex – (MOC)) as presented by staff.

(SE-25-02)
The Planning and Zoning Board on a motion made by Board Member Clements and seconded by Board Member Hayes, by a vote of five (5) to zero (0) ***recommended approval*** of the Special Exception for Greenacres Municipal Complex – (MOC) ***(SE-25-02)*** as presented by staff.

(SP-04-04A)
The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Grant, by a vote of five (5) to zero (0) ***recommended approval*** of the Special Exception for Greenacres Municipal Complex – (MOC) ***(SE-25-02)*** as presented by staff.

CITY COUNCIL ACTION – March 16, 2026

(SE-25-02)

(SP-04-04A)

Attachments:
1. Proposed Site and Development Plans (SP-04-04A)

CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

*5750 MELALEUCA LANE
GREENACES, FL, 33463

S + A Project No. 24048

CONSULTANTS

CIVIL ENGINEER
WGI — TEL. 561-687-2220
2035 VISTA PARKWAY
WEST PALM BEACH, FL, 33411

LANDSCAPE ARCHITECT
JMORTON PLANNING & LANDSCAPE ARCHITECTURE — TEL. 561-500-5060
3910 RCA BLVD, SUITE 1015
PALM BEACH GARDENS, FL, 33410

STRUCTURAL ENGINEER
JEZERINAC GROUP — TEL. 561-622-8585
480 HIBISCUS STREET #107
WEST PALM BEACH,FL, 33401

MEP ENGINEERS
OCI/CMTA — TEL. 772-466-1165
181 MELODY LANE SUITE 107
FORT PIERCE, FL, 34950

GEOTECHNICAL
TIERRA SOUTH FL, INC — TEL. 561-687-8536
2765 VISTA PARKWAY
WEST PALM BEACH,FL, 33411

SURVEYOR
WGI — TEL. 561-687-2220
2035 VISTA PARKWAY
WEST PALM BEACH, FL, 33411

宋
Song + Associates
Architecture ● Planning ● Interior Design

95% CONSTRUCTION DOCUMENTS

DESIGN BUILDER
KAUFMAN LYNN — TEL. 561-886-6323
3185 SOUTH CONGRESS AVENUE
DELRAY BEACH, FL, 33445

TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH "THE FLORIDA BUILDING CODE", THE "FLORIDA FIRE PREVENTION CODE", AND OTHER APPLICABLE CODES AND REGULATIONS. AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC CH. 105 AND 633 FLORIDA STATUTES.

Seal :

Name : ROBERT CASTROVINCI
License # : ARXXXXX

DATE: 1/23/2026 11:46:29 AM

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL FIELD CONDITIONS PRIOR TO SUBMITTAL OF A BID PROPOSAL.
ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION FOR CLARIFICATION AND DIRECTION.

2. SECTIONS SHOWN ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE INDEXED AS WELL AS ESTABLISH THE GENERAL CONSTRUCTION
DETAILS FOR SECTIONS THROUGHOUT THE PROJECT WHICH DO NOT HAVE SPECIFIC SECTIONS DRAWN. THE MOST SIMILAR SECTION SHALL BE
ADAPTED TO ANY SECTION NOT DETAILED. ANY SPECIFIC QUESTIONS CONCERNING CONSTRUCTION NOT ADEQUATELY COVERED BY THE ABOVE
SHOULD BE DIRECTED TO THE PROJECT MANAGER.

3. UNLESS OTHERWISE NOTED AS EXISTING OR RELOCATED, ALL CONSTRUCTION IS TO BE ASSUMED NEW AND FURNISHED AND INSTALLED (PROVIDED) BY THE CONTRACTOR.

4. ALL NEW WALLS ARE TO EXTEND TO THE UNDERSIDE OF DECK ABOVE (UNLESS NOTED OTHERWISE) AND BE SEALED AT THE TOP AND BOTTOM FOR SOUND AND SMOKE. PROVIDE FIRE SAFING INSULATION AS REQUIRED TO MAINTAIN INDICATED FIRE RATING.

5. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND TECHNOLOGY DRAWINGS FOR NOTES PERTAINING TO THEIR PARTICULAR TRADES AND FIELD
CHECK AGAINST ANY CONFLICTS BETWEEN DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND REPORT TO
ARCHITECT ANY UNFORESEEN CONFLICTS BETWEEN EXISTING CONDITIONS AND NEW WORK.

6. ANY AREAS OR SPACES NOT CLEARLY DEFINED OR INDICATED BY NOTES SHALL BE OF SAME MATERIAL AND FINISH AS AREAS OF SIMILAR USE
ELSEWHERE IN THE BUILDING.

7. WALL AND CEILING FINISHES SHALL INCLUDE PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, PILASTERS AN/ OR OTHER ENCLOSURES.

8. ALL APPURTENANCES BUILT INTO OR THROUGH WALLS, INCLUDING DOORS, DUCTS, WINDOWS, LOUVERS, GRILLES, MECHANICAL WORK, ETC.,
SHALL FIT SNUGLY AND BE THOROUGHLY SEALED AROUND PERIMETERS. WORK AT EXTERIOR WALLS SHALL BE FLASHED OR OTHERWISE WATERPROOF SEALED.

9. FIELD CHECK ROUGH AND/OR FINISH DIMENSIONS FOR ACCURATE FITTING OF CABINETS, COUNTERS, MILLWORK, LOCKERS, DOORS, WINDOWS,
LOUVERS, FIXTURES, SHELVING, GATES AND ALL OTHER INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATIONS. PROVIDE AND INSTALL NECESSARY FILLER STRIPS, SCRIBE STRIPS, BASES, CLOSURES, FINISHES AND TRIM TO COMPLETE SUCH INSTALLATIONS.

10. CONTRACTOR SHALL TIME ALL DELIVERY OF MATERIALS.

11. REFER TO DEMOLITION DRAWINGS FOR DISPOSITION OF FIXTURES, EQUIPMENT, ACCESSORIES, FURNISHINGS OR OTHER MATERIAL REMOVED
AS TO DISCARD, SALVAGE OR RE-USE.

12. PROVIDE NEW CONCRETE FLOOR SLAB TO MATCH EXISTING IN ALL AREAS DISTURBED BY DEMOLITION OR NEW CONSTRUCTION.

13. CONCRETE GENERAL : UNLESS OTHERWISE NOTED, ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF
SPECIFICATION FOR "STRUCTURAL CONCRETE FOR BUILDINGS". ACI-301-99 MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI.
MAXIMUM W/ C RATIO SHALL BE 0.6, AGGREGATE SHALL BE #57 OR LARGER. MINIMUM COMPRESSIVE STRENGTH FOR GROUT AT 28 DAYS SHALL
BE 2500 PSI.

14. FOOTINGS TO BEAR ON UNDISTURBED SOIL (LOCAL SAND), WHICH HAS AN ASSUMED BEARING CAPACITY IN EXCESS OF 2000 PSF. AREA BELOW
FOOTINGS SHALL BE FREE OF ALL VEGETATION, STUMPS, ROOTS, OR FOREIGN MATERIAL. BEARING STRATA SHALL BE COMPACTED TO 98% MODIFIED PROCTER IN ACCORDANCE WITH D-1557.

15. METAL: ALL NEW EXPOSED STEEL TO BE HOT DIPPED GALVANIZED, PRIMED AND PAINTED. ALL METALS USED ON THE ROOFS ARE TO BE STAINLESS STEEL, THIS INCLUDES COPING CAP, FLASHINGS, DOWNSPOUTS & COLLECTOR BOXES.

16. ISOLATE DISSIMILAR METAL MATERIALS.

17. CONSULT PLUMBING, HVAC, ELECTRICAL AND TECHNOLOGY DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLES, VALVE CABINETS, FIRE DAMPERS OR OTHER APPURTENANCES AFFECTING WALLS, CEILINGS OR FLOORS AND
PROVIDE NECESSARY LINTELS, SUPPORT OR ANCHORING.

18. EQUIPMENT REQUIRING WATER, WASTE AND/OR GAS TO FUNCTION SHALL BE SUPPLIED WITH WATER, WASTE AND/ OR GAS REGARDLESS WHETHER INDICATED ON THE PLANS OR NOT.

19. ELECTRIC SWITCHES, OUTLETS, THERMOSTATS, CLOCKS, CONTROLS, SPEAKER, FLAGPOLE HOLDERS, OR OTHER WALL MOUNTED ACCESSORIES
SHALL BE INSTALLED IN AREAS UNOBSTRUCTED BY CABINETS, COUNTER, TACK AND MARKER BOARDS, FIXTURES, SHELVING OR OTHER FURNISHINGS OR EQUIPMENT DESIGNATED FOR SPACES SHOWN ON DRAWINGS. ITEMS FOR WALL MOUNTING NOT TO BE INSTALLED ON, THROUGH OR INTO ANY EQUIPMENT OTHER THAN WALLS EXCEPT WHERE CALLED FOR, BACKING, AS MAY BE REQUIRED FOR SUPPORT, SHALL BE
INCLUDED IN SCOPE OF WORK.

20. ELECTRICAL OUTLETS, CLOCKS, P.A. SPEAKERS OR OTHER DEVICES SHOWN ON THE ARCHITECTURAL DRAWINGS SERVE TO ALERT OTHER SUB-CONTRACTORS OF PRESENCE OF SUCH DEVICE. CONSULT THE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AND ADVISE ARCHITECT
OF ANY CONFLICT OF LOCATION OR TYPE OF DEVICES SHOWN.

21. ELECTRIC SWITCHES, THERMOSTATS OR OTHER ELECTRONIC CONTROLS IN THE SAME VICINITY SHALL BE MOUNTED AT THE SAME HEIGHT FROM
FLOOR ACCORDING TO CODE.

22. ELECTRICAL OUTLETS SHOWN ON THE ARCHITECTURAL PLAN AND /OR ELEVATIONS BUT NOT SHOWN ON THE ELECTRICAL PLANS ARE IN THE
CONTRACT. ALTERNATELY, ELECTRICAL OUTLETS SHOWN ON THE ELECTRICAL PLANS BUT NOT ON THE ARCHITECTURAL PLANS ARE IN THE CONTRACT.

23. EQUIPMENT REQUIRING ELECTRICITY TO FUNCTION SHALL BE SUPPLIED WITH ELECTRICITY WHETHER INDICATED ON THE PLANS OR NOT.

24. EMERGENCY LIGHTING TO BE VERIFIED FOR COMPLIANCE FOR ALL "PATHS OF EGRESS" . ADDITIONAL LIGHTING IS TO BE PROVIDED FOR COMPLIANCE AS NECESSARY.

25. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONCRETE AND CENTERLINES OF COLUMNS, UNLESS OTHERWISE
INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.

26. UPON COMPLETION OF THE WORK, PROPERTY AND ADJACENT AREAS SHALL BE LEFT CLEAN AND SATISFACTORY TO THE OWNER AND THE ARCHITECT.

27. GENERAL CONTRACTOR AND SUBS SHALL TAKE ALL MEANS NECESSARY TO PROVIDE A SAFE AND SECURE CONSTRUCTION BOUNDARY/ LIMIT OF
CONSTRUCTION.

28. A PRE-CONSTRUCTION COORDINATION MEETING SHALL BE HELD WITH CONTRACTOR, OWNER AND ARCHITECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION.

29. CONTRACTOR SHALL PROVED A LIST OF ALL SUB-CONTRACTOR;S TO THE ARCHITECT PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

30. GENERAL AND ALL SUB-CONTRACTOR, SHALL VISIT THE SITE AND PRECISELY EXAMINE THE EXISTING STRUCTURE, SURFACE, CONDITIONS AND
EXTEND OF WORK INVOLVED. AFTER EXAMINATION A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER
AND THE ARCHITECT FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK.

31. ALL CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL ORDINANCES.

32. EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXTREME
CAUTION SHALL BE EXERCISED TO ENSURE THAT NO OCCURS ABSOLUTELY TO ANY OF THE EXISTING EQUIPMENT FURNITURE, OR EXISTING STRUCTURE TO REMAIN. METHODS SHALL BE IN PLACE TO PREVENT ANY DEBRIS FROM FALLING ONTO LOWER LEVELS AT ALL TIMES. WORK SHALL
BE CONFINED EXCLUSIVELY WITHIN THE BUILDING BOUNDARY IDENTIFIED. DEMOLITION CONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGE
TO ADJOINING SURFACES, FINISHES OR STRUCTURE CAUSED BY CONSTRUCTION OPERATIONS/ ACTIVITY.

33. ALL MATERIAL REMOVED UNDER THIS CONTRACT. WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. TO CONVEY MATERIALS, USE MOVABLE, COVERED, DEBRIS BOXES, DO NOT
STORE/ PERMIT DEBRIS TO ACCUMULATE ON SITE.

34. UPON COMPLETION OF THE WORK, ADJACENT AREAS AND THE PROPERTY SHALL BE LEFT CLEAN AND SATISFACTORY TO THE LOCAL AUTHORITIES,
THE OWNER, AND THE ARCHITECT. THE SITE SHALL BE CLEANED DAILY.

35. ALL DEBRIS REMOVAL FREQUENCY AND LOCATION AND STAGING SHALL BE COORDINATED WITH OWNER.

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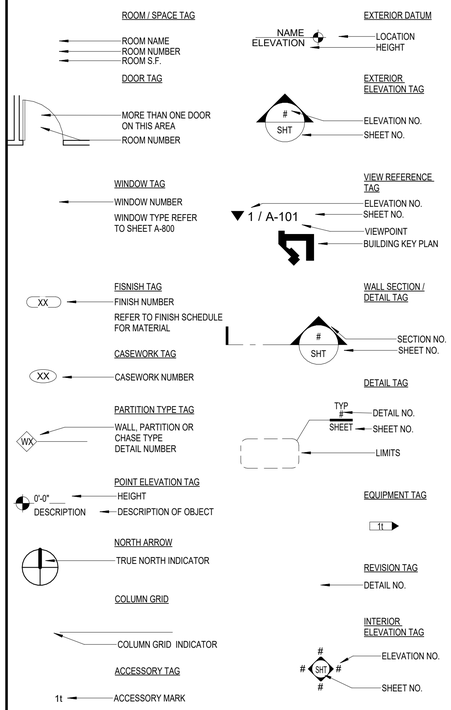
ABBREVIATIONS AND TERMS

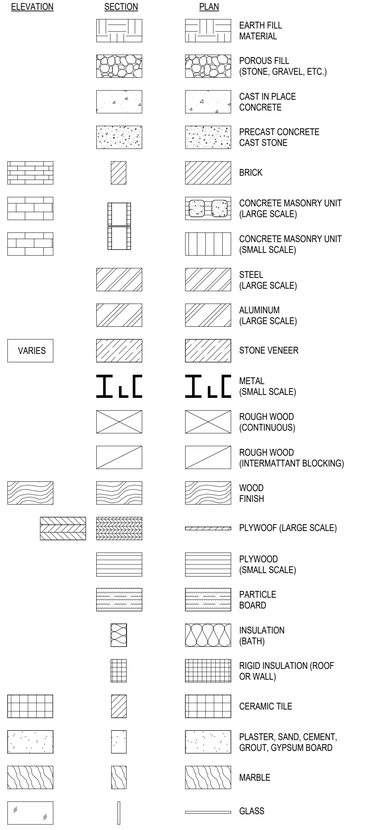
LISTED HERE AND USED THROUGHOUT THE DRAWINGS ARE SONG + ASSOCIATES, INC. OFFICE STANDARDS FOR CONSTRUCTION TERMINOLOGY. OTHER ACCEPTED ENGLISH ABBREVIATIONS OTHER THAN THE FOLLOWING MAY BE USED.

@	AT
A.B.	ANCHOR BOLT
A.F.	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLER UNIT
ALUM	ALUMINUM
ASB	ASBESTOS
ASPH	ASPHALT
B.U.R.	BUILT-UP ROOF
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BRG	BEARING
BTM	BOTTOM
C.B.	CATCH BASIN
C.I.P	CAST IN PLACE
CAB	CABINET
CJ	CONTROL JOINT
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CONCRETE MONUMENT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECT(ION)
CONT	CONTINUOUS
CORR	CORRIDOR
CP	CEMENT PLASTER
CPT	CARPET
CSK	COUNTERSUNK
CT	CERAMIC TILE
CU	COPPER
D.F.	DRINKING FOUNTAIN
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST'N	DISTRIBUTION
DN	DOWN
DP	DAMP PROOFING
DR	DOOR
DS	DOWNSPOUT
DVTL	DOVETAIL
DW	GYPSUM DRYWALL
DWG	DRAWINGS
EA	EACH
EC	EXPOSED CONSTRUCTION
EIFS	EXTERIOR INSULATION FINISHING SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATOR
ELEC	ELECTRICAL(AL)
ELEV	ELEVATION
ENT	ENTRANCE
EQ	EQUAL
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EWC	ELECTRICAL WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXPN	EXPANSION
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FATP	FIRE ALARM TRANSCEIVER PANEL
FD	FLOOR DRAIN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLM	FULL LENGTH MIRROR
FLR	FLOOR
FOB	FACE OF BLOCK
FOS	FACE OF SLAB
FOW	FACE OF WALL
FPFG	FIREPROOFING
FR	FRAME
FT	FOOT
FTG	FOOTING
FURN	FURNISH
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GE	GRATE ELEVATION
GFI	GROUND FAULT INTERRUPT
GI	GALVANIZED IRON
GND	GROUND
GS	GRAVEL STOP
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HACP	HANDICAPPED
HC	CONCRETE HARDENED & SEALED
HC	HOSE CONNECTION
HDW	HARDWARE
HGT	HEGHT
HID	HIGH INTENSITY DISCHARGE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
I.D.	INSIDE DIMENSION
IAW	IN ACCORDANCE WITH
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INSUL	INSULATION
INV	INVERT
JAN	JANITOR
JT	JOINT
L/R	LIMEROCK
LAM	LAMINATED
LBS	POUNDS
LF	LINEAR FEET
LG	LENGTH
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT.WT	LIGHT WEIGHT
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MEZZ	MEZZANINE
MH	MANHOLE
MIN	MINIMUM
MO	MASONRY OPENING
MSL	MEAN SEA LEVEL
MTL	METAL
N/A	NOT APPLICABLE
NC	NON-COMBUSTIBLE
NIC	NOT IN CONTRACT
NO / #	NUMBER
NTS	NOT TO SCALE
O TO O	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OD	OUTSIDE DIMENSION
OPNG	OPENING
OPP	OPPOSITE
PBD	PARTICLE BOARD
PL	PLASTIC
PL	PROPERTY LINE
PLMB	PLUMBING
PLYWD	PLYWOOD
PPG	POLISHED PLATE GLASS
PR	PAIR
PRFB	PREFABRICATED
PROJ	PROJECTION PERPENDICULAR
PT	PRESSURE TREATED
PTD	PAINTED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PTW	PAPER TOWEL WASTE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECMD	RECOMMENDED
REF	REFERENCE
REINF	REINFORCED
RENO	RENOVATION
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RI	RIDGE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RP	REFERENCE POINT
RWL	RAIN WATER LEADER
S/W	SIDEWALK
SC	SOLID CORE
SCFW	SOLID CORE FLUSH WOOD
SCW	SOLID CORE WOOD
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
SHWR	SHOWER
SM	SHEET METAL
SND	SANITARY NAPKIN DISPOSAL
SP	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TACK BOARD
TBM	TEMPORARY BENCH MARK
TE	TELEPHONE
TEXT	TEXTURED
TEXT	TEXTURED
THRESH	THRESHOLD
TMPD	TEMPERED
TMPD GL	TEMPERED GLASS
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOG	TOP OF GRADE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TPH	TOILET PAPER HOLDER
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LAB
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITION - TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VQ	VALLEY
VWC	VINYL WALL COVERING
W/	WITH
WC	WATER CLOSED
WD	WINDOW DIMENSION
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WORKING POINT
WP(G)	WATERPROOFING
WWF	WELDED WIRE FABRIC

DRAWING SYMBOLS AND INDICATORS



MATERIALS PATTERN LEGEND



SCOPE OF WORK

THE CONSTRUCTION OF A NEW EMERGENCY OPERATIONS CENTER (EOC) FOR THE CITY OF GREENACRES ON A PROPOSED PROJECT SITE THAT IS COMPRISED OF VACANT LAND EAST AND ADJACENT TO THE EXISTING PUBLIC WORKS FACILITY (LOCATED AT 5750 MELALEUCA LANE) WHICH IS APPROXIMATELY 8.7 ACRES IN SIZE. THE PROJECT SITE WILL HOUSE THE NEW EMERGENCY OPERATIONS CENTER, NEW DATA CENTER AND INFORMATION TECHNOLOGY DEPARTMENT, FIRE RESCUE ADMINISTRATION AND TRAINING, PUBLIC WORKS ADMINISTRATION, VEHICLE MAINTENANCE BAYS, STORAGE AND SUPPORT SPACE. THE MAIN BUILDING IS APPROXIMATELY 40,000 SF. TWO STORIES IN HEIGHT WITH THE POTENTIAL TO BE EXPANDED TO THREE STORIES IN THE FUTURE. A PORTION OF THE BUILDING WILL PROVIDE THREE (3) HIGH-BAYS FOR VEHICLE MAINTENANCE INCLUDING FIRE TRUCKS AND ONE (1) HIGH-BAY DEDICATED TO VEHICLE STORAGE FOR THE ADDITIONAL FIRE TRUCKS AND APPARATUS. STORAGE SPACES ARE ALLOCATED FOR EOC SUPPLIES AND FIRE RESCUE STORAGE INCLUDING EQUIPMENT, BUNKER GEAR, AND MEDICAL SUPPLY.
SITE ELEMENTS ARE TO INCLUDE A FUELING STATION FOR USE BY CITY FLEET VEHICLES, TRAINING APPARATUS AND DRIVING PAD FOR FIRE RESCUE TRAINING, PARKING AND DRIVES WITHIN A SECURED PERIMETER, AND SHADED AREA FOR FIRE TRAINING.THE EXISTING TRASH DUMPSTER LOCATION WILL BE EXPANDED, AND VEHICLE WASH EQUIPMENT AREA WILL BE INSTALLED.

APPLICABLE CODES

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS & PROJECT MANUAL ARE COMPLETE, AND COMPLY WITH THE "FLORIDA BUILDING CODE", THE "FLORIDA FIRE PREVENTION CODE", AND OTHER APPLICABLE CODES AND REGULATIONS.

2. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWINGS CODES AND STANDARD. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE
REQUIREMENT THAT PROVIDES THE GRATES DEGREE OF LIFE SAFETY.

A. FBC (FLORIDA BUILDING CODE), 8TH EDITION 2023.
1. FBC - BUILDING
2. FBC - ACCESSIBILITY
3. FBC - ENERGY CONSERVATION
4. FBC - MECHANICAL
5. FBC - FUEL GAS
6. FBC - PLUMBING
B. FLORIDA FIRE PREVENTION CODE - 633.14, 8TH EDITION, 2023
1. NFPA 101 - 2021
2. NFPA 10 - 2018
C. ASCE 7 - 22. AMERICAN SOCIETY OF CIVIL ENGINEERS
D. UL FIRE RESISTANCE DIRECTORY
E. ASTM (AMERICAN SOCIETY FOR TESTING & MATERIALS)
F. ACI 318 - 19" BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
G. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN
H. AISI SPECIFICATION FOR THE DESIGN OF COLD - FORMED STEEL STRUCTURAL MEMBERS
I. ASHRAE (AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR CONDITIONING ENGINEERS)
J. DISTRICT LIFE CYCLE COST CONTAINMENT GUIDELINES & MASTER SPECIFICATIONS
K. FLORIDA ADMINISTRATIVE CODE, 69A-58 - 2020

VICINITY MAP

LOCATION MAP

N.T.S.

Item # 11.

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

*5750 MELALEUCA LANE
GREENACRES, FL, 33463

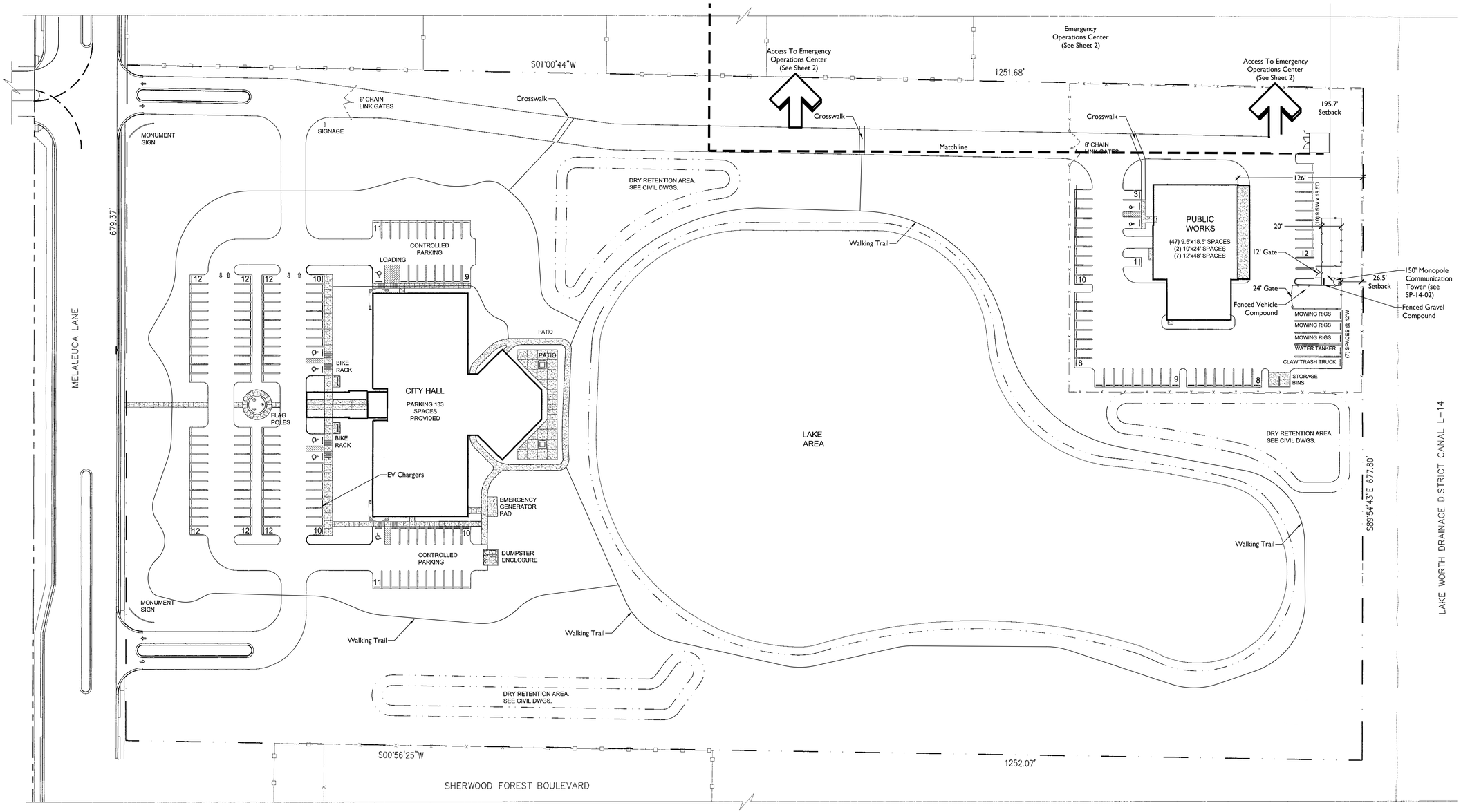
Key Plan :

REVISION	DATE

Date : 2/19/26
S+A Project No : 24048
Owner Project No :
Drawn By : xx
Checked By : xx
Phase :
95% CONSTRUCTION DOCUMENTS

Sheet Title :
GENERAL NOTES,VICINITY MAP, & LEGEND

Sheet # :
G-100



Parking Data

City Hall = 26,500 GSF
26,500 GSF = 1 Space / 200 GSF = 133 Spaces
Total Required= 133 Spaces
Total Provided= 133 Spaces

Public Works = 10,490 GSF
10,490 GSF = 1 Space / 200 GSF = 53 Spaces
Total Required= 53 Spaces
47 Standard Spaces Provided
9 Truck Spaces Provided
Total Provided= 56 Spaces

Emergency Operations Center = 38,917 GSF
Storage/Maintenance = (14,050 sf) (1 space/2,000 GSF) = 7 spaces
Office/Assembly (23,313 sf) (1 space/200 GSF) = 117 spaces
Generator and Mechanical Rooms (2,554 sf) (not parked) = 0 spaces
Total Required= 124 Spaces
Total Provided= 81 Spaces

Total ADA Parking Required: 8 Spaces
Total ADA Parking Provided: 12 Spaces

Total Parking Required= **310 Spaces***
Total Parking Provided= **270 Spaces**

*Reduction of 40 Spaces per Shared Parking Study

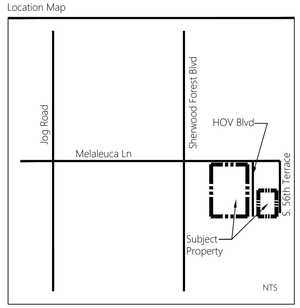
Building Tabular Data

Total Building Square Footage	75,907 SF
City Hall	26,500 SF
Public Works	10,490 SF
Emergency Operations Center	38,917 SF
Storage/Maintenace	14,050 SF
Office/Assembly	23,313 SF
Generator/Mechanical	2,554 SF
FAR	0.06

Overall Site Data

City Hall Parcel:			
Pervious Area:	689,532 SF	22.67 Acres	81.21%
Impervious Area:	123,026 SF	2.82 Acres	14.46%
Building Area:	36,990 SF	0.94 Acres	4.8%
Total Impervious Area:	160,016 SF	3.67 Acres	18.77%
Total Site Area:	849,408 SF	19.50 Acres	100%
EOC Parcel:			
Pervious Area/ Landscape Area:	45,842 SF	1.05 Acres	10.7%
Lake Area:	100,517 SF	2.31 Acres	23.7%
Preservation Area:	121,241 SF	2.78 Acres	28.4%
Total Pervious Area:	267,600 SF	6.14 Acres	62.8%
Buildings:	28,565 SF	0.66 Acres	6.7%
Sidewalks:	8,272 SF	0.19 Acres	1.9%
Vehicular Use Area:	121,706 SF	2.79 Acres	28.6%
Total Impervious Area:	158,543 SF	3.64 Acres	37.2%
Total Site Area:	426,143 SF	9.78 Acres	100%
Total Overall Site Area:	1,246,252 SF	28.61 Acres	100%

Location Map



North

Scale: 1" = 50'

***Site Plan Base shown on Sheet 1 is from SP-04-04 prepared by PGAL; and includes revisions prepared by Kimley Horn to add Communications Tower per approved Case # SP-14-02; and the addition of the EOC Building through SP-04-04A

General Note: Site Utilities Shown For Coordination Only. See Civil Drawings for Exact Locations.

ARCHITECTURAL SITE PLAN

1

SCALE: 1" = 50'-0"

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Name : ARCH'S NAME
License # : ARXXXXX
Consultants :
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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

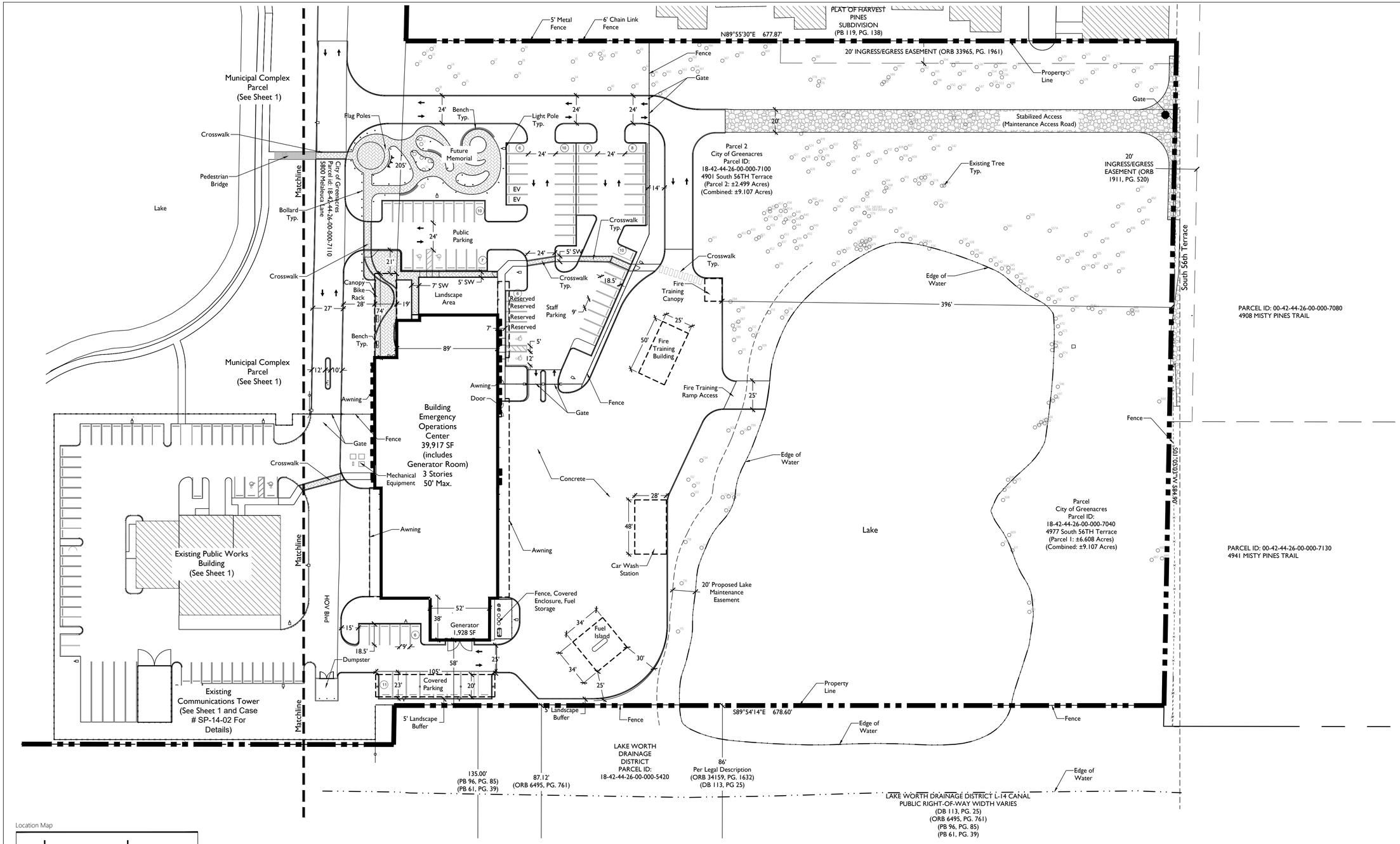
Key Plan :

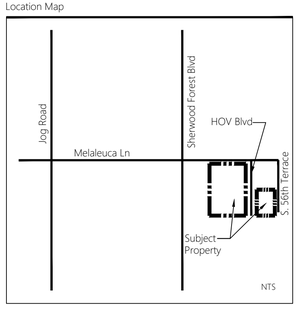
REVISION	DATE

Date : 10/3/25
S+A Project No : 24048
Owner Project No :
Drawn By : JZ
Checked By : AA
Phase :
DESIGN DEVELOPMENT

Sheet Title :
SITE PLAN

Sheet # :
SP1





North

Scale: 1" = 40'

***Site Plan Base shown on Sheet 1 is from SP-04-04 prepared by PGAL; and includes revisions prepared by Kimley Horn to add Communications Tower per approved Case # SP-14-02; and the addition of the EOC Building through SP-04-04A

ARCHITECTURAL SITE PLAN

2

SCALE: 1" = 40'-0"

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 10/3/25
S+A Project No : 24048
Owner Project No :
Drawn By : JZ
Checked By : AA

Phase :
DESIGN DEVELOPMENT

Sheet Title :
SITE PLAN

Sheet # :
SP2

NORTH WEST VIEW

NORTH EAST VIEW

NORTH EAST MEMORIAL VIEW

WEST MEMORIAL VIEW

DISCLAIMER: CONCEPTUAL RENDERINGS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL REFER TO SHEET ID-101 FOR MATERIAL SPECIFICATIONS AND THE FINISH SCHEDULE, AS WELL AS THE INTERIOR ELEVATIONS ON THE ID-700 SERIES SHEETS.

DATE: 1/23/2026 11:46:34 AM

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

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GREENACES, FL, 33463

Key Plan :

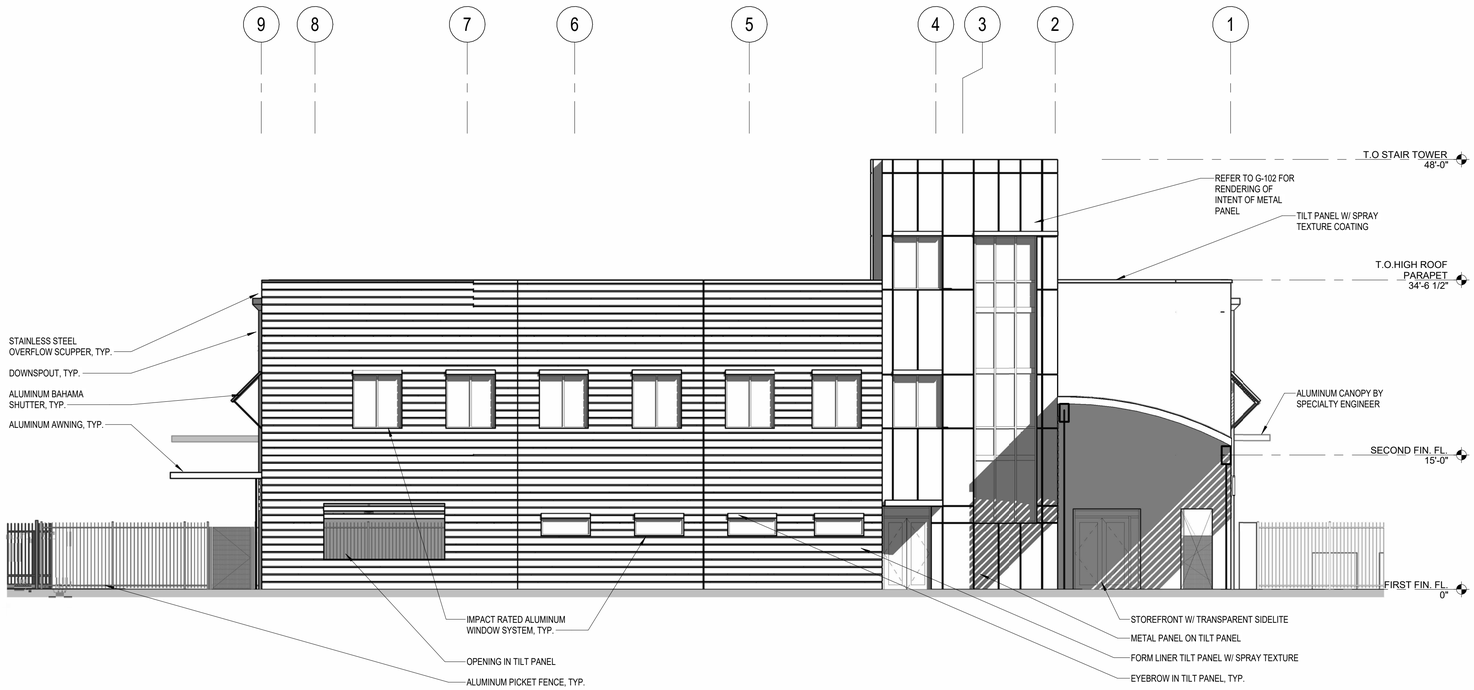
REVISION	DATE

Date : 2/19/26
S+A Project No : 24048
Owner Project No :
Drawn By : MG
Checked By : JC

Phase :
95% CONSTRUCTION DOCUMENTS

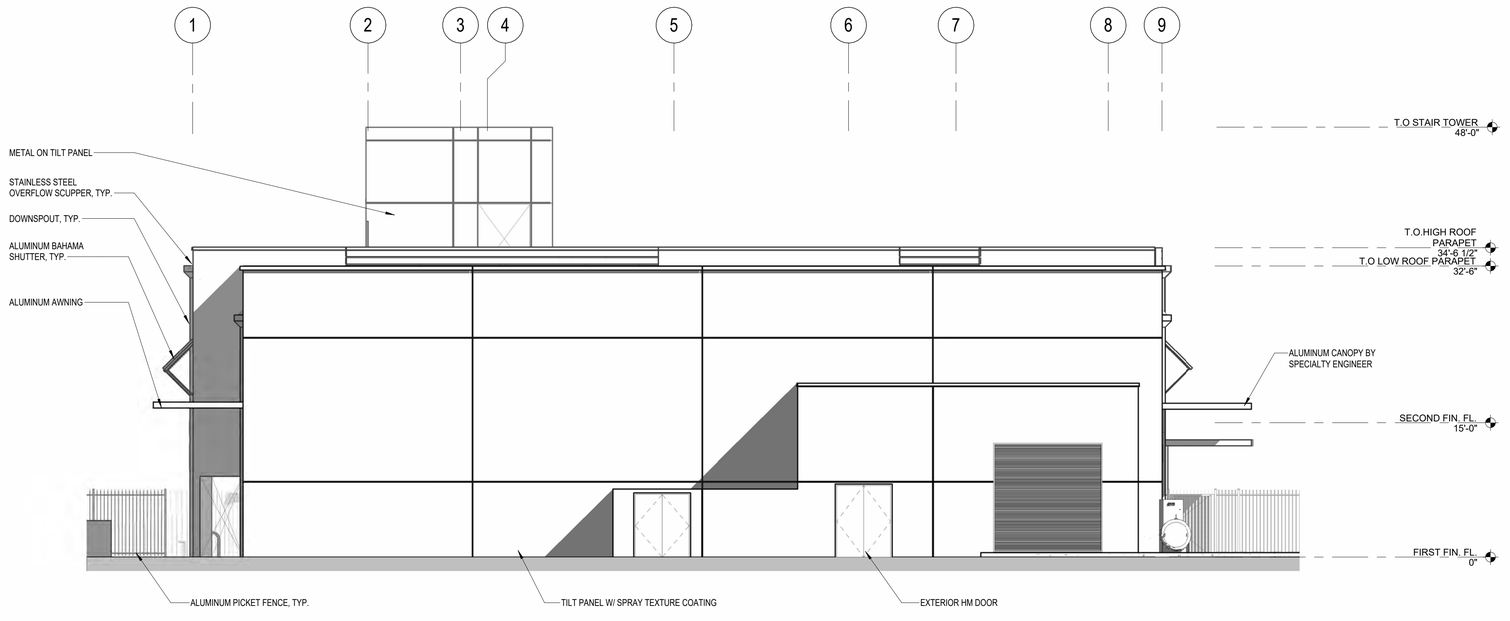
Sheet Title :
ISOMETRIC VIEWS

Sheet # :
G-102



EXTERIOR ELEVATION - NORTH FACADE | 1

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH FACADE | 2

SCALE: 1/8" = 1'-0"

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

*5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

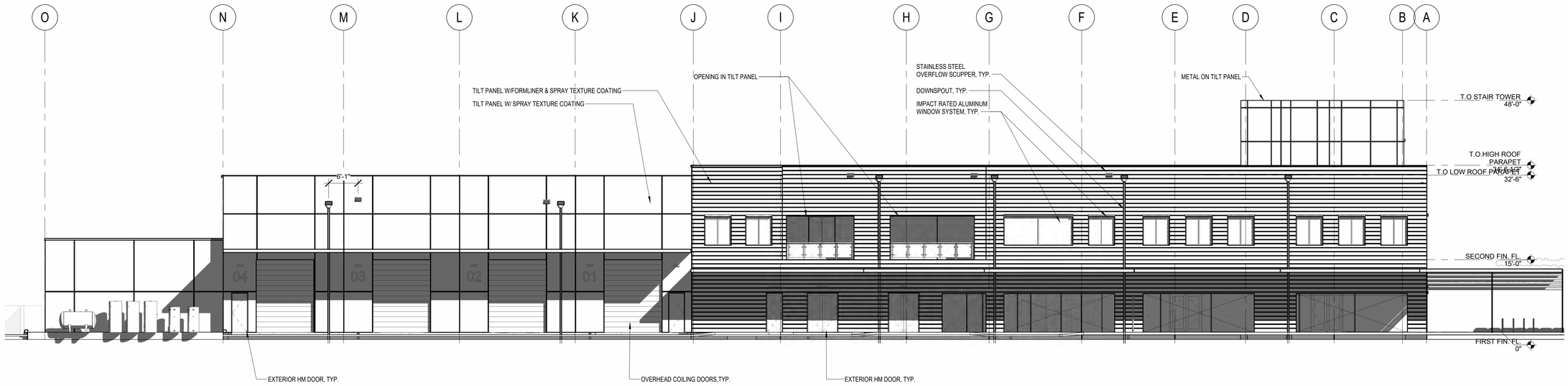
REVISION	DATE

Date : 2/19/26
S+A Project No : 24048
Owner Project No :
Drawn By : XX
Checked By : XX

Phase :
95% CONSTRUCTION DOCUMENTS

Sheet Title :
EXTERIOR ELEVATIONS

Sheet # :
A-501



EXTERIOR ELEVATION - EAST FACADE | 1

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION - WEST FACADE | 2

SCALE: 3/32" = 1'-0"

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

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GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 2/19/26
S+A Project No : 24048
Owner Project No :
Drawn By : XX
Checked By : XX

Phase :
95% CONSTRUCTION DOCUMENTS

Sheet Title :
EXTERIOR ELEVATIONS

Sheet # :
A-502

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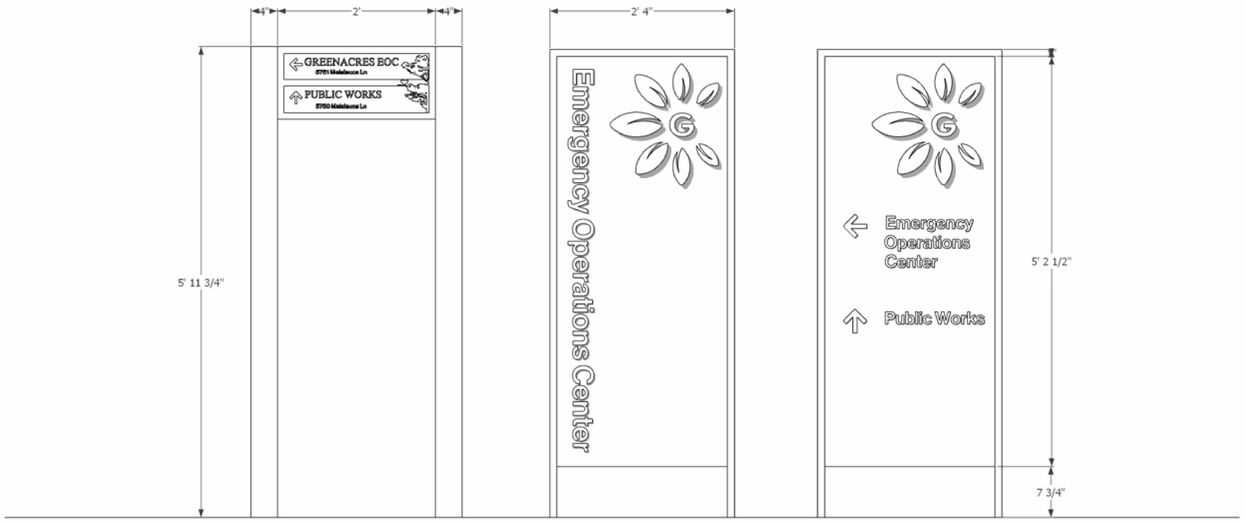

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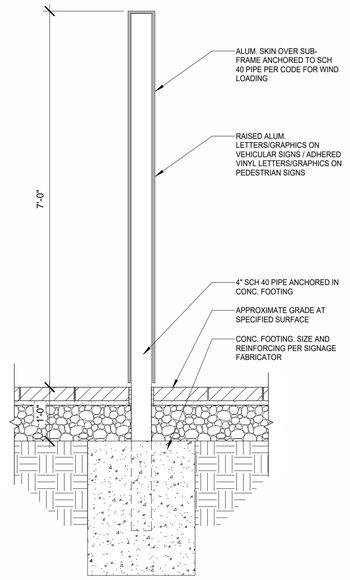

WAYFINDING SIGNAGE | 1
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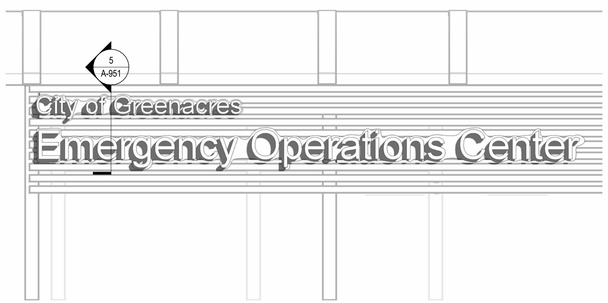
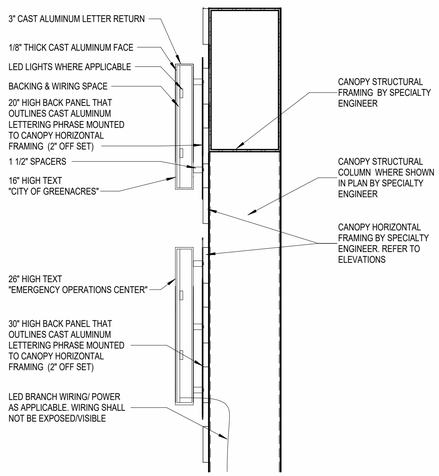


MAIN CANOPY SIGNAGE- WEST | 4
SCALE: 3/16" = 1'-0"



MAIN CANOPY SIGNAGE DETAIL | 5
SCALE: 1" = 1'-0"

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GREENACES, FL, 33463

Key Plan :

REVISION	DATE

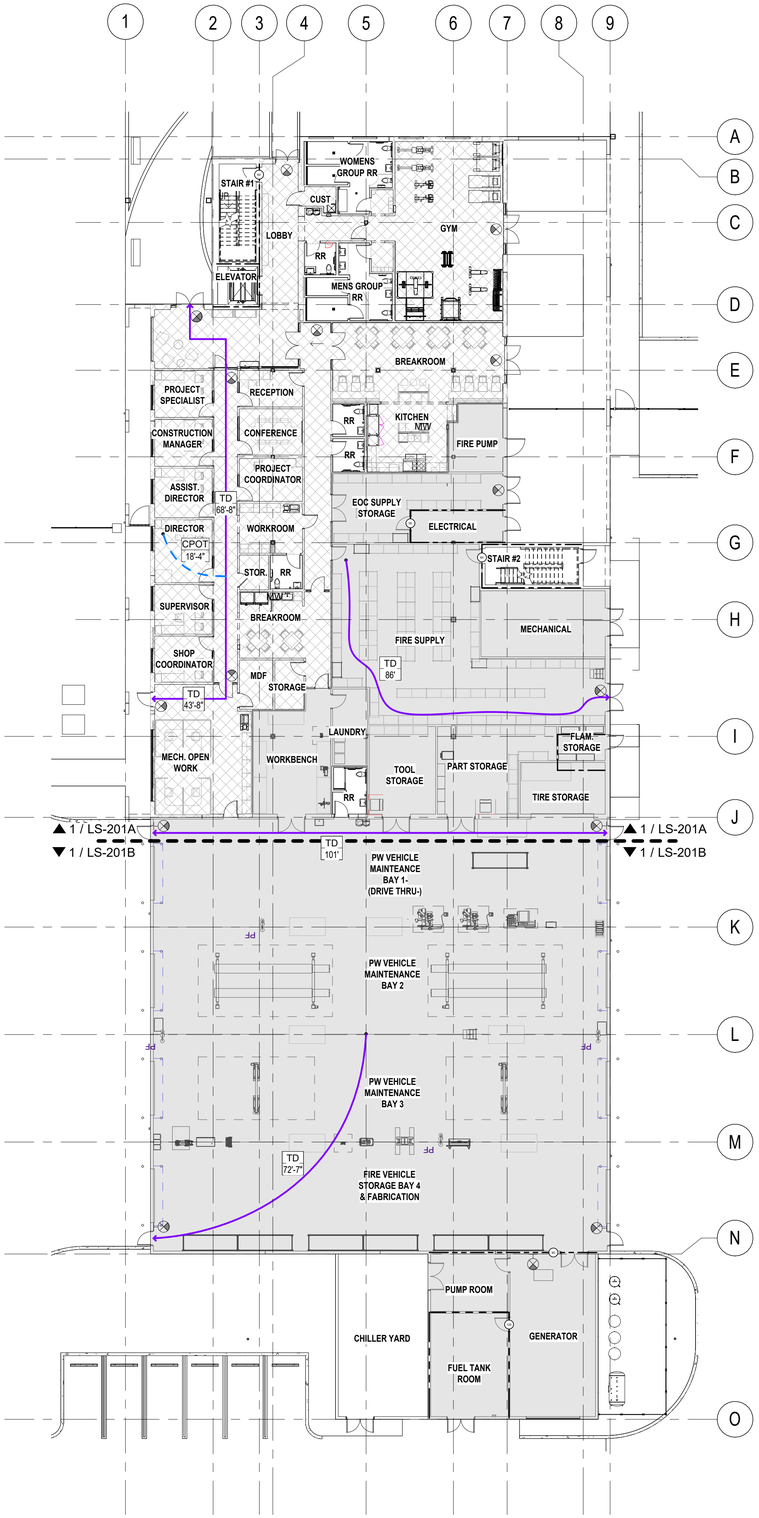
Date : 2/19/26
S+A Project No : 24048
Owner Project No :
Drawn By : Author
Checked By : Checker

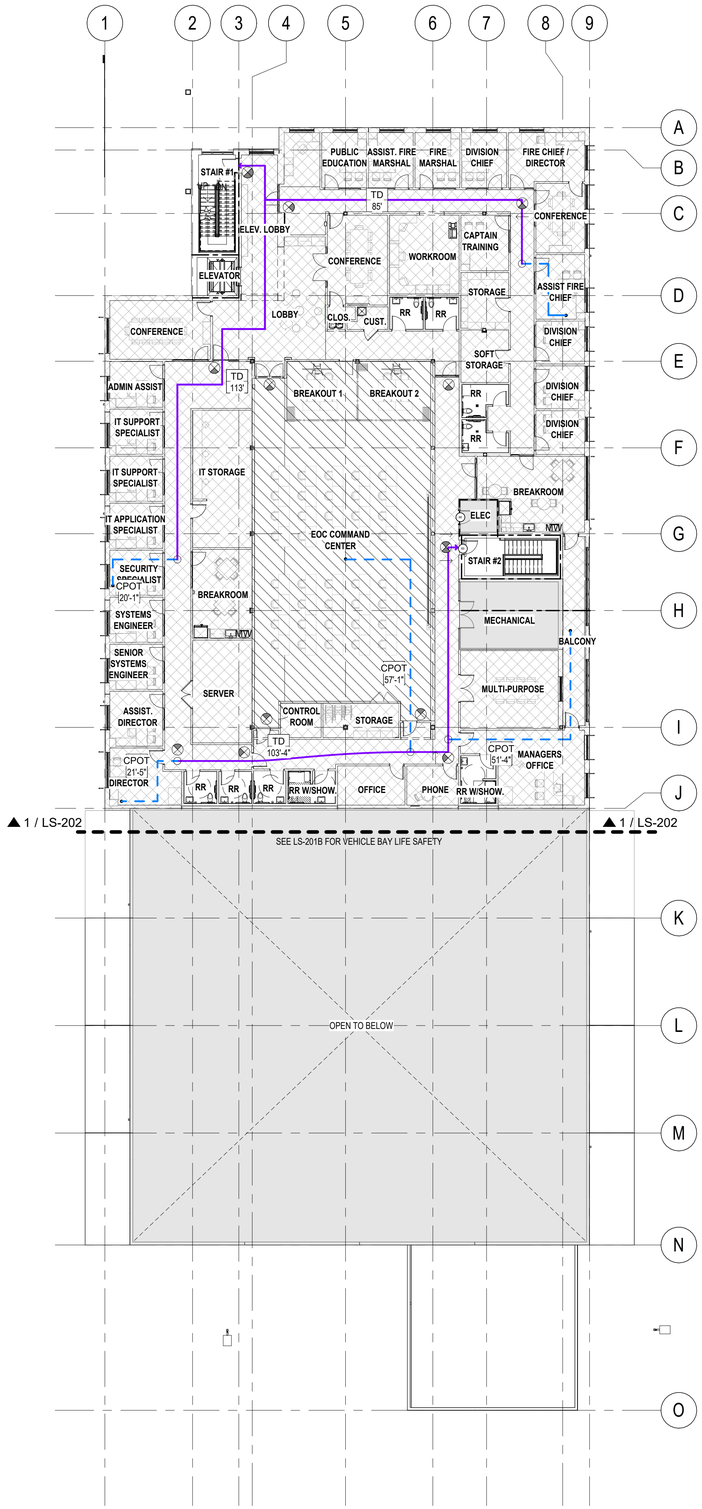
Phase :
95% CONSTRUCTION DOCUMENTS

Sheet Title :
WAYFINDING SIGNAGE

Sheet # :
A-951

DATE: 2/2/2026 11:48:16 AM





GENERAL NOTES

1. SEAL ALL OPENINGS AND PENETRATIONS TO RESIST THE MIGRATION OR PASSAGE OF SMOKE AND GASES.
2. SPECIFIC EXCEPTIONS TO THE LISTED RATINGS MAY BE PERMITTED WHERE INDICATED.
3. FIRE RESISTANT ASSEMBLIES, MATERIALS, PROPERTIES AND THICKNESS REQUIRED, SHALL COMPLY WITH THOSE WHICH HAVE SUCCESSFULLY BEEN PERFORMED UNDER TESTS MADE BY A RECOGNIZED LABORATORY PER ASTM E119 OR BASED ON CALCULATIONS PERMITTED BY THE FBC AND BUILDING OFFICIAL.
4. SEE REFLECTED CEILING PLANS FOR REMAINDER OF LIGHTING

LIFE SAFETY LEGEND

ROOM / SPACE TAG

ROOM NAME — ROOM NAME
0000 — ROOM NUMBER
XX SF — ROOM S.F.
XX 1/XXX — OCCUPANT LOAD FACTOR
OCCUPANT LOAD

DOOR TAG

FR — DOOR FIRE RATING IN MINUTES

FIRE EXTINGUISHERS

FEC — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER UNLESS OTHERWISE INDICATED OR SPECIFIED, LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.

FEC/B — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 50' UNLESS OTHERWISE INDICATED.

FEC/K — FIRE EXTIGUISHER CABINET WITH CLASS K FIRE EXTIGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 30' UNLESS OTHERWISE INDICATED.

FE — FIRE EXTIGUISHER ON WALL-MOUNTED BRACKET CLASS 2-A:10-B:C UNLESS OTHERWISE INDICATED OR SPECIFIED AS A ,B, B,C OR K. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.

FACP — FIRE ALARM CONTROL PANEL
FAAP — FIRE ALARM ANNUNCIATOR PANEL
GMP — GENERATOR MONITORING PANEL
FD — FIRE DEPARMENT ACCESS

EGRESS

REQPROV — REQUIRED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)
PROVIDED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)
TD # — TRAVEL DISTANCE
DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIST
P — PRIMARY MEANS OF EGRESS (NOT SHOWN FOR SPACES WITH ONLY A PRIMARY EGRESS REQUIREMENT)
S — SECONDARY MEANS OF EGRESS, IF REQUIRED
LIGHTED EXIT SIGN - SINGLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED.
LIGHTED EXIT SIGN - DOUBLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED
LIGHTED DIRECTIONAL EXIT SIGN - SINGLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED DIRECTIONAL EXIT SIGN - DOUBLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED WALL MOUNTED EXIT SIGN - SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED
EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK
2'X2' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
1'X4' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
NO EXIT SIGN - WALL MOUNTED - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
RECESSED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SURFACE MOUNTED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SUSPENDED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS

FIRE ALARM & PROTECTION DEVICES (VERIFY LOCATIONS WITH ELECTRICAL DRAWINGS)

H — FIRE ALARM HORN
L — FIRE ALARM STROBE
F — FIRE ALARM PULL STATION
A — ANSUL FIRE PROTECTION SYSTEM PULL STATION
(F) — MASTER CONTROL SWITCH
HD — HEAT DETECTOR
SD — SMOKE DETECTOR

GRAPHIC LEGEND — DESCRIPTION: WALL AND PARTITIONS

NON-FIRE RATED

1 HR FIRE RATED EXIT ACCESS (CORRIDOR) PROTECTION ALL PENETRATIN DOORS HEREIN SHALL HAVE A 20 MINUTE FIRE RESISTANCE RATING, EXCEPT AT HAZARD SEPARATION (SEE BELOW) ALL SIDELIGHTS, TRANSOMS, WINDOWS, VISION LITES, AND OPENINGS, INCLUDING FRAMES, SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING.

SMOKE PARTITION ALL JOINTS, WALL OPENINGS AND PENETRATIONS HEREIN SHALL BE PROTECTED AGAINST THE PASSAGE OF SMOKE. ALL DOORS HEREIN SHALL BE SELF-CLOSING.

1 HR FIRE RATED HAZARD SEPARATION ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS & SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENETRATION OF STAIR SHAFTS IS NOT PERMITED EXCEPT AS SPECIFICALLY EXCEPTED.

2 HR FIRE RATED HAZARD AND EXIT SEPARATION ALL DOORS AND OPENINGS SHALL BE PROTECTED BY A 90 MINUTE FIRE-RESISTANT RATING. ADDITIONAL PENETRATIONS OF STAIR SHAFTS AND EXIT PASSAGWAYS IS NOT PERMITED EXCEPT AS SPECIFICALLY EXCEPTED.

3 HR FIRE RATED HAZARD AND EXIT SEPARATION ALL DOORS AND PENETRATIONS SHALL HAVE A 180 MINUTE FIRE-RESISTANCE RATING.

4 HOUR FIRE RATED BUILDING SEPARATION ALL PENETRATIONS SHALL BE PROTECTED WITH TWO (2) SETS OF 180 MINUTE DOORS.

T.D. - TRAVEL DISTANCE FROM MOST REMOTE POINT
C.P. - COMMON PATH OF TRAVEL

LIFE SAFETY FIRST FLOOR PLAN — 1 — SCALE: 1/16" = 1'-0"

LIFE SAFETY SECOND FLOOR PLAN — 2 — SCALE: 1/16" = 1'-0"

DATE 1/23/2026 11:47:00 AM

Item # 11.

Song + Associates
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West Palm Beach, Florida 33401
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Seal :
Name : ROBERT CASTROVINCI
License # : ARXXXXX
Consultants :

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
*5750 MELALEUCA LANE
GREENACES, FL, 33463

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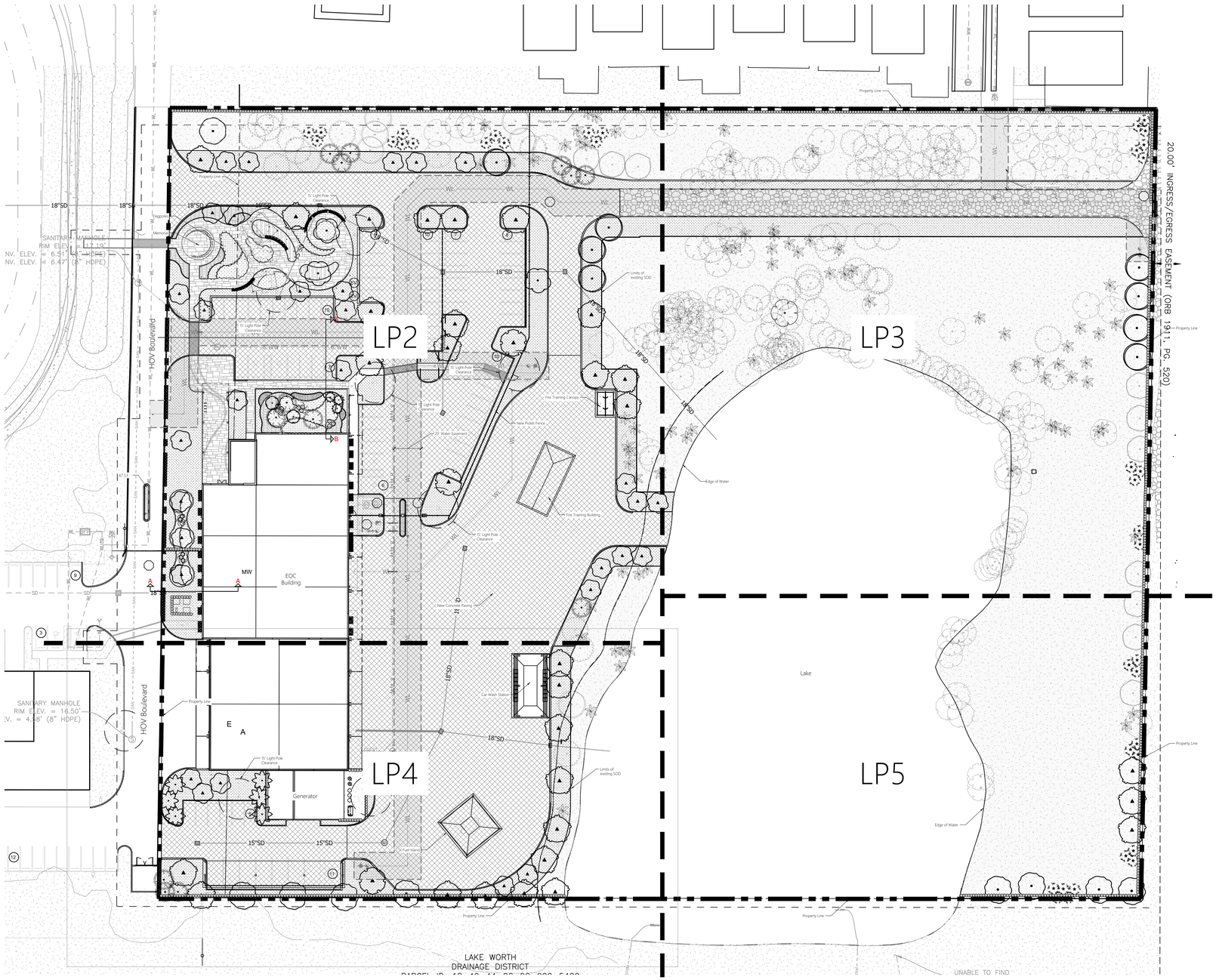
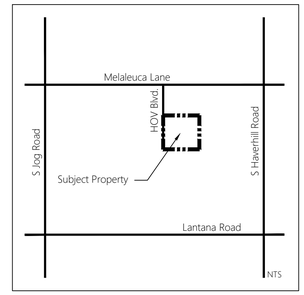
LIFE SAFETY OVERALL FLOOR PLANS

Sheet # :
LS-200

City of Greenacres EOC Building



Location Map



DRAWING INDEX

LP1	Landscape Index
LP2	Landscape Plan
LP3	Landscape Plan
LP4	Landscape Plan
LP5	Landscape Plan
LP6	Landscape Calculations
LP7	VUA Exhibit
LP8	VUA Exhibit
LP9	Landscape Details
LP10	Landscape Specifications
TD1	Tree Disposition Plan
TD2	Tree Disposition Plan
TD3	Tree Disposition Plan

North

0 10 40 80

Scale: 1" = 40'

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Consultants :

Morton PLANNING | LANDSCAPE ARCHITECTURE 3910 RCA Blvd, Suite 1015 | Palm Beach Gardens, FL 33410

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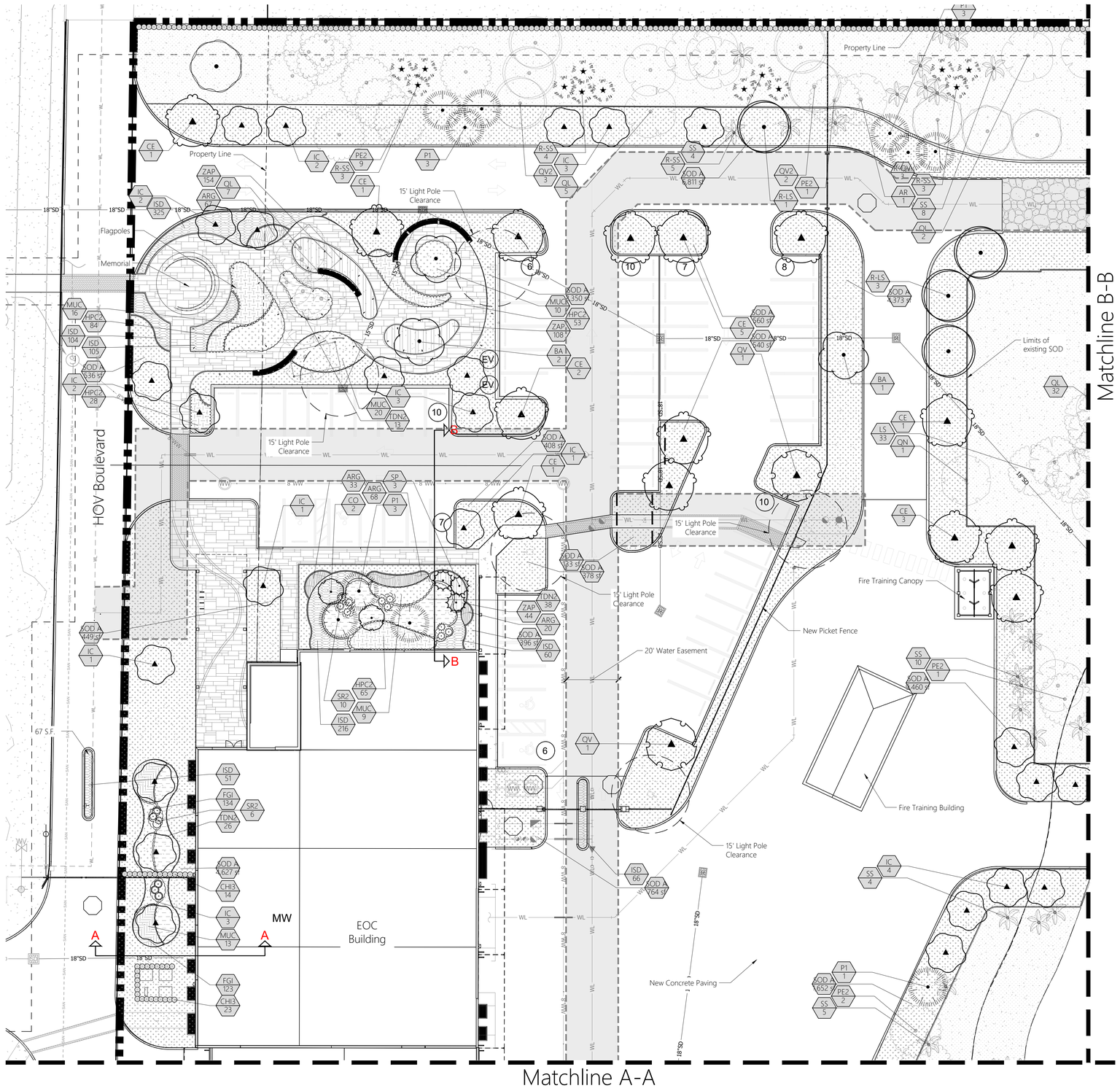

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	CE	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	P1	Pinus elliottii densa / Slash Pine Single Straight Trunk
	QV	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
EXISTING TREES/PALMS		
	AR	Acer rubrum / Red Maple
	AG	Annona glabra / Pond Apple
	BS2	Bursera simaruba / Gumbo Limbo
	CP	Coccoloba pubescens / Grandleaf Seagrape
	FB	Ficus benjamina / Weeping Fig
	LS	Liquidambar styraciflua / Sweet Gum
	PE2	Pinus elliottii / Slash Pine
	QL	Quercus laurifolia / Laurel-leaved Oak
	QN	Quercus nigra / Water Oak
	QV2	Quercus virginiana / Southern Live Oak
	SS	Sabal palmetto / Cabbage Palmetto
RELOCATED TREES/PALMS		
	R-BS	Bursera simaruba / Gumbo Limbo
	R-JE	Juniperus virginiana / Eastern Redcedar
	R-LS	Liquidambar styraciflua / Sweet Gum
	R-QV	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
	R-SS	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES		
	IC	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
FLOWERING TREES		
	BA	Bulnesia arborea / Verawood Single Straight Trunk
	CO	Cordia sebestena / Orange Geiger Tree SIngle Straight Trunk
PALM TREES		
	SP	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
	VM	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched
SHRUBS		
	CHI3	Chrysobalanus icaco / Coco Plum Full to Base
	SR2	Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form
SHRUB AREAS		
	HPC2	Hamelia patens 'Compacta' / Dwarf Firebush Full
	MUC	Muhlenbergia capillaris / Pink Muhly Grass Full
	TDN2	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
GROUND COVERS		
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	FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full
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	ZAP	Zamia pumila / Coontie Cycad Full

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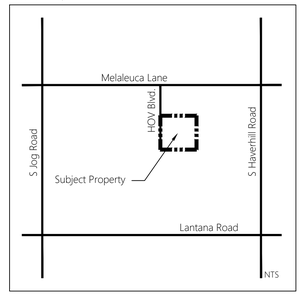

LEGEND:

Root Barrier

North

Scale: 1" = 20'

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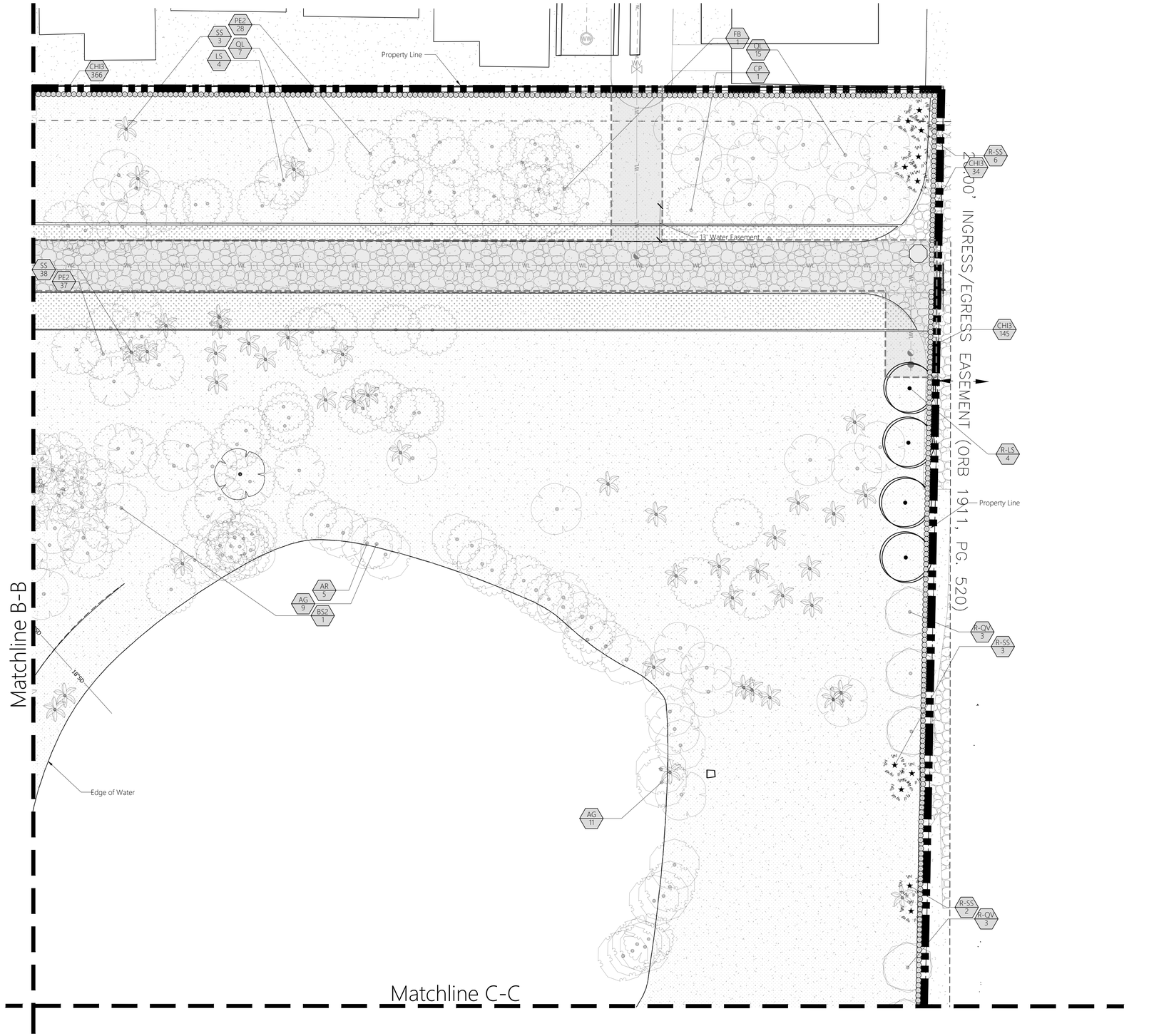

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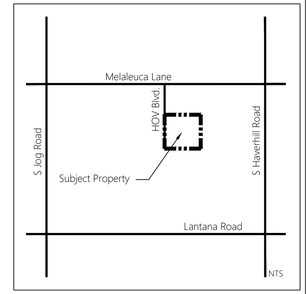

LEGEND:

Root Barrier

North

Scale: 1" = 20'

0 10 20 40

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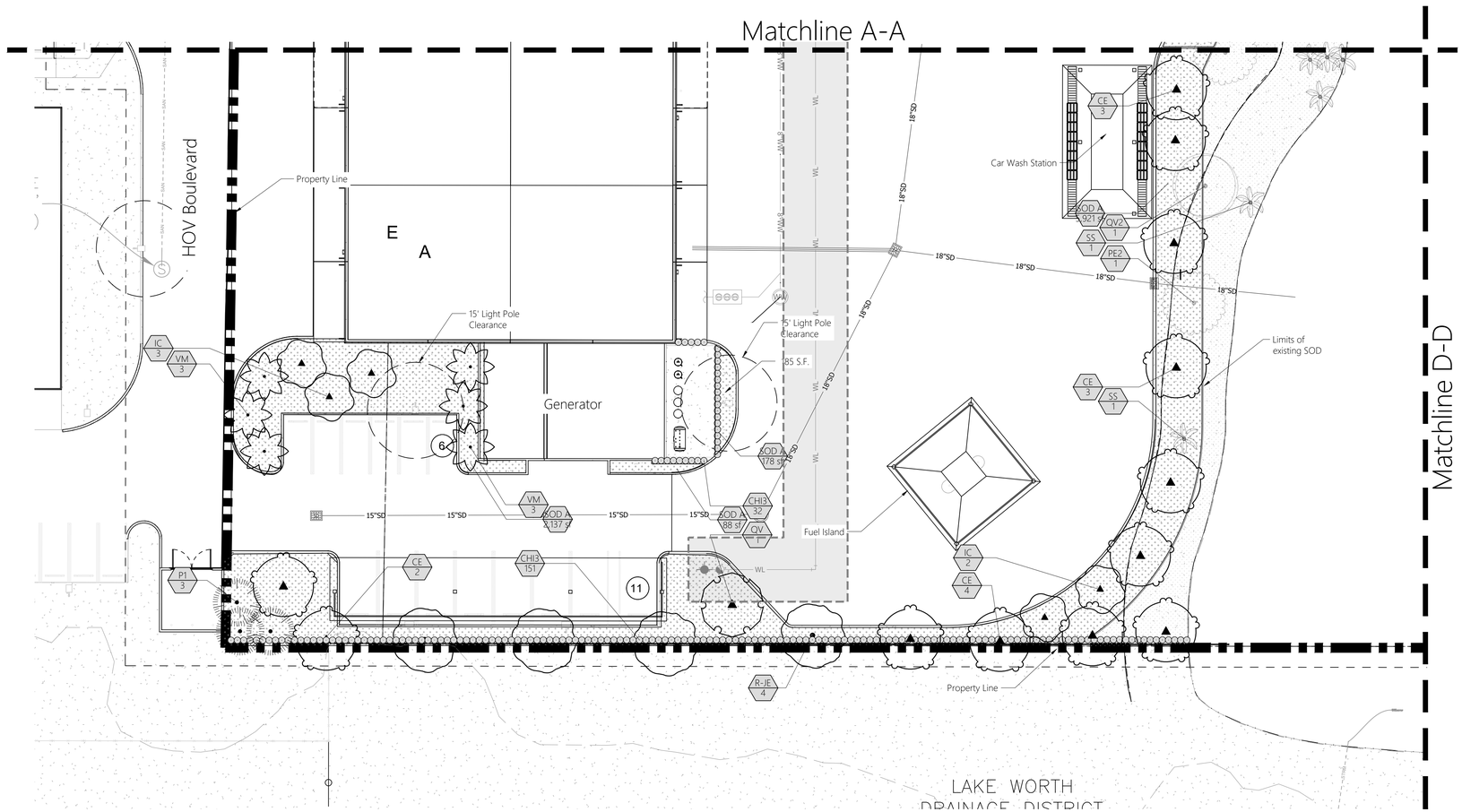

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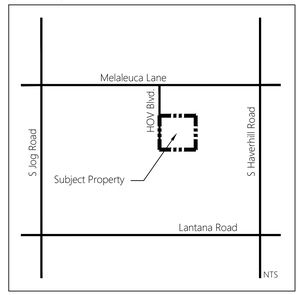

LEGEND:

Root Barrier

North

Scale: 1" = 20'

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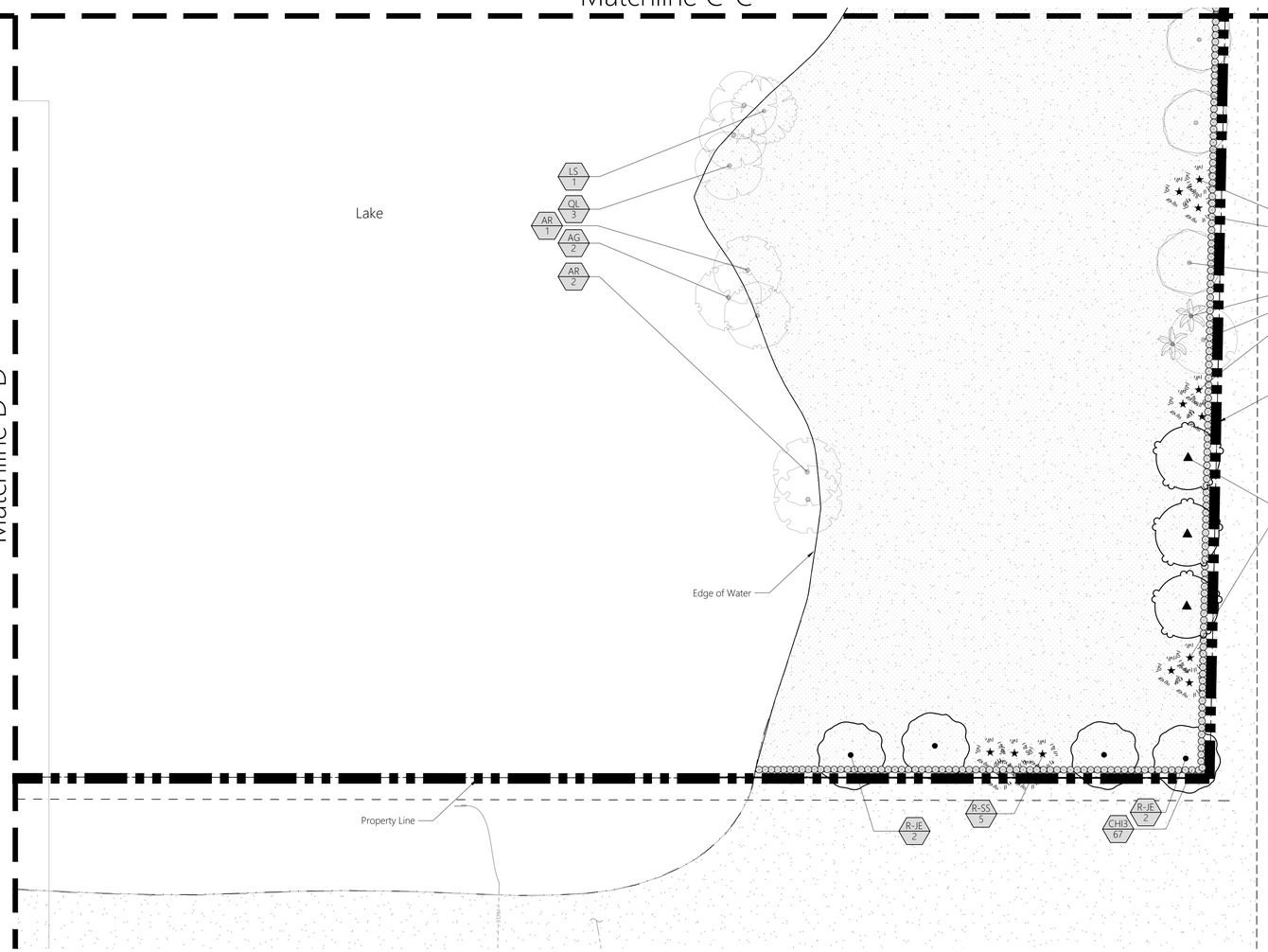
Matchline C-C

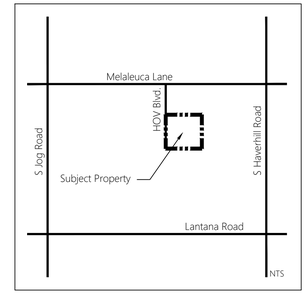
Matchline D-D



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	CE	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	P1	Pinus elliottii densa / Slash Pine Single Straight Trunk
	QV	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
EXISTING TREES/PALMS		
	AR	Acer rubrum / Red Maple
	AG	Annona glabra / Pond Apple
	BS2	Bursera simaruba / Gumbo Limbo
	CP	Coccoloba pubescens / Grandleaf Seagrape
	FB	Ficus benjamina / Weeping Fig
	LS	Liquidambar styraciflua / Sweet Gum
	PE2	Pinus elliottii / Slash Pine
	QL	Quercus laurifolia / Laurel-leaved Oak
	QN	Quercus nigra / Water Oak
	QV2	Quercus virginiana / Southern Live Oak
	SS	Sabal palmetto / Cabbage Palmetto
RELOCATED TREES/PALMS		
	R-BS	Bursera simaruba / Gumbo Limbo
	R-JE	Juniperus virginiana / Eastern Redcedar
	R-LS	Liquidambar styraciflua / Sweet Gum
	R-QV	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location
	R-SS	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES		
	IC	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
FLOWERING TREES		
	BA	Bulnesia arborea / Verawood Single Straight Trunk
	CO	Cordia sebestena / Orange Geiger Tree Single Straight Trunk
PALM TREES		
	SP	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
	VM	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched
SHRUBS		
	CHI3	Chrysobalanus icaco / Coco Plum Full to Base
	SR2	Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form
SHRUB AREAS		
	HPC2	Hamelia patens 'Compacta' / Dwarf Firebush Full
	MUC	Muhlenbergia capillaris / Pink Muhly Grass Full
	TDN2	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full
GROUND COVERS		
	ARG	Arachis glabrata / Perennial Peanut Full
	FGI	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	Ilex vomitoria 'Stokes Dwarf ' / Stokes Dwarf Yaupon Holly Full
	SOD A	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	ZAP	Zamia pumila / Coontie Cycad Full

Location Map



LEGEND:

Root Barrier

North

Scale: 1" = 20'

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD

Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Landscape Plan

Sheet # :
LP
5 Of 10

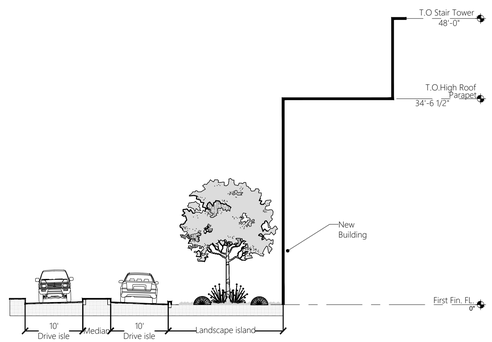
DATE: 10/2/2025 5:46:51 PM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
CANOPY TREES									
	CE	29	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	P1	13	Pinus elliottii densa / Slash Pine Single Straight Trunk	12` OA	3`-5`	4` CT Min.	2.5" CAL	Native	Low
	QV	3	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
EXISTING TREES/PALMS									
	AR	9	Acer rubrum / Red Maple	Existing				Native	Low
	AG	22	Annona glabra / Pond Apple	Existing				Native	Medium
	BS2	1	Bursera simaruba / Gumbo Limbo	Existing				Native	Low
	CP	1	Coccoloba pubescens / Grandleaf Seagrape	Existing					
	FB	2	Ficus benjamina / Weeping Fig	Existing					
	LS	38	Liquidambar styraciflua / Sweet Gum	Existing					
	PE2	79	Pinus elliottii / Slash Pine	Existing				Native	Low
	QL	71	Quercus laurifolia / Laurel-leaved Oak	Existing				Native	Low
	QN	1	Quercus nigra / Water Oak	Existing					
	QV2	6	Quercus virginiana / Southern Live Oak	Existing				Native	Low
	SS	76	Sabal palmetto / Cabbage Palmetto	Existing				Native	Low
RELOCATED TREES/PALMS									
	R-BS	1	Bursera simaruba / Gumbo Limbo	Existing	Existing	Existing	Existing	Native	Low
	R-JE	8	Juniperus virginiana / Eastern Redcedar	Existing	Existing	Existing	Existing		
	R-LS	8	Liquidambar styraciflua / Sweet Gum	Existing	Existing	Existing	Existing		
	R-QV	10	Quercus virginiana / Relocated Southern Live Oak Relocated from on Site Using Best Industry Standards, See Tree Disposition Plan for Original Location	Existing	Existing	Existing	Existing	Native	Low
	R-SS	38	Sabal palmetto / Cabbage Palmetto	Existing	Existing	Existing	Existing	Native	Low
UNDERSTORY TREES									
	IC	30	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
FLOWERING TREES									
	BA	3	Bulnesia arborea / Verawood Single Straight Trunk	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	CO	2	Cordia sebestena / Orange Geiger Tree SIngle Straight Trunk	12` OA	3`	4` CT Min.	2.5" CAL	Native	Low
PALM TREES									
	SP	3	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low
	VM	6	Veitchia montgomeryana / Single Montgomery Palm Single Trunk, Matched	10` CT	10`	10` CT	N/A	Non-Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CHI3	943	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.	Native	Low
	SR2	16	Serenoa repens 'Cinerea' / Silver Saw Palmetto Silver Form	18"	18"	36" o.c.	Native	Low
SHRUB AREAS								
	HPC2	230	Hamelia patens 'Compacta' / Dwarf Firebush Full	18"	18"	24" o.c.	Native	Low
	MUC	68	Muhlenbergia capillaris / Pink Muhly Grass Full	24"	24"	48" o.c.	Native	Low
	TDN2	77	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	ARG	188	Arachis glabrata / Perennial Peanut Full	4"	12"	14" o.c.	Non-Native	Low
	FGI	257	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	12" o.c.	Native	Low
	ISD	927	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	14" o.c.	Native	Low
	SOD A	41,761 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High
	ZAP	306	Zamia pumila / Coontie Cycad Full	12"	12"	18" o.c.	Native	Low

Automatic Irrigation System Note:
All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor.



Section A-A

N.T.S

LANDSCAPE CALCULATIONS

ZONING: Commencial		REQUIREMENT	REQUIRED	PROVIDED
TOTAL SITE AREA				426,143 S.F.
	Building Area			28,565 S.F.
	Sidewalks	Building Foundation and Sidewalks Excluded		8,272 S.F.
	Impervious Areas			121,706 S.F.
	Pervious Area / Landscape Area			45,842 S.F.
	Lake Area			100,517 S.F.
	Preservation Area			121,241 S.F.

LANDSCAPE REQUIREMENTS CHART

BUFFERS

NORTH - 10' TYPE D BUFFER		REQUIREMENT	REQUIRED	PROVIDED
Trees	679 L.F.	25' O.C.	27	27+
Shrubs	679 L.F.	2' O.C.	340	340+
SOUTH - 10' TYPE D BUFFER		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	385 L.F.	25' O.C.	15	15
Shrubs	385 L.F.	2' O.C.	193	193+
EAST - 10' TYPE D BUFFER		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	585 L.F.	25' O.C.	23	23
Shrubs	585 L.F.	2' O.C.	293	293
WEST - 10' TYPE C BUFFER		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Trees	L.F.	30' O.C.	0	0
Shrubs	L.F.	2' O.C.	0	0

INTERIOR

INTERIOR		REQUIREMENT	REQUIRED	PROVIDED
VUA AREA	94506 L.F.			
Parking Area Landscape Area		10% of VUA	9,451 S.F.	36,867 S.F.
Parking Parking Area Trees	9,451 S.F.	1/100 S.F.	95	95
OVERALL		**REQUIREMENT**	**REQUIRED**	**PROVIDED**
Native Trees	85	50 % of Required	43	43+
Palm Trees (3:1 Subsitution)	85	30% Max Sub	25 (76 Palms)	41 Trees (123 Palms)
		CATEGORY	**REQUIRED**	**PROVIDED**
		TOTAL TREES	**85**	**85+**
		TOTAL SHRUBS	**826**	**1,334**

Section B-B

N.T.S

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD
Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Landscape Calculations

Sheet # :
LP
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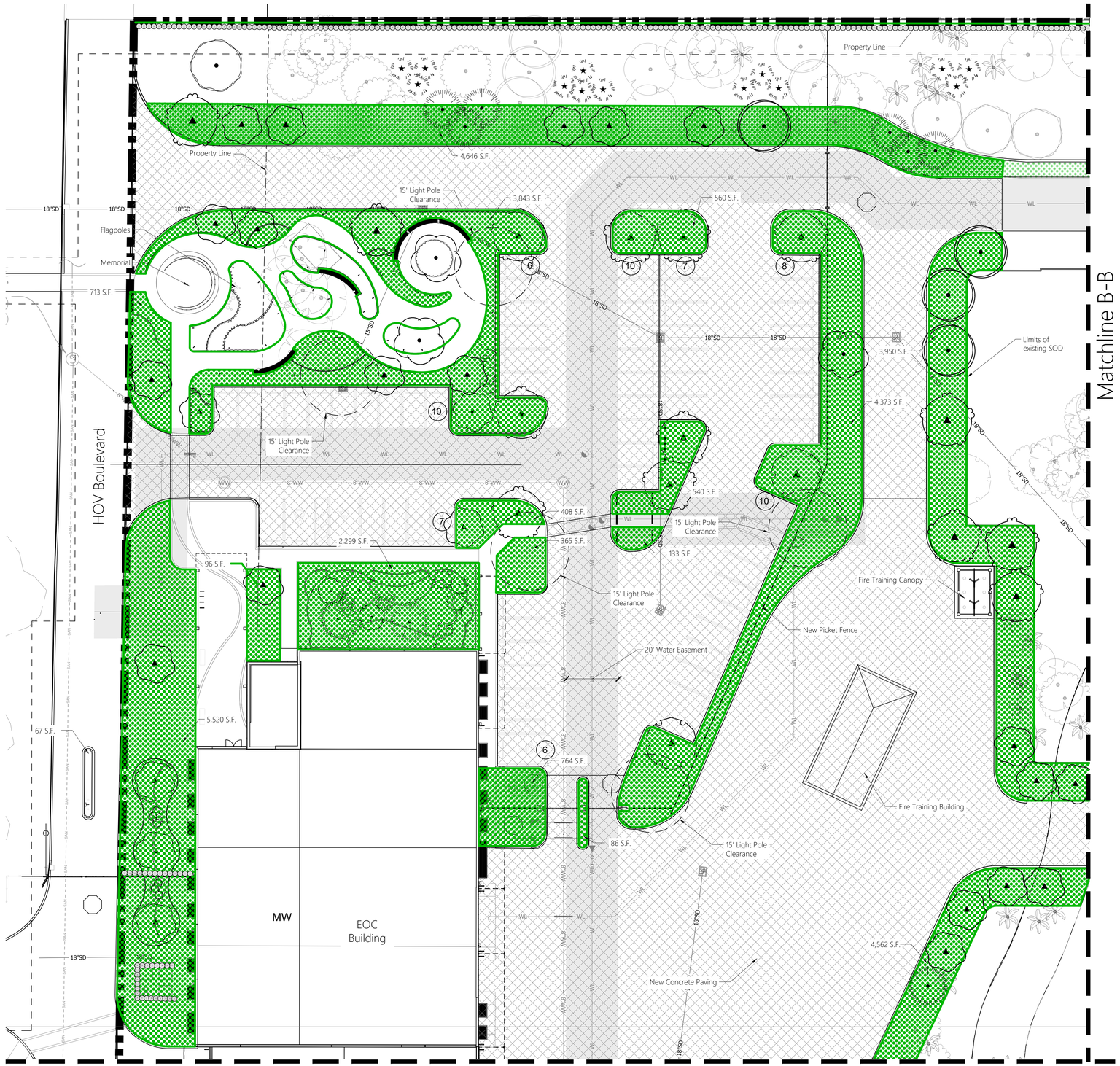
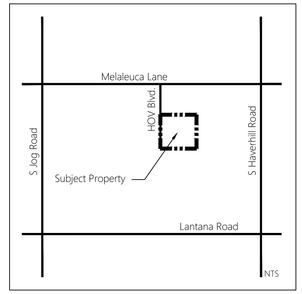


Location Map



VUA LEGEND:

- VUA
- INTERIOR LANDSCAPE ZONES

North

Scale: 1" = 20'

CONTACT 811 BEFORE YOU DIG www.811sunshine.com

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VUA Exhibit

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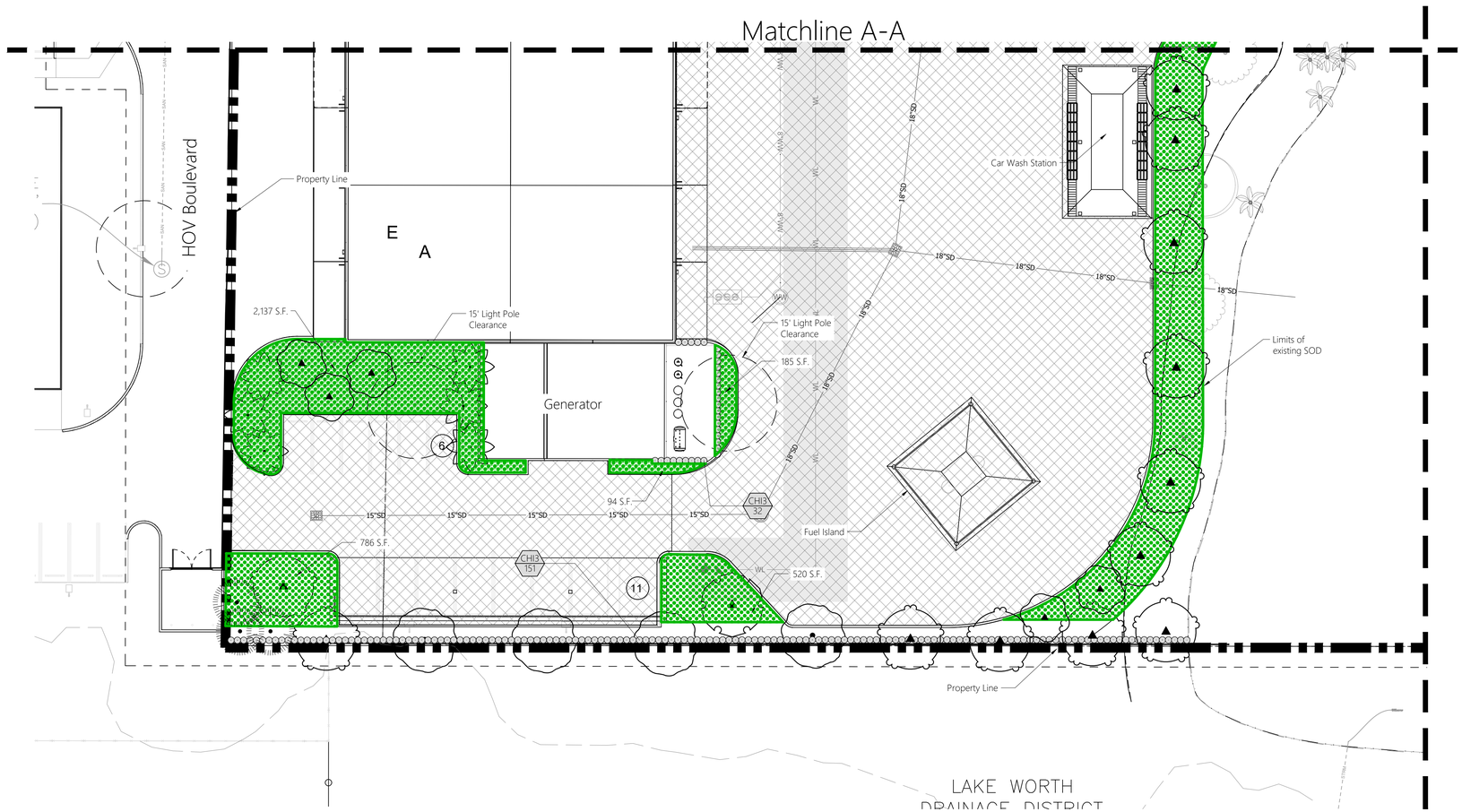
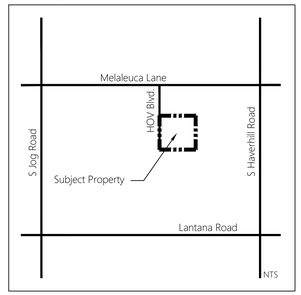


Location Map



VUA LEGEND:

- VUA
- INTERIOR LANDSCAPE ZONES

North

Scale: 1" = 20'

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VUA Exhibit

Sheet # :

LP

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GENERAL

1) WORK INCLUDED
a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
b) Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
c) Finish Grade Elevations: 1 inch below top of pathway edging.

2) QUALITY ASSURANCE
a) Subcontract landscape work to a single firm specializing in landscape work.
b) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
d) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
i) Source Quality Control:
i) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
ii) Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
iii) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
iv) Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
iw) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
(1) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
j) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS
a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING
a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
b) Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
d) Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS
a) Proceed with and complete landscape work as rapidly as portions of site become available.
b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
e) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY
a) Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
b) Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
c) Warrant shrubs for 1 full year after date of substantial completion.
d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL
8) If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
9) Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

(a)COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
(b) Organic Matter	3 - 5%	
(c)Silt	10 - 30%	0.05 to 0.002 MM
(d) Sand	25 - 75%	0.2 to 0.05 MM
(e)Clay	5 - 25%	0.002 MM and below

10) SOIL AMENDMENTS
a) If necessary to bring soil into above specified limits:
b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
d) Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
i) For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
ii) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

11)PLANT MATERIAL
a) Plant list/schedule is part of this specification section.
b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
d) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
e) Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
f) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
g) Root suckers on Live Oaks are not acceptable.
h) No double or multi-trunk trees unless otherwise specified.

12) GRASS MATERIALS
a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
b) Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
c) No muck-grown sod shall be utilized in detention areas.

13) MISCELLANEOUS LANDSCAPE MATERIALS
a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
b) Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
c) Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
d) Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXECUTION

14) LAYOUT
a) Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL
a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
c) Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
d) For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
i) Mix lime with dry soil prior to mixing of fertilizer.
ii) Prevent lime from contacting roots of acid-loving plants.
e) Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

16) PREPARATION FOR ALL PLANTING AREAS
a) Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
c) Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
g) All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

17) PREPARATION FOR PLANTING LAWNS
a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
i) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
b) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
c) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
d) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
e) Allow for sod thickness in areas to be sodded.
f) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
g) Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
h) Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

18) PREPARATION OF PLANTING BEDS
a) Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
b) Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
d) For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS
a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
b) Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
c) Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
d) Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
e) If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
g) Top-most root shall be visible within the top 2" of the root ball.
h) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
k) Dish top of backfill to allow for mulching.
l) Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
m)Guy and stake trees immediately after planting, as indicated.
n) The landscape contractor shall install plant materials using the best horticultural practices:
o) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
p) Do not install plant materials in winds in excess of 30 miles per hour.
q) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
r) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
s) The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
t) The 'choke' strapping method for lifting trees is prohibited.
u) Do not drop plant material.
v) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
w)Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
x) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
y) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
z) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
aa) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
bb) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
cc) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

20) PRESERVED PLANT MATERIALS
a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

21) TRANSPLANTED PLANT MATERIALS
a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
b) Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
d) Planting hole for transplanted material should measure two times the diameter of the root ball.
e) Trees shall be planted at the same depth as it was in the field.
f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
g) All relocated trees shall be staked accordingly.
h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

22) PRUNING
a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

23) SODDING NEW LAWNS
a) Lay sod within 24 hours from time of stripping.
b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
c) There shall be no gaps greater than ½" between pieces of sod.
d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
e) No muck-grown sod shall be utilized in detention areas.
f) Landscape Contractor is responsible for replacing any damaged sod.

24) MAINTENANCE
a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
f) Sodded lawns, not less than 30 days after substantial completion.
g) Seeded lawns, not less than 60 days after substantial completion.
h) Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
i) Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place unless this responsibility is assumed in writing by another party.
j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

25) CLEANUP AND PROTECTION
a) During landscape work, keep pavement clean and work area in an orderly condition.
b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

26) INSPECTION AND ACCEPTANCE
a) When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

27) IRRIGATION
a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
b) Bubblers shall be provided on all trees.
c) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
d) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
e) Provide an as built drawing of the irrigation system to the Landscape Architect.
f) A rain sensor is required on all irrigation systems.

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

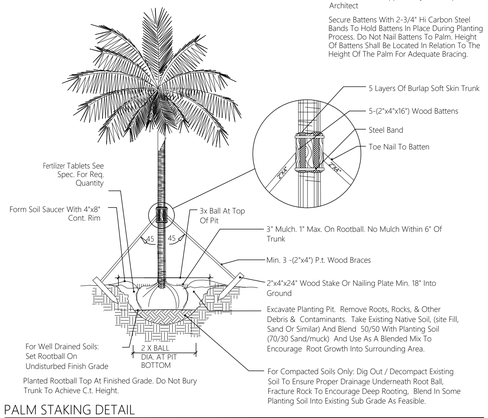
Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD
Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Landscape Specifications

Sheet # :
LP
9 Of 10

Note: Guying Wires Or Rubber Tubing Can Be Substituted For Wellington Tape For Bracing Trees With Prior Approval By Landscape Architect

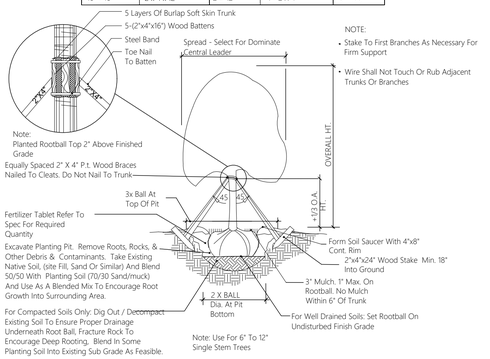
Secure Battens With 2-3/4" Hi Carbon Steel Bands To Hold Battens In Place During Planting Process. Do Not Nail Battens To Palm. Height Of Battens Shall Be Located In Relation To The Height Of The Palm For Adequate Bracing.



PALM STAKING DETAIL

NOT TO SCALE

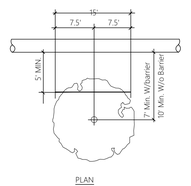
CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8'	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



NOTE:
- Stake To First Branches As Necessary For Firm Support
- Wire Shall Not Touch Or Rub Adjacent Trunks Or Branches

TREE BRACING DETAIL

NOT TO SCALE

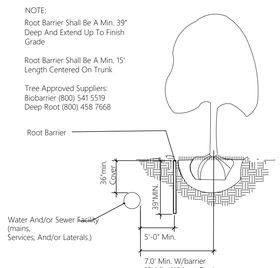


PLAN

NOTE:
Root Barrier Shall Be A Min. 39" Deep And Extend Up To Finish Grade

Root Barrier Shall Be A Min. 15' Length Centered On Trunk

Tree Approved Suppliers:
Biobarrier (800) 541 5539
Deep Root (800) 458 7668



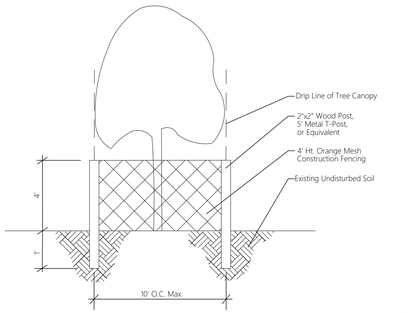
SECTION

LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. Howerever in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed with 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal and PBCWUD

ROOT BARRIER DETAIL

NOT TO SCALE



Notes:
1. Trees to be preserved shall be barricaded with orange plastic mesh construction fencing supported by 5 foot long rebar, 2" x 2" wood posts, 5' T-Post, or equivalent if approved in conjunction with the Final Site Plan or Final Subdivision Plan.
2. Trees to be preserved at a lower final grade may be protected with a 24 inch high silt fence around the preserve area or Trees with the addition of the orange plastic fencing, if needed.
3. If hand clearing is necessary within the preserve area or under the Tree canopy, Trees to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
4. Trees to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Trees shall be protected with either plastic mesh and/or silt fence.
5. Barricade required at drip line of all existing trees to be preserved or relocated where construction activity is to take place.
6. Adjustment of barricades is allowed to barricade off larger areas, all barricades must be placed at a minimum at the dripline of the tree
7. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
8. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

VEGETATION BARRICADE DETAIL

NOT TO SCALE

MULTI-TRUNK TREE STAKING DETAIL

NOT TO SCALE

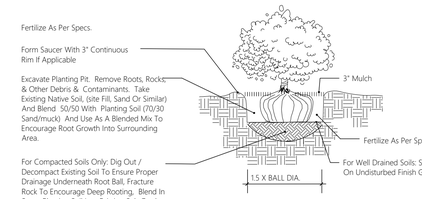
GUY WIRE TREE BRACING DETAIL.*

*Alternate to be approved by owner and L.A. in non-traveled locations (Beds/Perimeter Berms).

NOT TO SCALE

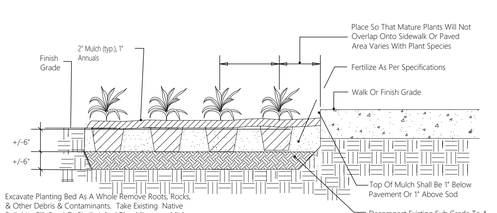
LANDSCAPE NOTES

NOTES:
1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.



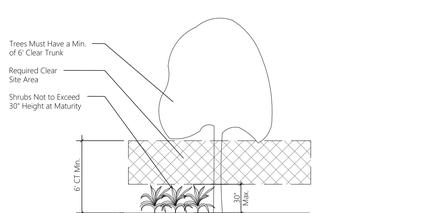
SHRUB PLANTING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL

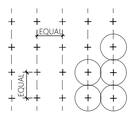
NOT TO SCALE



SAFE SIGHT PLANTING DETAIL

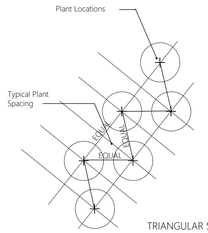
NOT TO SCALE

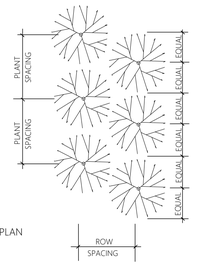
Note: In Most Cases Triangular Spacing Is Preferred. Use Square Spacing Only In Small Rectilinear Areas.



TYPICAL PLANT SPACING

SQUARE SPACING PLAN



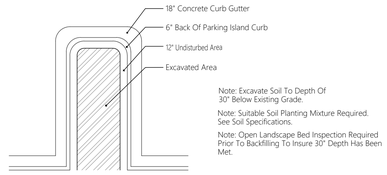


TRIANGULAR SPACING PLAN

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

PLANT SPACING DETAIL

NOT TO SCALE



PARKING ISLAND EXCAVATION DETAIL

NOT TO SCALE

DATE: 10/2/2025 5:46:51 PM

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Architecture ● Planning ● Interior Design
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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

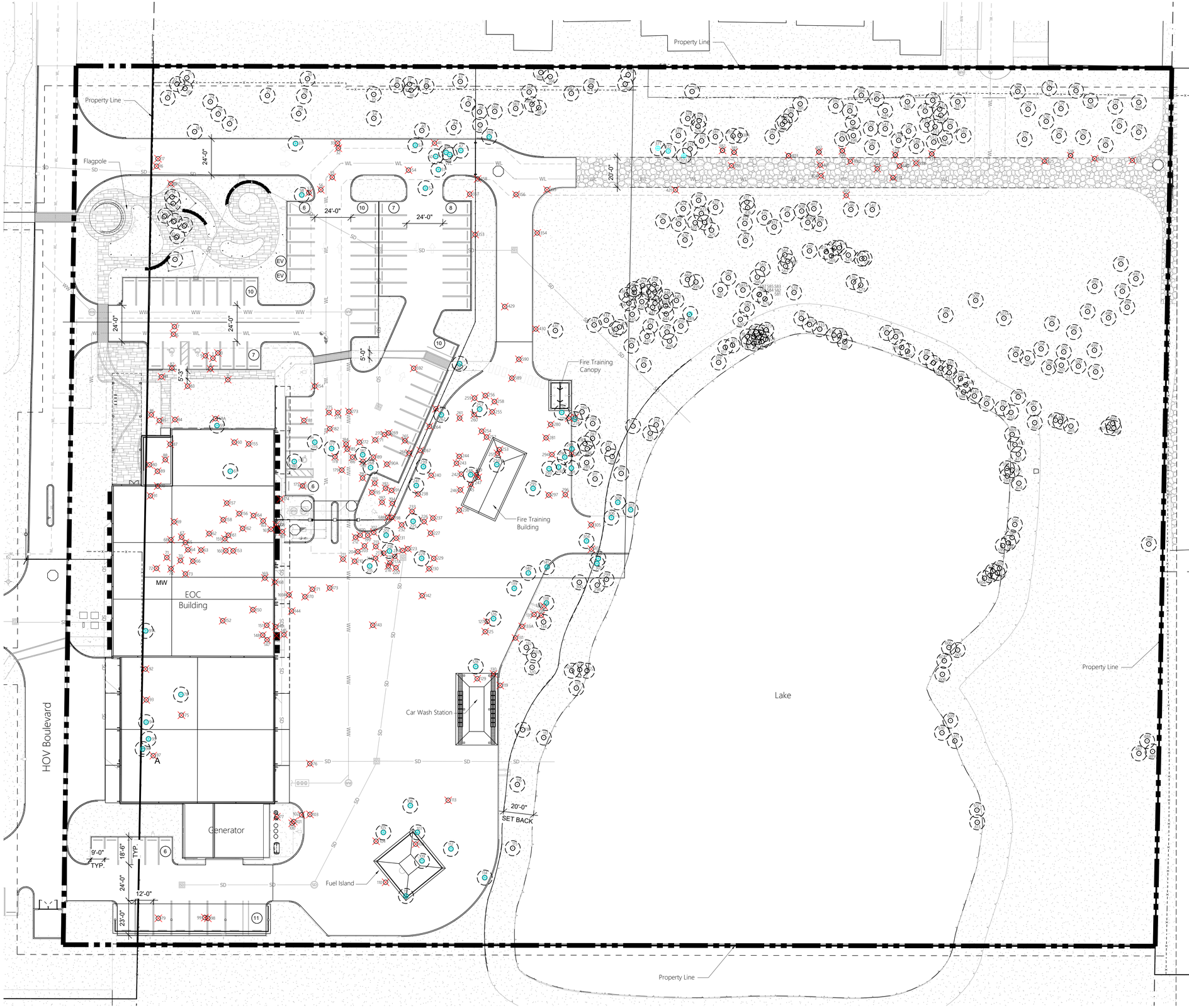
REVISION	DATE

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD

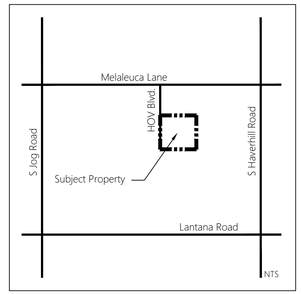
Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Landscape Details

Sheet # :
LP
10 Of 10



Location Map



SYMBOL KEY

- Tree/Palm to be Preserved
- Tree/Palm to be Relocated (Refer to Landscape Plan for Final Location)
- Tree/Palm to be Removed

North

Scale: 1" = 30'

0 15 30 60

CONTACT 811 BEFORE YOU DIG www.callsunshine.com

DATE: 10/2/2025 5:46:51 PM

Song + Associates

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD

Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Tree Disposition Plan

Sheet # :
TD

1 Of 3

Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
1	Slash Pine	*Pinus elliottii*	18	Remove
2	Laurel Oak	*Quercus laurifolia*	7,4	Remove
3	Slash Pine	*Pinus elliottii*	19	Remove
4	Laurel Oak	*Quercus laurifolia*	7,6	Remove
5	Laurel Oak	*Quercus laurifolia*	10	Remove
6	Slash Pine	*Pinus elliottii*	9	Remove
7	Slash Pine	*Pinus elliottii*	5	Remove
8	Laurel Oak	*Quercus laurifolia*	11	Preserve
9	Laurel Oak	*Quercus laurifolia*	12	Preserve
10	Laurel Oak	*Quercus laurifolia*	8,5	Preserve
11	Laurel Oak	*Quercus laurifolia*	13	Preserve
12	Laurel Oak	*Quercus laurifolia*	14	Preserve
13	Laurel Oak	*Quercus laurifolia*	16	Preserve
14	Laurel Oak	*Quercus laurifolia*	4	Preserve
15	Laurel Oak	*Quercus laurifolia*	12	Remove
16	Laurel Oak	*Quercus laurifolia*	13	Remove
17	Laurel Oak	*Quercus laurifolia*	7	Remove
18	Slash Pine	*Pinus elliottii*	5	Preserve
20	Slash Pine	*Pinus elliottii*	3	Preserve
21	Slash Pine	*Pinus elliottii*	16	Preserve
22	Slash Pine	*Pinus elliottii*	14	Preserve
23	Slash Pine	*Pinus elliottii*	11	Preserve
24	Slash Pine	*Pinus elliottii*	16	Preserve
25	Slash Pine	*Pinus elliottii*	10	Preserve
26	Slash Pine	*Pinus elliottii*	16	Preserve
27	Slash Pine	*Pinus elliottii*	12	Preserve
28	Live Oak	*Quercus virginiana*	16	Preserve
29	Live Oak	*Quercus virginiana*	16	Preserve
30	Live Oak	*Quercus virginiana*	15	Preserve
31	Live Oak	*Quercus virginiana*	14	Relocate
32	Laurel Oak	*Quercus laurifolia*	18	Remove
33	Laurel Oak	*Quercus laurifolia*	18	Remove
34	Laurel Oak	*Quercus laurifolia*	10	Preserve
35	Laurel Oak	*Quercus laurifolia*	15	Preserve
36	Laurel Oak	*Quercus laurifolia*	12	Preserve
37	Laurel Oak	*Quercus laurifolia*	16	Preserve
38	Laurel Oak	*Quercus laurifolia*	16	Preserve
39	Sabal Palm	*Sabal palmetto*	9'	Preserve
40	Sabal Palm	*Sabal palmetto*	10'	Preserve
41	Live Oak	*Quercus virginiana*	6,5,4	Remove
42	Live Oak	*Quercus virginiana*	10	Preserve
43	Live Oak	*Quercus virginiana*	16	Preserve
44	Sabal Palm	*Sabal palmetto*	9'	Preserve
45	Sabal Palm	*Sabal palmetto*	9'	Preserve
46	Slash Pine	*Pinus elliottii*	6	Preserve
47	Sabal Palm	*Sabal palmetto*	8' 8'	Relocate
48	Sabal Palm	*Sabal palmetto*	7'	Relocate
49	Sabal Palm	*Sabal palmetto*	5'	Relocate
50	Sabal Palm	*Sabal palmetto*	6'	Relocate
51	Sabal Palm	*Sabal palmetto*	8' 8'	Relocate
52	Sabal Palm	*Sabal palmetto*	9'	Relocate
53	Sabal Palm	*Sabal palmetto*	8'	Relocate
54	Laurel Oak	*Quercus laurifolia*	13	Remove
55	Washington Palm	*Washingtonia robusta*	21'	Remove
56	Washington Palm	*Washingtonia robusta*	20'	Remove
57	Washington Palm	*Washingtonia robusta*	20'	Remove
58	Sabal Palm	*Sabal palmetto*	10'	Relocate
59	Sabal Palm	*Sabal palmetto*	9'	Relocate
60	Slash Pine	*Pinus elliottii*	16	Remove
61	Live Oak	*Quercus virginiana*	11	Relocate
62	Slash Pine	*Pinus elliottii*	15	Remove
63	Laurel Oak	*Quercus laurifolia*	7	Remove
64	Laurel Oak	*Quercus laurifolia*	7	Remove
65	Laurel Oak	*Quercus laurifolia*	10	Remove
66	Laurel Oak	*Quercus laurifolia*	2	Remove
67	Laurel Oak	*Quercus laurifolia*	4	Remove
68	Laurel Oak	*Quercus laurifolia*	10	Remove
69	Laurel Oak	*Quercus laurifolia*	10	Remove
70	Laurel Oak	*Quercus laurifolia*	10	Remove
71	Laurel Oak	*Quercus laurifolia*	2	Remove
72	Laurel Oak	*Quercus laurifolia*	6	Remove
73	Laurel Oak	*Quercus laurifolia*	12,10	Remove
74	Laurel Oak	*Quercus laurifolia*	7	Remove
75	Slash Pine	*Pinus elliottii*	15	Remove
76	Live Oak	*Quercus virginiana*	38	Remove
77	Laurel Oak	*Quercus laurifolia*	7,7	Remove
78	Sabal Palm	*Sabal palmetto*	9'	Relocate
79	Slash Pine	*Pinus elliottii*	10	Remove
80	Slash Pine	*Pinus elliottii*	10	Remove
81	Laurel Oak	*Quercus laurifolia*	5	Remove
82	Laurel Oak	*Quercus laurifolia*	12	Remove
83	Laurel Oak	*Quercus laurifolia*	7	Remove
84	Laurel Oak	*Quercus laurifolia*	5	Remove
85	Laurel Oak	*Quercus laurifolia*	5	Remove
86	Laurel Oak	*Quercus laurifolia*	6	Remove
87	Laurel Oak	*Quercus laurifolia*	4	Remove
88	Laurel Oak	*Quercus laurifolia*	2	Remove
89	Laurel Oak	*Quercus laurifolia*	3	Remove
90	Weeping Fig	*Ficus benjamina*	20	Relocate
91	Slash Pine	*Pinus elliottii*	10	Remove
91a	Live Oak	*Quercus virginiana*	14	Relocate
92	Slash Pine	*Pinus elliottii*	13	Remove
93	Slash Pine	*Pinus elliottii*	11	Remove
94	Sabal Palm	*Sabal palmetto*	10'	Relocate
95	Sabal Palm	*Sabal palmetto*	9'	Relocate
96	Sabal Palm	*Sabal palmetto*	10'	Relocate
97	Slash Pine	*Pinus elliottii*	10	Remove
98	Laurel Oak	*Quercus laurifolia*	13	Remove
99	Laurel Oak	*Quercus laurifolia*	12	Remove
100	Slash Pine	*Pinus elliottii*	11	Remove
101	Slash Pine	*Pinus elliottii*	6	Remove
102	Slash Pine	*Pinus elliottii*	4	Remove
103	Laurel Oak	*Quercus laurifolia*	12	Remove
104	Slash Pine	*Pinus elliottii*	10	Remove
105	Sabal Palm	*Sabal palmetto*	9'	Relocate
106	Live Oak	*Quercus virginiana*	7	Relocate
107	Live Oak	*Quercus virginiana*	1	Relocate
108	Slash Pine	*Pinus elliottii*	7	Remove
109	Sabal Palm	*Sabal palmetto*	9'	Relocate
110	Slash Pine	*Pinus elliottii*	8	Remove
111	Live Oak	*Quercus virginiana*	18	Relocate
112	Live Oak	*Quercus virginiana*	11	Relocate
113	Slash Pine	*Pinus elliottii*	16	Remove
114	Live Oak	*Quercus virginiana*	14	Relocate
115	Sabal Palm	*Sabal palmetto*	2'	Preserve
116	Slash Pine	*Pinus elliottii*	10	Preserve
117	Sabal Palm	*Sabal palmetto*	10'	Preserve
118	Live Oak	*Quercus virginiana*	10	Preserve
119	Slash Pine	*Pinus elliottii*	14	Remove
120	Slash Pine	*Pinus elliottii*	14	Preserve
121	Sabal Palm	*Sabal palmetto*	12'	Preserve
122	Sabal Palm	*Sabal palmetto*	11'	Preserve
123	Sabal Palm	*Sabal palmetto*	12'	Preserve
124	Sabal Palm	*Sabal palmetto*	12'	Preserve
125	Sweetgum	*Liquidambar styraciflua*	10	Remove
126	Live Oak	*Quercus virginiana*	8	Relocate
127	Red Maple	*Acer rubrum*	2,2,1	Remove
128	Sweetgum	*Liquidambar styraciflua*	1	Relocate
129	Sweetgum	*Liquidambar styraciflua*	4,3	Remove
130	Slash Pine	*Pinus elliottii*	10	Remove
131	Slash Pine	*Pinus elliottii*	22	Remove
132	Slash Pine	*Pinus elliottii*	14	Preserve
133	Sabal Palm	*Sabal palmetto*	7'	Preserve
134	Sabal Palm	*Sabal palmetto*	9'	Preserve
135	Slash Pine	*Pinus elliottii*	12	Remove
136	Slash Pine	*Pinus elliottii*	6	Remove
137	Slash Pine	*Pinus elliottii*	12	Remove
138	Sabal Palm	*Sabal palmetto*	12'	Relocate
139	Live Oak	*Quercus virginiana*	23	Relocate
140	Sabal Palm	*Sabal palmetto*	10'	Relocate
141	Sabal Palm	*Sabal palmetto*	14'	Relocate
142	Slash Pine	*Pinus elliottii*	16	Remove
143	Avocado	*Persea americana*	12	Remove
144	Laurel Oak	*Quercus laurifolia*	2	Remove
145	Laurel Oak	*Quercus laurifolia*	4	Remove
146	Laurel Oak	*Quercus laurifolia*	3	Remove
147	Laurel Oak	*Quercus laurifolia*	4	Remove
148	Laurel Oak	*Quercus laurifolia*	5	Remove
149	Laurel Oak	*Quercus laurifolia*	6	Remove
150	Laurel Oak	*Quercus laurifolia*	4,3,1	Remove
151	Laurel Oak	*Quercus laurifolia*	14	Remove
152	Laurel Oak	*Quercus laurifolia*	12	Remove
153	Laurel Oak	*Quercus laurifolia*	15	Remove
154	Laurel Oak	*Quercus laurifolia*	21	Remove
155	Laurel Oak	*Quercus laurifolia*	14	Remove
156	Laurel Oak	*Quercus laurifolia*	2	Remove
157	Laurel Oak	*Quercus laurifolia*	6	Remove
158	Laurel Oak	*Quercus laurifolia*	6	Remove
159	Laurel Oak	*Quercus laurifolia*	10	Remove
160	Laurel Oak	*Quercus laurifolia*	5	Remove
161	Laurel Oak	*Quercus laurifolia*	2	Remove
162	Laurel Oak	*Quercus laurifolia*	6	Remove
163	Laurel Oak	*Quercus laurifolia*	2	Remove
164	Laurel Oak	*Quercus laurifolia*	11	Remove
165	Laurel Oak	*Quercus laurifolia*	15	Remove
166	Slash Pine	*Pinus elliottii*	16	Remove
167	Laurel Oak	*Quercus laurifolia*	12	Remove
168	Red Maple	*Acer rubrum*	12	Remove
169	Laurel Oak	*Quercus laurifolia*	2	Remove
170	Laurel Oak	*Quercus laurifolia*	2	Remove
171	Laurel Oak	*Quercus laurifolia*	2	Remove
173	Laurel Oak	*Quercus laurifolia*	16	Remove
174	Slash Pine	*Pinus elliottii*	16	Remove
175	Slash Pine	*Pinus elliottii*	12	Remove
176	Red Cedar	*Juniperus virginiana*	2	Relocate
177	Red Cedar	*Juniperus virginiana*	4	Relocate
178	Red Cedar	*Juniperus virginiana*	8	Remove
179	Red Cedar	*Juniperus virginiana*	10	Remove
180	Red Cedar	*Juniperus virginiana*	6	Relocate
181	Laurel Oak	*Quercus laurifolia*	5	Remove
182	Laurel Oak	*Quercus laurifolia*	2	Remove
184	Slash Pine	*Pinus elliottii*	6	Remove
185	Red Cedar	*Juniperus virginiana*	9	Remove
186	Laurel Oak	*Quercus laurifolia*	5	Remove
187	Red Cedar	*Juniperus virginiana*	5	Relocate
188	Laurel Oak	*Quercus laurifolia*	8	Remove
189	Red Cedar	*Juniperus virginiana*	7	Remove
190	Laurel Oak	*Quercus laurifolia*	7	Remove
191	Laurel Oak	*Quercus laurifolia*	11	Remove
192	Laurel Oak	*Quercus laurifolia*	2	Remove
193	Laurel Oak	*Quercus laurifolia*	3,2	Remove
194	Laurel Oak	*Quercus laurifolia*	4	Remove
195	Laurel Oak	*Quercus laurifolia*	6	Remove
197	Laurel Oak	*Quercus laurifolia*	2	Remove
198	Slash Pine	*Pinus elliottii*	5	Remove
199	Laurel Oak	*Quercus laurifolia*	2	Remove
200	Laurel Oak	*Quercus laurifolia*	16	Remove
201	Sabal Palm	*Sabal palmetto*	9'	Relocate
202	Laurel Oak	*Quercus laurifolia*	3	Remove
203	Slash Pine	*Pinus elliottii*	2	Remove
204	Laurel Oak	*Quercus laurifolia*	2	Remove
210	Slash Pine	*Pinus elliottii*	8	Remove
211	Slash Pine	*Pinus elliottii*	10	Remove
212	Laurel Oak	*Quercus laurifolia*	4	Remove
213	Sweetgum	*Liquidambar styraciflua*	13	Remove
214	Laurel Oak	*Quercus laurifolia*	9	Remove
215	Sweetgum	*Liquidambar styraciflua*	3	Relocate
216	Sweetgum	*Liquidambar styraciflua*	9	Remove
217	Sweetgum	*Liquidambar styraciflua*	7	Remove
218	Sweetgum	*Liquidambar styraciflua*	5	Relocate
219	Sweetgum	*Liquidambar styraciflua*	11	Remove
220	Laurel Oak	*Quercus laurifolia*	16,17	Remove
223	Laurel Oak	*Quercus laurifolia*	9	Remove
224	Sweetgum	*Liquidambar styraciflua*	12	Remove
225	Sweetgum	*Liquidambar styraciflua*	6	Relocate
226	Sweetgum	*Liquidambar styraciflua*	8, 14	Remove
227	Laurel Oak	*Quercus laurifolia*	13	Remove
228	Sweetgum	*Liquidambar styraciflua*	5	Relocate
229	Laurel Oak	*Quercus laurifolia*	5	Remove
230	Laurel Oak	*Quercus laurifolia*	3	Remove
231	Laurel Oak	*Quercus laurifolia*	6	Remove
232	Laurel Oak	*Quercus laurifolia*	9	Remove
233	Laurel Oak	*Quercus laurifolia*	2	Remove
236	Laurel Oak	*Quercus laurifolia*	40	Remove
237	Laurel Oak	*Quercus laurifolia*	7	Remove
238	Laurel Oak	*Quercus laurifolia*	10	Remove
239	Sabal Palm	*Sabal palmetto*	7'	Relocate
240	Sweetgum	*Liquidambar styraciflua*	10	Remove
241	Sabal Palm	*Sabal palmetto*	12'	Relocate
242	Slash Pine	*Pinus elliottii*	15	Remove
243	Laurel Oak	*Quercus laurifolia*	15	Remove
244	Laurel Oak	*Quercus laurifolia*	14	Remove
245	Laurel Oak	*Quercus laurifolia*	15	Remove
246	Slash Pine	*Pinus elliottii*	17	Remove
247	Laurel Oak	*Quercus laurifolia*	10	Remove
248	Sabal Palm	*Sabal palmetto*	7'	Relocate
249	Sweetgum	*Liquidambar styraciflua*	9	Remove
250	Sweetgum	*Liquidambar styraciflua*	4	Relocate
251	Sweetgum	*Liquidambar styraciflua*	11	Remove
252	Laurel Oak	*Quercus laurifolia*	5	Remove
253	Laurel Oak	*Quercus laurifolia*	24	Remove
254	Slash Pine	*Pinus elliottii*	9	Remove
255	Slash Pine	*Pinus elliottii*	8	Remove
256	Slash Pine	*Pinus elliottii*	14	Remove
257	Sabal Palm	*Sabal palmetto*	8'	Relocate
258	Slash Pine	*Pinus elliottii*	12	Remove
259	Laurel Oak	*Quercus laurifolia*	2	Remove
260	Laurel Oak	*Quercus laurifolia*	5	Remove
261	Red Cedar	*Juniperus virginiana*	7	Remove
262	Red Cedar	*Juniperus virginiana*	4	Relocate
263	Laurel Oak	*Quercus laurifolia*	2	Remove
264	Red Cedar	*Juniperus virginiana*	9	Remove
265	Laurel Oak	*Quercus laurifolia*	13	Remove
266	Laurel Oak	*Quercus laurifolia*	11	Remove
267	Laurel Oak	*Quercus laurifolia*	3	Remove
268	Red Cedar	*Juniperus virginiana*	5	Relocate
269	Sweetgum	*Liquidambar styraciflua*	14	Remove
270	Laurel Oak	*Quercus laurifolia*	8	Remove
271	Slash Pine	*Pinus elliottii*	7	Remove
272	Laurel Oak	*Quercus laurifolia*	14	Remove
273	Laurel Oak	*Quercus laurifolia*	8	Remove
274	Laurel Oak	*Quercus laurifolia*	3	Remove
275	Laurel Oak	*Quercus laurifolia*	4	Remove
276	Sabal Palm	*Sabal palmetto*	7'	Relocate
277	Laurel Oak	*Quercus laurifolia*	4	Remove
278	Sabal Palm	*Sabal palmetto*	9'	Relocate
279	Laurel Oak	*Quercus laurifolia*	4	Remove
280	Laurel Oak	*Quercus laurifolia*	7	Remove
281	Laurel Oak	*Quercus laurifolia*	12	Remove
282	Laurel Oak	*Quercus laurifolia*	9	Remove
283	Sabal Palm	*Sabal palmetto*	6'	Relocate
284	Sabal Palm	*Sabal palmetto*	7'	Preserve
285	Sabal Palm	*Sabal palmetto*	7'	Preserve
286	Sabal Palm	*Sabal palmetto*	7'	Preserve
287	Laurel Oak	*Quercus laurifolia*	10	Preserve
288	Sabal Palm	*Sabal palmetto*	7'	Preserve
289	Sabal Palm	*Sabal palmetto*	7'	Preserve
290	Sabal Palm	*Sabal palmetto*	8'	Relocate
291	Sabal Palm	*Sabal palmetto*	8'	Relocate
292	Sabal Palm	*Sabal palmetto*	7'	Relocate
293	Sabal Palm	*Sabal palmetto*	7'	Relocate
294	Laurel Oak	*Quercus laurifolia*	10,9	Remove
295	Sabal Palm	*Sabal palmetto*	9'	Relocate
296	Laurel Oak	*Quercus laurifolia*	7	Remove
297	Laurel Oak	*Quercus laurifolia*	8	Remove
298	Sabal Palm	*Sabal palmetto*	9'	Preserve
299	Sabal Palm	*Sabal palmetto*	11'	Preserve
300	Sabal Palm	*Sabal palmetto*	5'	Preserve
301	Sabal Palm	*Sabal palmetto*	9'	Relocate
302	Laurel Oak	*Quercus laurifolia*	14	Remove
303	Sabal Palm	*Sabal palmetto*	9'	Relocate
304	Sabal Palm	*Sabal palmetto*	9'	Relocate
305	Laurel Oak	*Quercus laurifolia*	27	Remove
306	Sabal Palm	*Sabal palmetto*	9'	Relocate
307	Sabal Palm	*Sabal palmetto*	8'	Relocate
308	Sabal Palm	*Sabal palmetto*	9'	Relocate
309	Sabal Palm	*Sabal palmetto*	9'	Preserve
310	Slash Pine	*Pinus elliottii*	14	Preserve
311	Sabal Palm	*Sabal palmetto*	6'	Preserve
312	Laurel Oak	*Quercus laurifolia*	3	Preserve
313	Sabal Palm	*Sabal palmetto*	9'	Preserve
314	Sabal Palm	*Sabal palmetto*	8'	Preserve
315	Sabal Palm	*Sabal palmetto*	8'	Preserve
316	Laurel Oak	*Quercus laurifolia*	24	Preserve
317	Sabal Palm	*Sabal palmetto*	9'	Preserve
318	Slash Pine	*Pinus elliottii*	7	Preserve
319	Slash Pine	*Pinus elliottii*	7	Preserve
320	Slash Pine	*Pinus elliottii*	4	Preserve
321	Slash Pine	*Pinus elliottii*	5	Preserve
322	Laurel Oak	*Quercus laurifolia*	4	Preserve
323	Slash Pine	*Pinus elliottii*	6	Preserve
324	Slash Pine	*Pinus elliottii*	5	Preserve
325	Slash Pine	*Pinus elliottii*	5	Preserve
326	Slash Pine	*Pinus elliottii*	1	Preserve
327	Slash Pine	*Pinus elliottii*	8	Preserve
328	Slash Pine	*Pinus elliottii*	7	Preserve
329	Laurel Oak	*Quercus laurifolia*	8	Preserve
330	Laurel Oak	*Quercus laurifolia*	9	Preserve
331	Slash Pine	*Pinus elliottii*	2	Preserve
332	Pond Apple	*Annona glabra*	5	Preserve
333	Pond Apple	*Annona glabra*	5	Preserve
334	Red Maple	*Acer rubrum*	7	Preserve
335	Pond Apple	*Annona glabra*	5	Preserve
336	Pond Apple	*Annona glabra*	5	Preserve
337	Pond Apple	*Annona glabra*	5	Preserve
338	Slash Pine	*Pinus elliottii*	9	Preserve
339	Pond Apple	*Annona glabra*	8	Preserve
340	Slash Pine	*Pinus elliottii*	14	Preserve
341	Slash Pine	*Pinus elliottii*	10	Preserve
342	Red Maple	*Acer rubrum*	14	Preserve
343	Slash Pine	*Pinus elliottii*	12	Preserve
344	Laurel Oak	*Quercus laurifolia*	5	Preserve
345	Red Maple	*Acer rubrum*	5	Preserve
346	Pond Apple	*Annona glabra*	3	Preserve
347	Slash Pine	*Pinus elliottii*	9	Preserve
348	Slash Pine	*Pinus elliottii*	10	Preserve
349	Red Maple	*Acer rubrum*	3	Preserve
350	Pond Apple	*Annona glabra*	4	Preserve
351	Sabal Palm	*Sabal palmetto*	9'	Preserve
352	Red Maple	*Acer rubrum*	12	Preserve
353	Laurel Oak	*Quercus laurifolia*	4	Remove
354	Red Cedar	*Juniperus virginiana*	7	Remove
355	Laurel Oak	*Quercus laurifolia*	10,7	Remove
356	Microcarpa	*Ficus Microcarpa*	12,13,6,8	Remove
357	Red Cedar	*Juniperus virginiana*	11	Remove
358	Laurel Oak	*Quercus laurifolia*	26	Remove
359	Red Cedar	*Juniperus virginiana*	8	Relocate
360	Red Maple	*Acer rubrum*	14	Preserve
361	Sabal Palm	*Sabal palmetto*	9'	Preserve
362	Sabal Palm	*Sabal palmetto*	8'	Preserve
363	Sabal Palm	*Sabal palmetto*	9'	Preserve
364	Sabal Palm	*Sabal palmetto*	9'	Preserve
365	Sabal Palm	*Sabal palmetto*	8'	Preserve
366	Sabal Palm	*Sabal palmetto*	7'	Preserve
367	Sabal Palm	*Sabal palmetto*	11'	Preserve
368	Laurel Oak	*Quercus laurifolia*	7	Preserve
369	Laurel Oak	*Quercus laurifolia*	14	Preserve
370	Sabal Palm	*Sabal palmetto*	9'	Preserve
371	Sweetgum	*Liquidambar styraciflua*	9	Relocate
372	Sweetgum	*Liquidambar styraciflua*	9	Relocate
373	Sabal Palm	*Sabal palmetto*	9'	Relocate
374	Laurel Oak	*Quercus laurifolia*	9	Preserve
375	Laurel Oak	*Quercus laurifolia*	12	Preserve
376	Laurel Oak	*Quercus laurifolia*	18	Preserve
377	Laurel Oak	*Quercus laurifolia*	8	Preserve
378	Laurel Oak	*Quercus laurifolia*	19	Preserve
379	Sabal Palm	*Sabal palmetto*	9'	Preserve
380	Sabal Palm	*Sabal palmetto*	8'	Preserve
381	Slash Pine	*Pinus elliottii*	12	Preserve
382	Slash Pine	*Pinus elliottii*	8	Remove
383	Slash Pine	*Pinus elliottii*	7	Preserve
384	Slash Pine	*Pinus elliottii*	7	Preserve
385	Slash Pine	*Pinus elliottii*	7	Remove
386	Slash Pine	*Pinus elliottii*	11	Remove
387	Slash Pine	*Pinus elliottii*	12	Preserve
388	Sweetgum	*Liquidambar styraciflua*	7	Preserve
389	Sabal Palm	*Sabal palmetto*	9'	Preserve
390	Sweetgum	*Liquidambar styraciflua*	6	Preserve
391	Laurel Oak	*Quercus laurifolia*	9	Preserve
392	Slash Pine	*Pinus elliottii*	14	Preserve
393	Slash Pine	*Pinus elliottii*	10	Preserve
394	Slash Pine	*Pinus elliottii*	9	Preserve
395	Slash Pine	*Pinus elliottii*	10	Preserve
396	Laurel Oak	*Quercus laurifolia*	9	Preserve
397	Slash Pine	*Pinus elliottii*	11	Preserve
398	Slash Pine	*Pinus elliottii*	10	Preserve
399	Laurel Oak	*Quercus laurifolia*	5	Remove
400	Slash Pine	*Pinus elliottii*	6	Remove
401	Slash Pine	*Pinus elliottii*	5	Remove
402	Slash Pine	*Pinus elliottii*	4	Remove
403	Slash Pine	*Pinus elliottii*	14	Remove
404	Sabal Palm	*Sabal palmetto*	12'	Remove
405	Slash Pine	*Pinus elliottii*	18	Remove
406	Slash Pine	*Pinus elliottii*	6	Preserve
407	Slash Pine	*Pinus elliottii*	12	Preserve
408	Slash Pine	*Pinus elliottii*	8	Preserve
409	Sabal Palm	*Sabal palmetto*	8'	Preserve

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Item # 11.

[redacted]

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[redacted]

CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

[redacted]

Key Plan :

REVISION	DATE

[redacted]

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD

[redacted]

Phase :
50% CONSTRUCTION DOCUMENTS

[redacted]

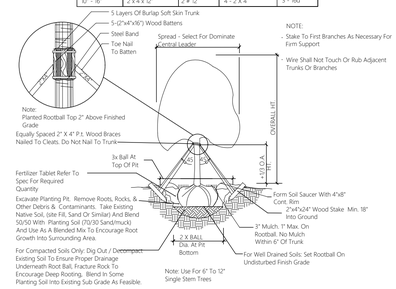
Sheet Title :
Tree Disposition Plan

Sheet # :
TD
2 Of 3

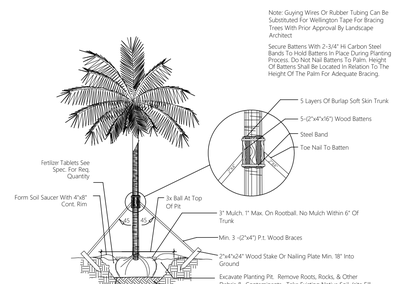
Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
410	Sabal Palm	*Sabal palmetto*	7'	Preserve
411	Sabal Palm	*Sabal palmetto*	8'	Preserve
412	Sabal Palm	*Sabal palmetto*	9'	Preserve
413	Sabal Palm	*Sabal palmetto*	8'	Preserve
414	Sabal Palm	*Sabal palmetto*	8'	Preserve
415	Sabal Palm	*Sabal palmetto*	8'	Preserve
416	Sabal Palm	*Sabal palmetto*	8'	Preserve
417	Sabal Palm	*Sabal palmetto*	8'	Preserve
418	Sabal Palm	*Sabal palmetto*	9'	Preserve
419	Sweetgum	*Liquidambar styraciflua*	6	Preserve
420	Sabal Palm	*Sabal palmetto*	9'	Preserve
421	Sweetgum	*Liquidambar styraciflua*	4	Remove
422	Sabal Palm	*Sabal palmetto*	12'	Preserve
423	Sweetgum	*Liquidambar styraciflua*	3	Preserve
424	Slash Pine	*Pinus elliottii*	11	Preserve
425	Sweetgum	*Liquidambar styraciflua*	8	Preserve
426	Sweetgum	*Liquidambar styraciflua*	14	Preserve
427	Sweetgum	*Liquidambar styraciflua*	4	Preserve
428	Slash Pine	*Pinus elliottii*	14	Preserve
429	Water Oak	*Quercus nigra*	15	Remove
430	Water Oak	*Quercus nigra*	18	Remove
431	Water Oak	*Quercus nigra*	22	Preserve
432	Sweetgum	*Liquidambar styraciflua*	9	Preserve
433	Sweetgum	*Liquidambar styraciflua*	3	Preserve
434	Sweetgum	*Liquidambar styraciflua*	10	Preserve
435	Sweetgum	*Liquidambar styraciflua*	9	Preserve
436	Sweetgum	*Liquidambar styraciflua*	10	Preserve
437	Sweetgum	*Liquidambar styraciflua*	5	Preserve
438	Sweetgum	*Liquidambar styraciflua*	12	Preserve
439	Laurel Oak	*Quercus laurifolia*	7	Preserve
440	Laurel Oak	*Quercus laurifolia*	6	Preserve
441	Sweetgum	*Liquidambar styraciflua*	12	Preserve
442	Sweetgum	*Liquidambar styraciflua*	7	Preserve
443	Laurel Oak	*Quercus laurifolia*	7	Preserve
444	Sweetgum	*Liquidambar styraciflua*	11	Preserve
445	Sweetgum	*Liquidambar styraciflua*	6	Preserve
446	Sweetgum	*Liquidambar styraciflua*	10	Preserve
447	Sweetgum	*Liquidambar styraciflua*	10	Preserve
448	Sweetgum	*Liquidambar styraciflua*	8,5	Preserve
449	Gumbo Limbo	*Bursera simaruba*	2	Relocate
450	Sweetgum	*Liquidambar styraciflua*	6	Preserve
451	Sweetgum	*Liquidambar styraciflua*	7	Preserve
452	Laurel Oak	*Quercus laurifolia*	4	Preserve
453	Laurel Oak	*Quercus laurifolia*	15	Preserve
454	Sweetgum	*Liquidambar styraciflua*	10	Preserve
455	Sweetgum	*Liquidambar styraciflua*	9	Preserve
456	Sweetgum	*Liquidambar styraciflua*	10	Preserve
457	Sweetgum	*Liquidambar styraciflua*	7	Preserve
458	Sweetgum	*Liquidambar styraciflua*	9	Preserve
459	Sweetgum	*Liquidambar styraciflua*	14	Preserve
460	Sweetgum	*Liquidambar styraciflua*	14	Preserve
461	Laurel Oak	*Quercus laurifolia*	4	Preserve
462	Laurel Oak	*Quercus laurifolia*	8	Preserve
463	Sabal Palm	*Sabal palmetto*	8'	Preserve
464	Sabal Palm	*Sabal palmetto*	9'	Preserve
465	Sabal Palm	*Sabal palmetto*	8'	Preserve
466	Sabal Palm	*Sabal palmetto*	7'	Preserve
467	Sabal Palm	*Sabal palmetto*	12'	Preserve
468	Laurel Oak	*Quercus laurifolia*	18	Preserve
469	Pond Apple	*Annona glabra*	5	Preserve
470	Laurel Oak	*Quercus laurifolia*	4	Preserve
473	Pond Apple	*Annona glabra*	4	Preserve
474	Laurel Oak	*Quercus laurifolia*	5	Preserve
487	Sabal Palm	*Sabal palmetto*	9'	Preserve
488	Sabal Palm	*Sabal palmetto*	9'	Preserve
489	Weeping Fig	*Ficus benjamina*	40	Preserve
490	Sabal Palm	*Sabal palmetto*	9'	Preserve
491	Sabal Palm	*Sabal palmetto*	13'	Preserve
492	Laurel Oak	*Quercus laurifolia*	12	Preserve
493	Laurel Oak	*Quercus laurifolia*	14	Preserve
494	Sabal Palm	*Sabal palmetto*	9'	Preserve
495	Laurel Oak	*Quercus laurifolia*	22	Preserve
496	Sabal Palm	*Sabal palmetto*	5'	Preserve
497	Sabal Palm	*Sabal palmetto*	12'	Preserve
498	Sabal Palm	*Sabal palmetto*	10'	Preserve
499	Sabal Palm	*Sabal palmetto*	12'	Preserve
500	Sabal Palm	*Sabal palmetto*	12'	Preserve
501	Sabal Palm	*Sabal palmetto*	12'	Preserve
502	Slash Pine	*Pinus elliottii*	18	Preserve
503	Slash Pine	*Pinus elliottii*	9	Preserve
504	Sabal Palm	*Sabal palmetto*	7'	Preserve
505	Sabal Palm	*Sabal palmetto*	12'	Preserve
506	Sabal Palm	*Sabal palmetto*	12'	Preserve
507	Sweetgum	*Liquidambar styraciflua*	2	Preserve
508	Sabal Palm	*Sabal palmetto*	12'	Preserve
509	Sabal Palm	*Sabal palmetto*	12'	Preserve
510	Weeping Fig	*Ficus benjamina*	40	Preserve
511	Laurel Oak	*Quercus laurifolia*	22	Preserve
512	Laurel Oak	*Quercus laurifolia*	22	Remove
513	Laurel Oak	*Quercus laurifolia*	18	Preserve
514	Laurel Oak	*Quercus laurifolia*	12	Preserve
515	Laurel Oak	*Quercus laurifolia*	18	Preserve
516	Laurel Oak	*Quercus laurifolia*	16	Preserve
517	Seagrape	*Coccoloba uvifera*	3	Preserve
518	Laurel Oak	*Quercus laurifolia*	12	Remove
519	Laurel Oak	*Quercus laurifolia*	14	Preserve
520	Laurel Oak	*Quercus laurifolia*	14	Preserve

Tag #	Species Name (Common)	Species Name (Botanical)	DBH (Inches)	Proposed Disposition
521	Laurel Oak	*Quercus laurifolia*	11	Preserve
522	Laurel Oak	*Quercus laurifolia*	13	Preserve
523	Laurel Oak	*Quercus laurifolia*	12	Preserve
524	Laurel Oak	*Quercus laurifolia*	12	Preserve
525	Laurel Oak	*Quercus laurifolia*	10	Remove
526	Laurel Oak	*Quercus laurifolia*	12	Preserve
527	Laurel Oak	*Quercus laurifolia*	11	Remove
528	Laurel Oak	*Quercus laurifolia*	11	Preserve
529	Laurel Oak	*Quercus laurifolia*	10	Preserve
530	Slash Pine	*Pinus elliottii*	11	Preserve
531	Slash Pine	*Pinus elliottii*	10	Preserve
532	Slash Pine	*Pinus elliottii*	11	Preserve
533	Slash Pine	*Pinus elliottii*	10	Preserve
534	Slash Pine	*Pinus elliottii*	8	Preserve
535	Slash Pine	*Pinus elliottii*	10	Preserve
536	Slash Pine	*Pinus elliottii*	10	Preserve
537	Slash Pine	*Pinus elliottii*	10	Remove
538	Slash Pine	*Pinus elliottii*	11	Remove
539	Slash Pine	*Pinus elliottii*	12	Remove
540	Slash Pine	*Pinus elliottii*	10	Remove
541	Slash Pine	*Pinus elliottii*	10	Remove
542	Slash Pine	*Pinus elliottii*	10	Preserve
543	Slash Pine	*Pinus elliottii*	3	Preserve
544	Slash Pine	*Pinus elliottii*	3	Preserve
545	Slash Pine	*Pinus elliottii*	5	Preserve
546	Slash Pine	*Pinus elliottii*	10	Preserve
547	Slash Pine	*Pinus elliottii*	4	Preserve
548	Slash Pine	*Pinus elliottii*	4	Preserve
549	Slash Pine	*Pinus elliottii*	4	Preserve
550	Slash Pine	*Pinus elliottii*	5	Preserve
551	Slash Pine	*Pinus elliottii*	4	Remove
552	Slash Pine	*Pinus elliottii*	4	Preserve
553	Slash Pine	*Pinus elliottii*	4	Preserve
554	Slash Pine	*Pinus elliottii*	4	Preserve
556	Slash Pine	*Pinus elliottii*	2	Preserve
560	Laurel Oak	*Quercus laurifolia*	18	Preserve
561	Laurel Oak	*Quercus laurifolia*	5	Preserve
562	Slash Pine	*Pinus elliottii*	15	Preserve
563	Sabal Palm	*Sabal palmetto*	12'	Preserve
564	Slash Pine	*Pinus elliottii*	12	Preserve
565	Slash Pine	*Pinus elliottii*	16	Preserve
566	Slash Pine	*Pinus elliottii*	18	Preserve
567	Slash Pine	*Pinus elliottii*	7	Preserve
568	Slash Pine	*Pinus elliottii*	7	Preserve
569	Slash Pine	*Pinus elliottii*	14	Preserve
570	Slash Pine	*Pinus elliottii*	16	Preserve
571	Sabal Palm	*Sabal palmetto*	8'	Preserve
573	Slash Pine	*Pinus elliottii*	11	Preserve
574	Slash Pine	*Pinus elliottii*	5	Preserve
575	Slash Pine	*Pinus elliottii*	5	Preserve
576	Sabal Palm	*Sabal palmetto*	9'	Preserve
577	Laurel Oak	*Quercus laurifolia*	7	Preserve
578	Sweetgum	*Liquidambar styraciflua*	11	Preserve
579	Sweetgum	*Liquidambar styraciflua*	7	Preserve
580	Sweetgum	*Liquidambar styraciflua*	8	Preserve
581	Laurel Oak	*Quercus laurifolia*	4	Preserve
582	Laurel Oak	*Quercus laurifolia*	4	Preserve
583	Laurel Oak	*Quercus laurifolia*	5	Preserve
584	Laurel Oak	*Quercus laurifolia*	6	Preserve
585	Laurel Oak	*Quercus laurifolia*	6	Preserve
586	Laurel Oak	*Quercus laurifolia*	4	Preserve
587	Laurel Oak	*Quercus laurifolia*	4	Preserve
588	Laurel Oak	*Quercus laurifolia*	6	Remove
589	Laurel Oak	*Quercus laurifolia*	8	Remove
590	Laurel Oak	*Quercus laurifolia*	9	Remove
591	Red Cedar	*Juniperus virginiana*	5	Relocate
592	Magnolia	*Magnolia grandiflora*	10	Remove
593	Pond Apple	*Annona glabra*	5	Preserve
594	Pond Apple	*Annona glabra*	4	Preserve
595	Sabal Palm	*Sabal palmetto*	7'	Preserve
596	Pond Apple	*Annona glabra*	5	Preserve
597	Pond Apple	*Annona glabra*	4	Preserve
598	Pond Apple	*Annona glabra*	4	Preserve
599	Pond Apple	*Annona glabra*	4	Preserve
600	Sweetgum	*Liquidambar styraciflua*	3	Preserve
601	Pond Apple	*Annona glabra*	3	Preserve
602	Pond Apple	*Annona glabra*	3	Preserve
603	Pond Apple	*Annona glabra*	2	Preserve
604	Pond Apple	*Annona glabra*	3	Preserve
605	Sweetgum	*Liquidambar styraciflua*	5	Preserve
606	Laurel Oak	*Quercus laurifolia*	4	Preserve
607	Laurel Oak	*Quercus laurifolia*	3	Preserve
608	Laurel Oak	*Quercus laurifolia*	3	Preserve
609	Red Maple	*Acer rubrum*	4	Preserve
610	Pond Apple	*Annona glabra*	3	Preserve
611	Pond Apple	*Annona glabra*	2	Preserve
612	Red maple	*Acer rubrum*	3	Preserve
613	Red Maple	*Acer rubrum*	3	Preserve
133a	Slash Pine	*Pinus elliottii*	12	Remove
169a	Laurel Oak	*Quercus laurifolia*	4	Remove
190a	Slash Pine	*Pinus elliottii*	2	Remove
217a	Laurel Oak	*Quercus laurifolia*	9	Remove
460a	Laurel Oak	*Quercus laurifolia*	5	Preserve
507a	Sabal Palm	*Sabal palmetto*	12'	Preserve
587a	Laurel Oak	*Quercus laurifolia*	5	Preserve
58a	Slash Pine	*Pinus elliottii*	16	Remove
91a	Live Oak	*Quercus virginiana*	14	Remove

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8'	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



TREE BRACING DETAIL
NOT TO SCALE



PALM STAKING DETAIL
NOT TO SCALE

EXISTING VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All relocated trees must be relocated using best industry standards.
7. Provide irrigation to relocated trees or trees within holding areas to ensure survivorship.
8. Refer to the Landscape Plan for final locations of relocated trees
9. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
10. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
11. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
12. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.

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www.callsunshine.com

DATE: 10/2/2025 5:48:51 PM

Item # 11.

Song + Associates

Architecture ● Planning ● Interior Design

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER
5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/2/25
S+A Project No : 24048
Owner Project No :
Drawn By : JAM
Checked By : MD

Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :
Tree Disposition Plan

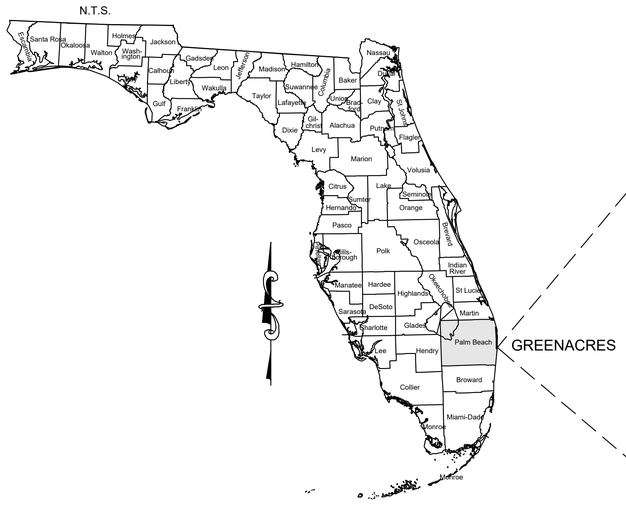
Sheet # :
TD
3 Of 3

CITY OF GREENACRES
EMERGENCY OPERATIONS CENTER

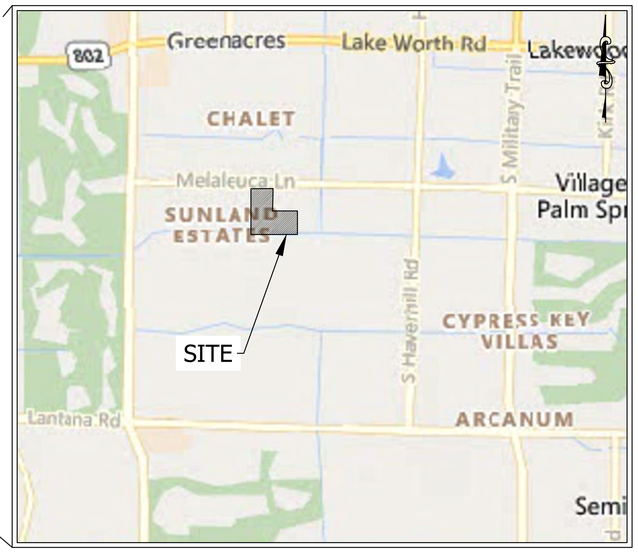
CIVIL ENGINEERING PLANS

PREPARED FOR:
CITY OF GREENACRES
5800 MELALEUCA LANE
GREENACRES, FL 33463

N.T.S.



LOCATION MAP



PROJECT LOCATED IN
SECTION 26 / TOWNSHIP 44 SOUTH / RANGE 42 EAST
PALM BEACH COUNTY, FL

SHEET INDEX		
SHEET NUMBER	SHEET NAME	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES
3	C-3	DEMOLITION PLAN
4	C-4	EROSION & SEDIMENTATION CONTROL PLAN
5	C-5	PAVING AND GRADING PLAN
6	C-6	DRAINAGE PLAN
7	C-7	UTILITY PLAN
8	C-8	SIGNING, MARKING, AND DIMENSION PLAN
9	C-9	FIRE ACCESS PLAN
10	C-10	SITE CROSS SECTIONS
11	C-11	CONSTRUCTION DETAILS
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13	C-13	PBCWUD WATER DETAILS
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18	C-18	PBCWUD WATER DETAILS
19	C-19	PBCWUD SEWER DETAILS
20	C-20	PBCWUD SEWER DETAILS
21	C-21	PBCWUD SEWER DETAILS
22	C-22	PBCWUD SEWER DETAILS
23	C-23	PBCWUD SEWER DETAILS
24	C-24	PBCWUD SEWER DETAILS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD88)

HORIZONTAL DATUM:
NORTH AMERICAN DATUM OF 1983, FLORIDA STATE
PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

DATE: 12/2/25

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/4/25
S+A Project No : 24048
Owner Project No :
Drawn By : ZNW
Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :

COVER SHEET

Sheet # :

C-1

GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS. LATEST PRINTING AND AMENDMENTS THERETO THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION NOT REGULATED BY THE GOVERNING AUTHORITY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
2. EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING THEMSELVES AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRICAL POWER, ROADS AND UNCERTAINITIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE. CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT THEMSELVES WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE THEM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
4. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
5. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
6. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, THEY SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
7. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE AND UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
8. STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING THEIR ACTIVITIES ON THE PROJECT.
9. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
10. APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
11. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
12. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
13. INSPECTION: THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
14. SHOP DRAWINGS: THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
15. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
16. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
17. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
18. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," ONE CALL SYSTEM MUST BE CONTACTED (811) AT LEAST 48 HOURS PRIOR TO EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF THEIR ACTIVITIES IN ORDER THAT THEY MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
19. DAMAGE TO EXISTING FACILITIES: ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
20. FIRE AND SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE, OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
21. TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
22. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
23. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
24. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
25. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
26. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
27. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
29. CONDITION OF SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
30. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
31. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
32. CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
33. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE THE CONTRACTOR.
34. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
35. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

DIMENSION CONTROL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
2. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE. ALL CURB RADII SHALL BE 3.0' MINIMUM UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL DETAILED DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, TRUCK DOCKS, ENTRANCE LOCATIONS, DOWNSPOUTS AND FOUNDATION DIMENSIONS.

DEMOLITION NOTES

1. ALL WORK SHALL CONFORM TO THE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
2. PRIOR TO COMMENCING DEMOLITION, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL NECESSARY PERMITS AND LICENSES TO PERFORM THE WORK.
3. THE CONTRACTOR SHALL HAVE ONE (1) SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES.
4. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE PROPERLY DISPOSED OFF SITE IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
5. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS FOR ACCESS TO AND FROM THE SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING DEMOLITION WORK.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.

EROSION & SEDIMENTATION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
3. PRIOR TO COMMENCING ANY CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
4. THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY (IN COMPLIANCE WITH ALL MUNICIPAL REGULATIONS) TO DETERMINE THE LOCATION(S) OF PROJECT INGRESS/EGRESS POINTS. HOWEVER ALL ENTRANCES AT ALL TIMES SHALL BE PREPARED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS (SEE EROSION CONTROL DETAILS) AND CONTINUOUSLY MAINTAINED UNTIL FINAL PAVING IS ESTABLISHED.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF EROSION CONTROL DEVICES.
6. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
7. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP AND STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT THEIR EXPENSE.
8. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED/SODDED WITHIN SEVEN DAYS IN ACCORDANCE WITH THE PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED/SODDED AREAS AS NECESSARY UNTIL 70% VEGETATION IS ESTABLISHED IN ACCORDANCE WITH THE PLANS.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.

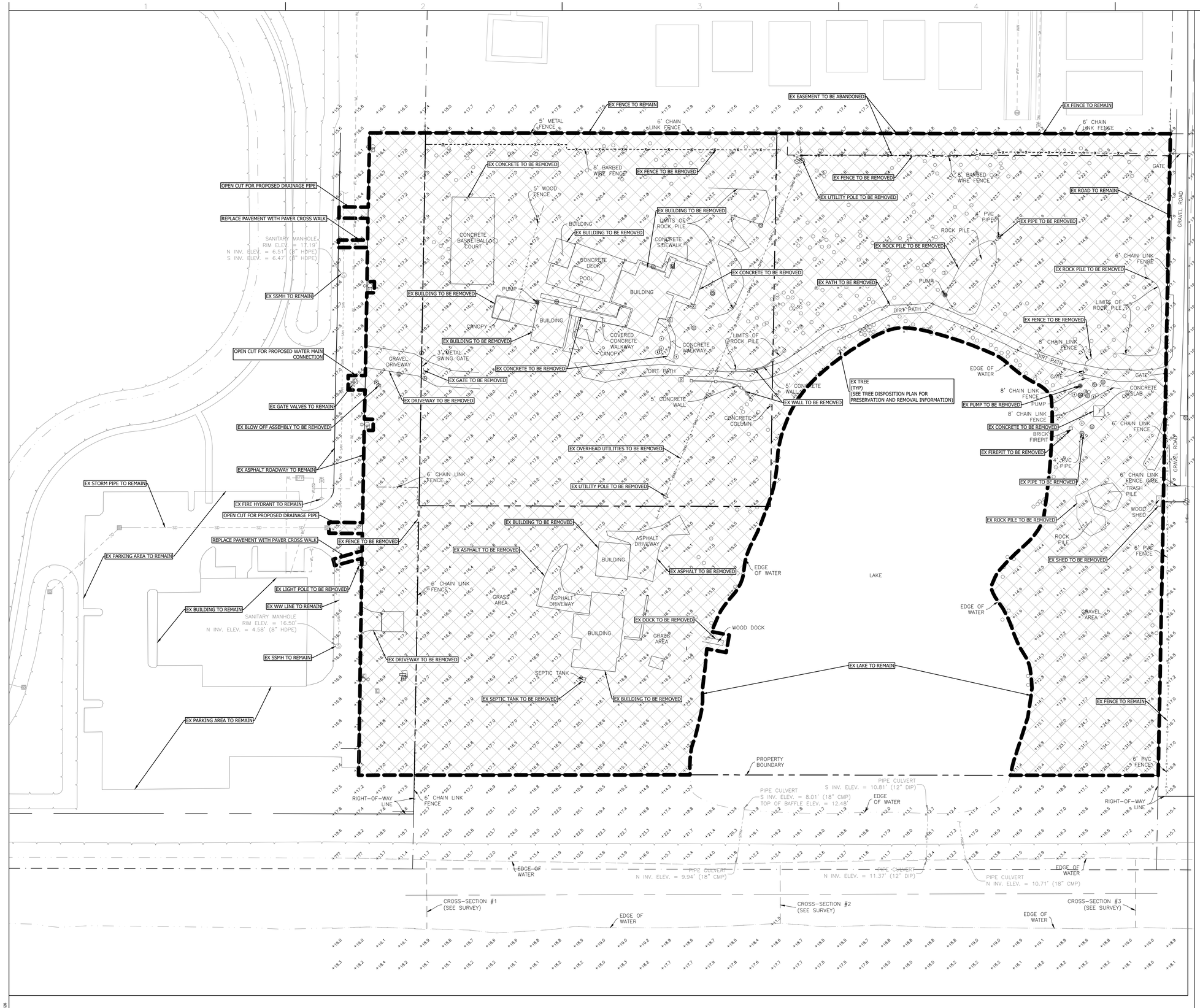
STORM DRAINAGE NOTES

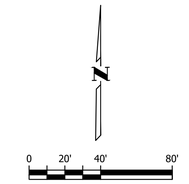
1. TRENCH SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
2. LOCATION OF EXISTING UTILITIES: THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
3. PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
4. LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
6. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPES FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

   3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12.
7. EMBEDMENT: EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
8. BENDS & WYES: PREFABRICATED BENDS AND WYES SHALL BE USED ON ALL PIPE CONNECTIONS AND JUNCTIONS.
9. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
10. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
11. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH THE BUILDING PLANS FOR DOWNSPOUT CONNECTIONS.
12. STORM DRAINAGE STRUCTURES: STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ON PUBLIC LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS. UNLESS OTHERWISE NOTED, STRUCTURES ON PRIVATE LINES ARE TO BE PRECAST STRUCTURES MANUFACTURED BY APPROVED PROVIDER, OR APPROVED EQUIVALENT.
13. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.
14. PRIVATE CURB INLETS: PRIVATE CURB INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS, APPROVED PROVIDER OR APPROVED EQUIVALENT.
15. PRIVATE GRATE INLETS: PRIVATE GRATE INLETS SHALL BE PER APPROVED PROVIDER OR APPROVED EQUIVALENT.

WATER AND SEWER NOTES

1. THE CONTRACTOR SHALL INSTALL WATER AND SEWER LINES SO AS TO AVOID CONFLICTS WITH OTHER UTILITIES. WATER AND SANITARY SEWER SEPARATIONS SHALL BE MAINTAINED PER LOCAL UTILITY AUTHORITY OR GOVERNING AUTHORITIES' REGULATIONS (WHICHEVER IS MORE STRINGENT).
2. THE CONTRACTOR SHALL INSTALL ALL GRAVITY LINES (SANITARY SEWER, STORM SEWER AND FRENCH DRAINS) BEFORE INSTALLATION OF WATER LINES AND APPURTENANCES.
3. IF GROUNDWATER IS ENCOUNTERED WHEN LAYING UTILITY LINES, 3/4" WASHED ROCK MUST BE PLACED 6" BELOW AND 6" ABOVE THE UTILITY LINE.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE LOCAL UTILITY AUTHORITY.
5. THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING ON ALL UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
6. ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE APPLICABLE FIRE DEPARTMENT.
7. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL VALVE BOXES, HYDRANTS, SEWER CLEAN OUTS AND MANHOLE RIMS TO FINAL GRADE.
8. CONTRACTOR TO COORDINATE FINAL LOCATION OF ELECTRIC, TELEPHONE, AND GAS SERVICE WITH EACH RESPECTIVE UTILITY COMPANY, AND SHALL INCLUDE ALL ASSOCIATED COSTS IN BID.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ON-SITE POWER POLES AS REQUIRED TO COMPLETE THE WORK.
10. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL REFERENCE ME





LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED

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Name : ADAM SCHILDMEIER
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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/4/25
S+A Project No : 24048
Owner Project No :
Drawn By : ZNW
Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

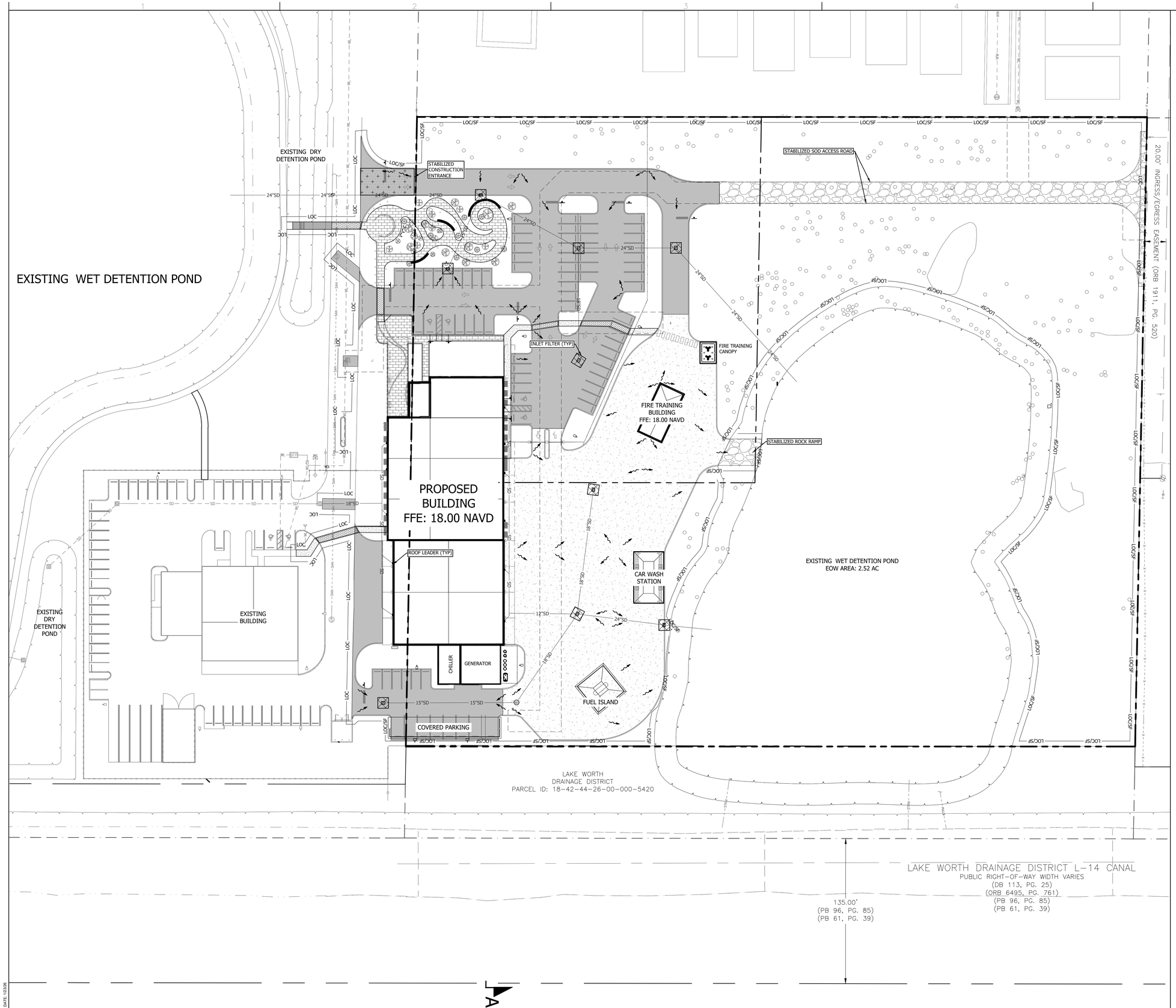
Sheet Title :

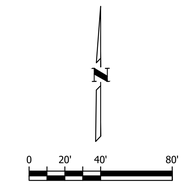
DEMOLITION PLAN

Sheet # :

C-3

DATE: 12/3/25





LEGEND

- BOUNDARY / R.O.W.
- LOC/SF — LIMITS OF CONSTRUCTION AND SILT FENCE
- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- IF — INLET FILTER
- STABILIZED CONSTRUCTION ENTRANCE

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S+A Project No : 24048
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Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

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EROSION & SEDIMENTATION CONTROL PLAN

Sheet # :

C-4

DATE: 12/3/25

EXISTING WET DETENTION POND

EXISTING DRY DETENTION POND

BRIDGE OVER DRY DETENTION POND

OPEN CUT (MATCH EX GRADES)

PAVER SIDEWALK

FDOT CURB RAMP CR-R

FDOT CURB RAMP CR-C

CONC. SIDEWALK

MEDIAN ISLAND (MATCH EX GRADES)

PROPOSED BUILDING FFE: 18.00 NAVD

ROOF LEADER (TYP)

RAMP W/ RAILING

EXISTING BUILDING

CHILLER

GENERATOR

COVERED PARKING

FUEL ISLAND

CAR WASH STATION

FIRE TRAINING BUILDING FFE: 18.00 NAVD

FIRE TRAINING CANOPY

LIGHT POLE (TYP)

TYPE D CURB (TYP)

STABILIZED SOD ACCESS ROAD

STABILIZED ROCK RAMP

MATCH EXISTING GRADE ±17.25

MATCH EXISTING GRADE ±17.60

MATCH EXISTING GRADE ±17.10

EXISTING ROCK PILES TO BE REMOVED AND AREA GRADED FLUSH

EXISTING ROCK PILE TO BE REMOVED AND AREA GRADED FLUSH

EXISTING WET DETENTION POND EOW AREA: 2.52 AC

20.00' INGRESS/EGRESS EASEMENT (ORB 1911, PG. 520)

LAKE WORTH DRAINAGE DISTRICT
PARCEL ID: 18-42-44-26-00-000-5420

LAKE WORTH DRAINAGE DISTRICT L-14 CANAL
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(DB 113, PG. 25)
(ORB 6495, PG. 761)
(PB 96, PG. 85)
(PB 61, PG. 39)

135.00'
(PB 96, PG. 85)
(PB 61, PG. 39)

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- PROP. ASPHALT PVMT
- PROP. CONCRETE PVMT
- VEHICULAR PAVERS
- BRICK PAVERS
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- SD STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- FLOW ARROW

DATE: 12/2/25

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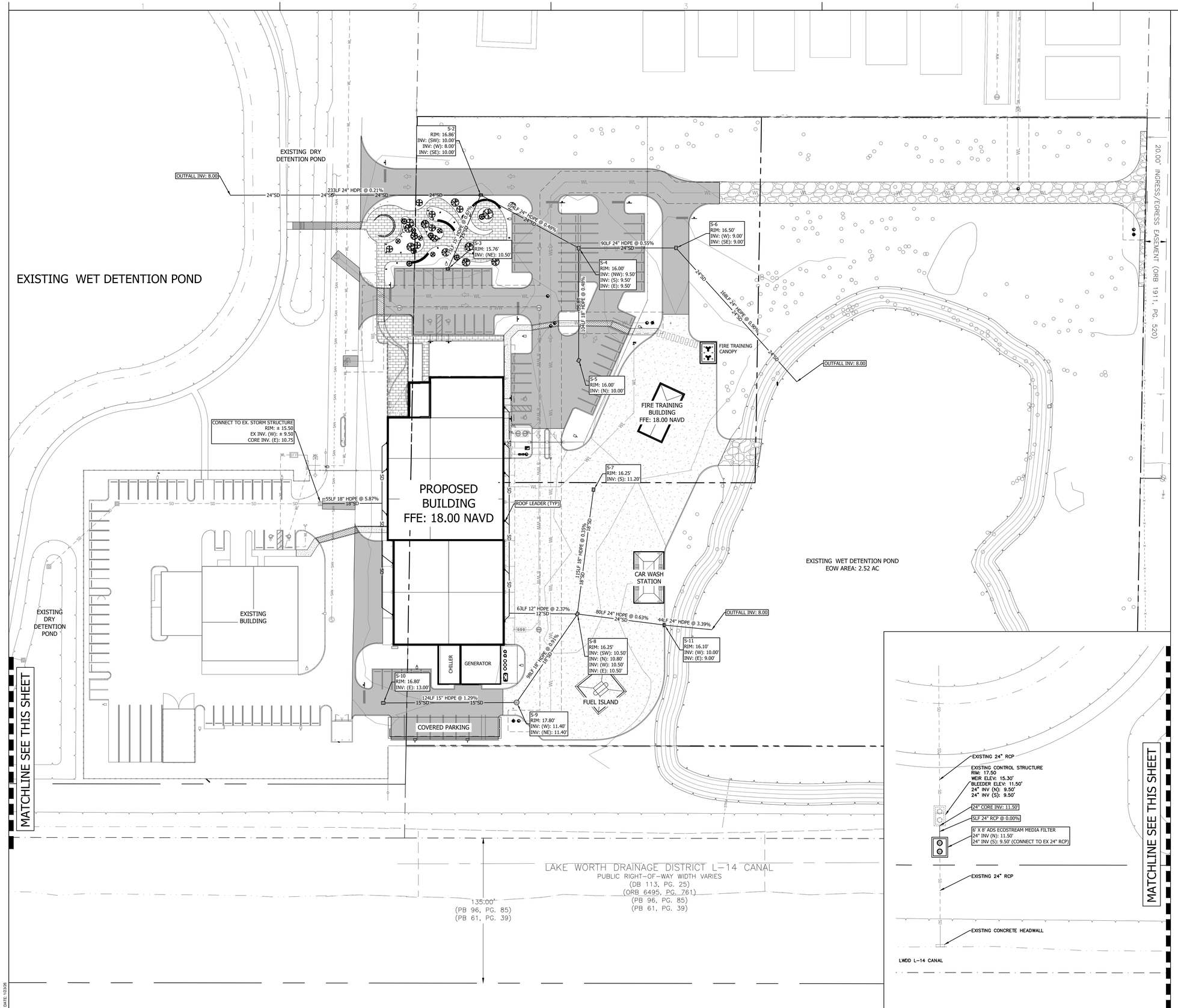
Owner Project No :
Drawn By : ZNW
Checked By : AWS
Phase :
50% CONSTRUCTION DOCUMENTS

Sheet Title :

PAVING AND GRADING PLAN

Sheet # :

C-5



N

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- PROP. ASPHALT PVMT
- PROP. CONCRETE PVMT
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- FLOW ARROW

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S+A Project No : 24048
Owner Project No :
Drawn By : ZNW
Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

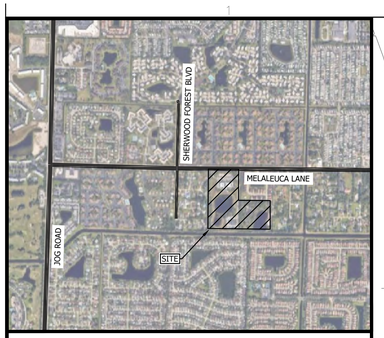
Sheet Title :

DRAINAGE PLAN

Sheet # :

C-6

DATE: 12/3/25



LOCATION MAP

NOT TO SCALE

SECTION 26 / TOWNSHIP 44 SOUTH / RANGE 42 EAST

EXISTING WET DETENTION POND

EXISTING DRY DETENTION POND

CONFLICT 8" PVC WW BOP: 10.41 24" HDPE STM TOP: 9.85

CONFLICT 8" DIP WM BOP: 14.02 24" HDPE STM TOP: 9.87

CONNECT TO EX SSMH EX RIM: 17.12 EX INV (N): 10.69 EX INV (S): 10.74 CORE INV (SE): 10.74

CONFLICT 8" DIP WM BOP: 12.33 8" PVC WW TOP: 11.47

CONFLICT 8" PVC WM BOP: 12.33 8" PVC WW TOP: 11.66

LOW POINT FG:16.43 TOP:12.80

8" PVC WM

0.40% SLF 8" PVC @ 0.42%

EX 8" PVC SANITARY SEWER

EX 8" DIP WATER MAIN

CONNECT TO EXISTING 8" GV W/ DIP SLEEVE SP#1 TON: ±15.02 TOP: ±13.66

EX 8"GV

8" 90° BEND FG:16.93 TOP:13.10

8" 90° BEND FG:17.39 TOP:13.60

MH-1 RIM: 16.85' INV (E): 11.14' INV: (NW): 11.04'

130LF 8" PVC @ 0.42%

1+00

2+00

MH-2 RIM: 17.27 INV (S): 11.79' INV: (W): 11.69'

8" 45° BEND FG:17.27 TOP:13.90

8" 45° BEND FG:17.12 TOP:13.90

8" PVC WM

8" 45° BEND FG:17.78 TOP:14.00

8" 45° BEND FG:17.64 TOP:14.00

8" DIP WM

CONFLICT 8" PVC WM BOP: 12.88 18" HDPE STM TOP: 11.88

8"X8" TEE 8" GV #1 (N) FG:17.11 TOP:13.20

8"X6" TEE 6" GV #2 (E) 8" GV #3 (S) FG:17.02 TOP:13.20

CONFLICT 6" DIP WM BOP: 12.50 18" HDPE STM TOP: 11.46

8" PVC WM

6" DIP FL

FDC

FH #1 SP #2 GV#4 (W) FG:17.45 TOP:14.00

FIRE TRAINING CANOPY

20' PBCUE (TYP)

4" DIP FL

FIRE TRAINING BUILDING FFE: 18.00 NAVD

PROPOSED BUILDING FFE: 18.00 NAVD

SEE INSET

EX 8"GV

EX 2" WM AND BFP

EX 4" DCDA

EX FH

CONFLICT 8" PVC WW BOP: 13.11 24" HDPE STM TOP: 11.97

CONFLICT 8" PVC WW BOP: 12.95 12" HDPE STM TOP:12.40

6" PVC @ 1.00% MIN

OIL SEPARATOR (SEE PLUMBING PLANS FOR CONTINUATION)

CONFLICT 6" PVC WM BOP: 13.40 18" HDPE STM TOP: 12.20

CAR WASH STATION

MH-3 RIM: 17.25' INV: (N): 13.04'

CONFLICT 6" PVC WM BOP: 13.64 18" HDPE STM TOP: 12.64

EXISTING DRY DETENTION POND

EXISTING BUILDING

CHILLER

GENERATOR

EX SSMH EX RIM: 17.12 EX INV (N): 10.69

6" PVC WM

FUEL ISLAND

COVERED PARKING

FH#2 GV#5 (E) SP#3 FG:17.58 TOP:13.75

6" 90° BEND FG:17.44 TOP:13.75

6" DIP WM

CONNECT TO EXISTING 8" GV W/ DIP SLEEVE SP #4 TON: ±15.78 TOP: ±14.25

8" DIP WM

20' PBCUE (TYP)

8" 90° BEND FG:17.75 TOP:14.25

8" DIP WM

TRANSITION FROM 8" PVC TO 8" DIP

8"X8" TEE 8" GV #6 (N) FG:17.75 TOP:14.25

FH #3 SP #5 GV#7 (N) FG:17.75 TOP:14.25

EX TREE (TYP)

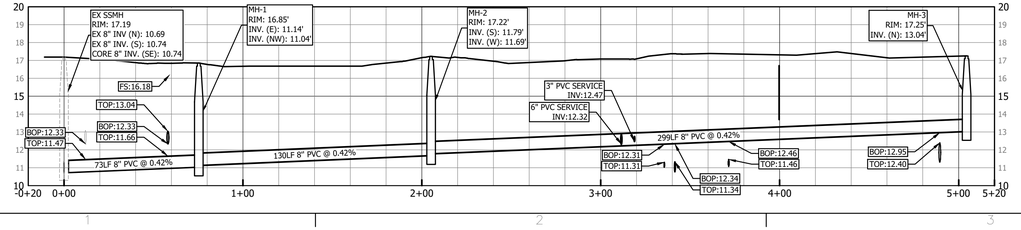
20' PBCUE (TYP)

0 20' 40' 80'

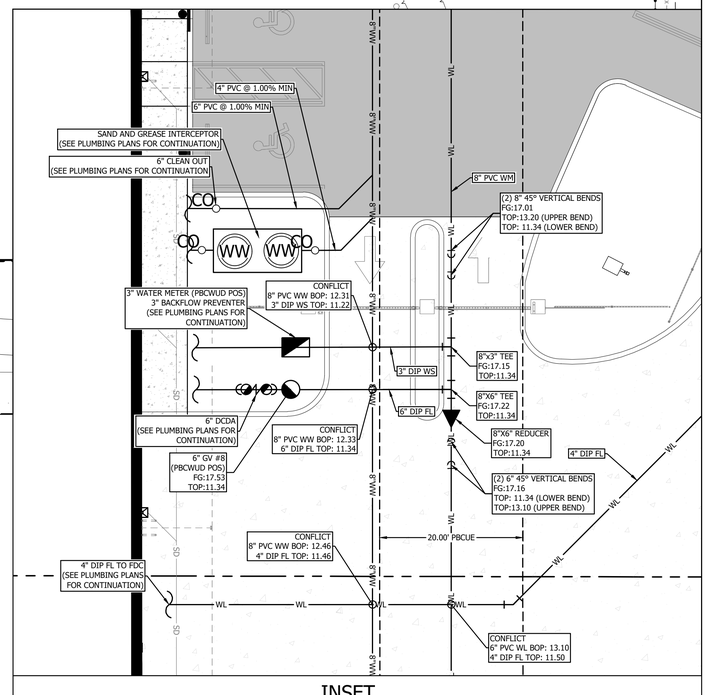
LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE

SANITARY SEWER MAIN
STA: -0+20 TO STA: 5+20
HORIZ: 1"=40'
VERT: 1"=4'



EXISTING WET DETENTION POND
EOW AREA: 2.52 AC



INSET

SCALE: 1"=10'

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Key Plan :

REVISION	DATE

Date : 12/4/25

S+A Project No : 24048

Owner Project No :

Drawn By : ZNW

Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

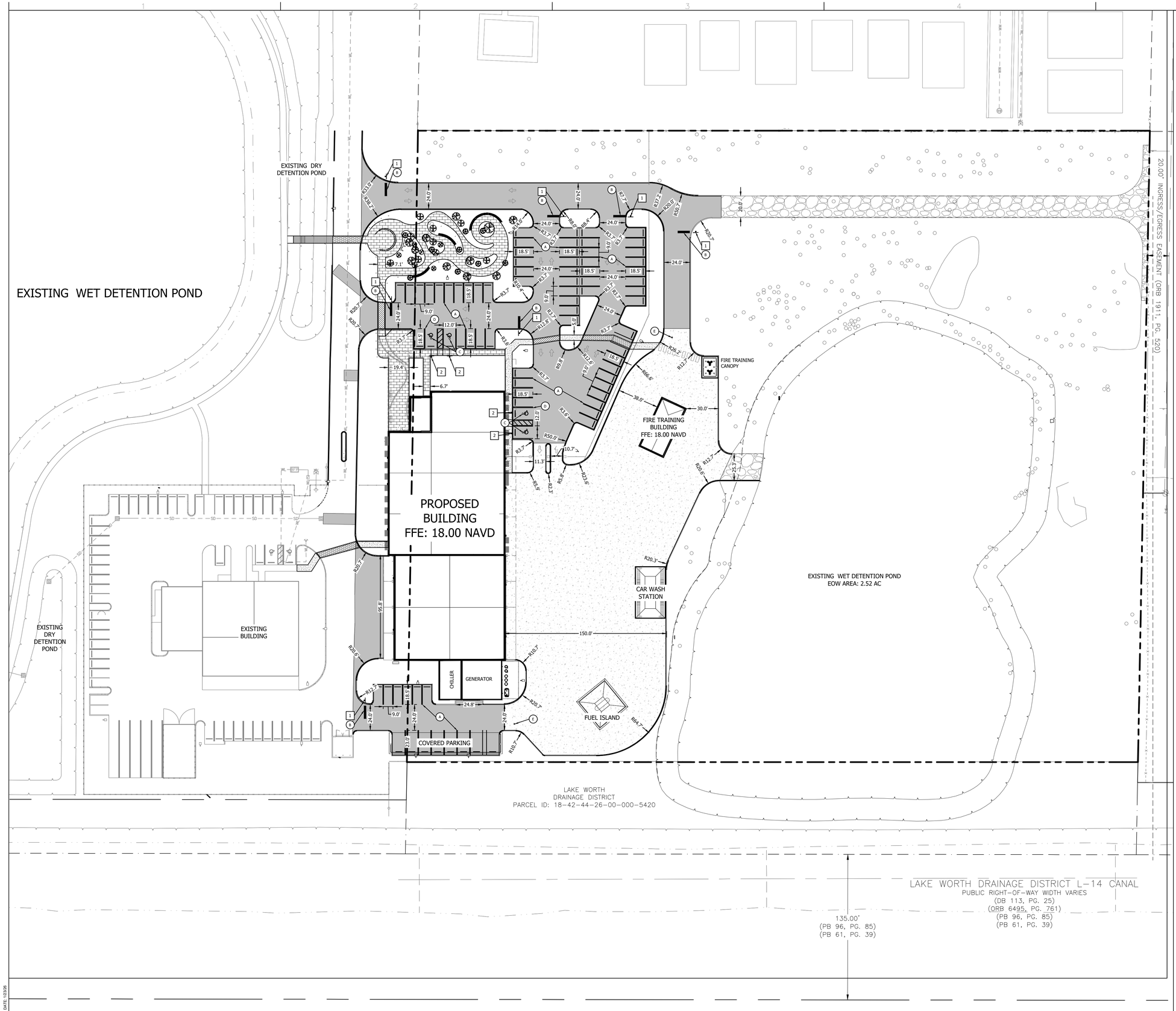
Sheet Title :

UTILITY PLAN

Sheet # :

C-7

DATE: 12/2/25



0 20' 40' 80'

PAVEMENT MARKING NOTES	
A	4" WHITE
B	24" WHITE STOP BAR
C	ADA PARKING SYMBOL
D	4" BLUE
E	BLUE RPM

SIGN NOTES		
1	R1-1 STOP SIGN (30"X30")	STOP
2	FTP-25 ADA SIGNAGE	PARKING BY DISABLED PERMIT ONLY; PENALTY FINES $250.00 TOW-AWAY ZONE

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CITY OF GREENACRES

EMERGENCY OPERATIONS CENTER

5750 MELALEUCA LANE
GREENACES, FL, 33463

Key Plan :

REVISION	DATE

Date : 12/4/25
S+A Project No : 24048
Owner Project No :
Drawn By : ZNW
Checked By : AWS

Phase :
50% CONSTRUCTION DOCUMENTS

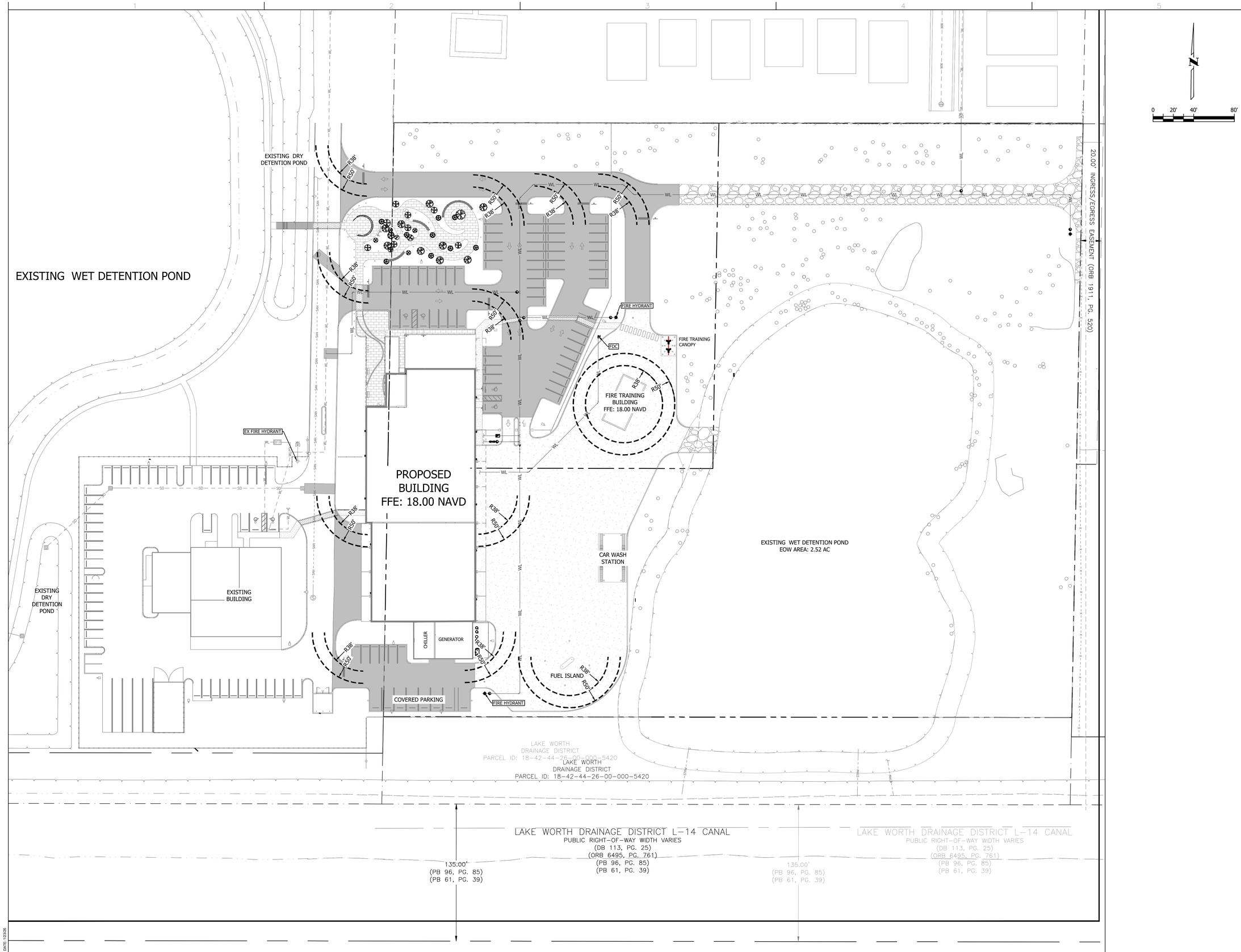
Sheet Title :

SIGNING, MARKING, AND DIMENSION PLAN

Sheet # :

C-8

DATE: 12/3/25



Song + Associates

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Seal :

Name : ADAM SCHILDMEIER
License # : 69218

Consultants :

(561) 687-2220 CERT NO: 6091

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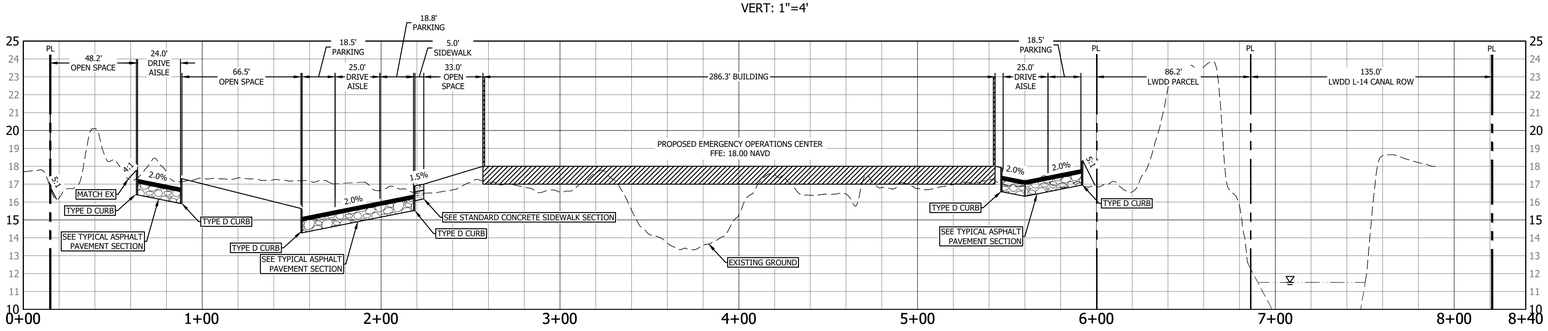
FIRE ACCESS PLAN

Sheet # :

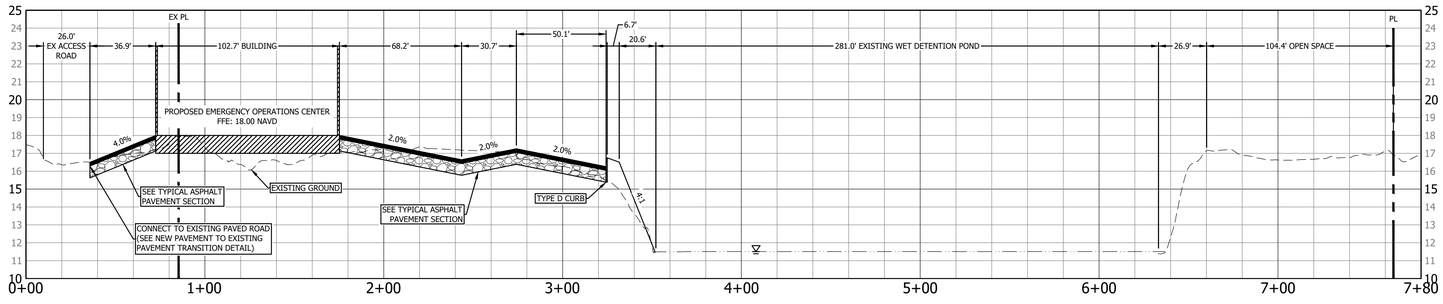
C-9

DATE: 12/3/25

SECTION A-A (NORTH SOUTH)
STA: 0+00 TO STA: 8+40
HORIZ: 1"=40'
VERT: 1"=4'



SECTION B-B (EAST WEST)
STA: 0+00 TO STA: 7+80
HORIZ: 1"=40'
VERT: 1"=4'



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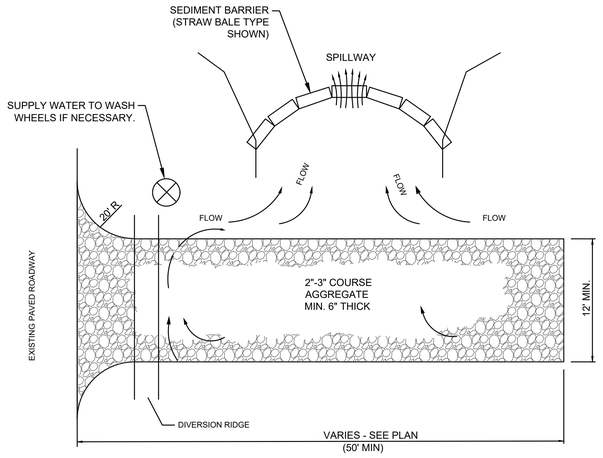
SITE CROSS SECTIONS

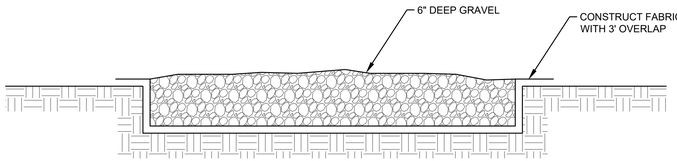
Sheet # :

C-10

DATE: 12/2/25

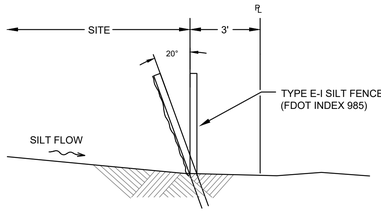


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OFANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



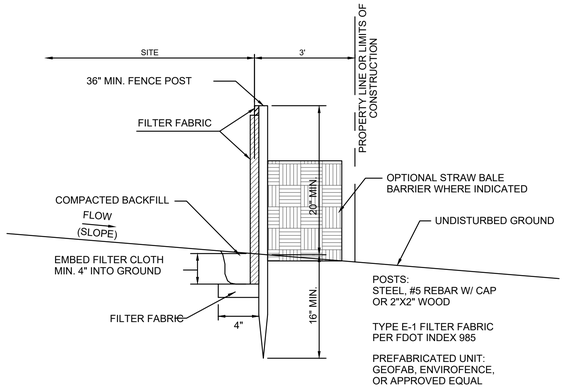
TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE



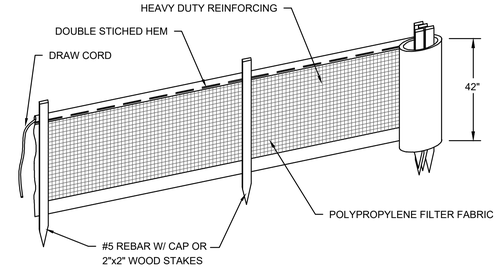
SILT FENCE

SCALE: NONE

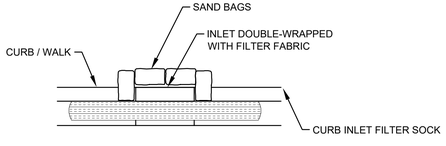


SILT FENCE INSTALLATION

SCALE: NONE



NOTES:
1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

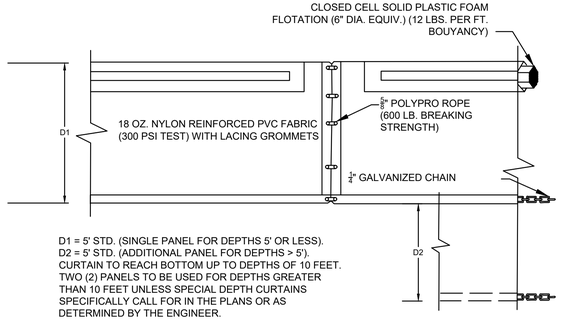


NOTES:

1. CURB INLET SOCK SHALL NOT BE ABOVE THE SIDEWALK IF OPEN TO PEDESTRIANS.

CURB INLET PROTECTION

SCALE: NONE



D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER
THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS
SPECIFICALLY CALL FOR IN THE PLANS OR AS
DETERMINED BY THE ENGINEER.

NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDANT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.
6. FOR ADDITIONAL DETAILS SEE FDOT INDEX NO. 103.

FLOATING TURBIDITY BARRIER

N.T.S.

DATE: 12/3/25

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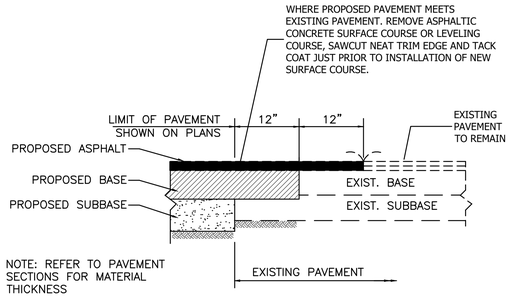
CONSTRUCTION DETAILS

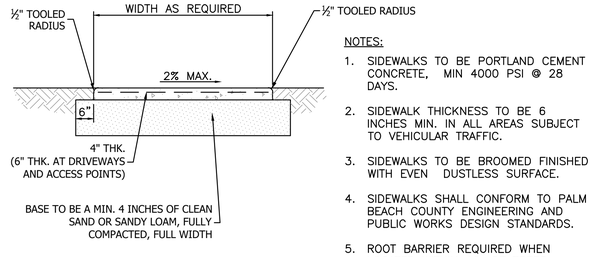
Sheet # :

C-11



NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE

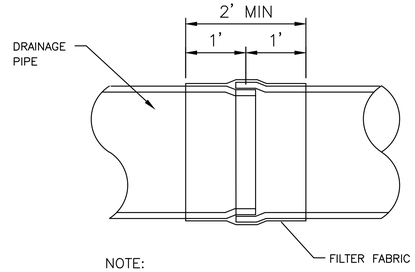


NOTES:

1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 4000 PSI @ 28 DAYS.
2. SIDEWALK THICKNESS TO BE 6 INCHES MIN. IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.
3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
4. SIDEWALKS SHALL CONFORM TO PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DESIGN STANDARDS.
5. ROOT BARRIER REQUIRED WHEN LOCATED WITHIN 10' OF TREES.

STANDARD CONCRETE SIDEWALK SECTION

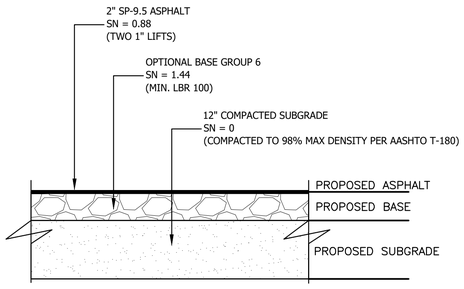
SCALE: NONE



NOTE:
FILTER FABRIC SHALL BE OVERLAPPED 2' MINIMUM AT ALL FABRIC JOINTS

FILTER FABRIC PIPE JOINT WRAP DETAIL

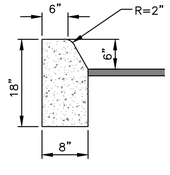
SCALE: NONE



NOTE:
1. FODT PAVEMNT STRUCTURE NUMBER: 2" X 0.44 + 8" X 0.18 = 2.32

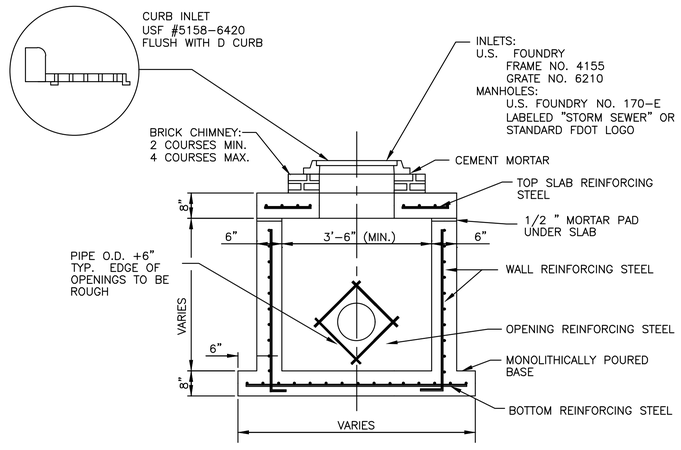
TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE



TYPE "D" CURB

SCALE: NONE



NOTES:

1. ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
2. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
3. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
6. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
7. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. SEE PAVEMENT SPECIFICATIONS FOR COMPACTION AND STABILIZATION REQUIREMENTS OF SUBGRADE.
8. WHERE PAVEMENT WILL NOT BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
9. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
10. ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'

TYPICAL MANHOLE AND INLET DETAIL

SCALE: NONE

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CONSTRUCTION DETAILS

Sheet # :

C-12

DATE: 12/2/26

Department Report

MEETING DATE: March 16, 2026

FROM: Michele Thompson, Director, Community & Recreation Services

SUBJECT: Community & Recreation Services Dept. – January & February Report

ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY 2026 TO DATE	FY 2026 BUDGET
No. of Contracts Executed/Renewed	0	2	4
No. of Collaborative Partnerships/Opportunities	11	40	50
No. of Vendor/Independent Contractor Agreements	5	37	61
No. of Educational Scholarship Applications R'cd	1	1	25
No. of Community Events Coordinated	2	75	14
No. of Event Participants	545	13,064	36,000
No. of Little Free Libraries (LFL) *Replacement Units / #*Story Walk* Boards	0	30/2	30/2
No. of Business Sponsorships	2	3	20
No. of Schools/Attendance for "Read for the Record"	10/1,025	10/1,025	18/1,500

FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY 2026 TO DATE	FY 2026 BUDGET
Fields/Concession Stands	45	275	750
Pavilions	41	112	500
Center Facility	25[1]	195[1]	750
Monthly Center Attendance	2,808	8,496	52,000

100[1] Additional Free Rentals: **37** Gym: Open Gym/YP; **10** Banquet Hall: Ballroom/PBSO/PW; **19** Room 1; OAP; **3** Room 2: Spotlighters; 1 Room 3: AARP; 4 Room 4: ESOL/PBSO; **13** Comm. Park: Square Dance; **13** Freedom Park: Youth Soccer League

REVENUE

FACILITY RENTALS REVENUE	THIS PERIOD	FY 2026 TO DATE	FY 2025 PROJECTED
Total Rental Revenue Generated	$30,392.25	$70,811.42	$344,000

ATHLETICS

YOUTH ATHLETICS	THIS PERIOD	FY 2026 TO DATE	FY 2026 PROJECTED
FY26 Co-ed Fall Soccer (10/19/25-12/5/25) • Registration Period 8/1/25 – 9/19/25	-	255	280
FY26 Co-ed Winter Basketball (12/1/25-3/6/26) • Registration Period 9/2/25 – 10/30/25	4	157	160
FY26 Co-ed Spring Soccer (2/23/26-5/15/26) • Registration Period 1/5/26 – 2/20/26	223	223	280
Co-ed Basketball Skill Development Program • 8-week session: 4/2/26 - 5/21/26 (Thurs.) • Registration Period 2/12/26 - 3/19/26	18	18	100
Co-ed Summer Basketball Skills Camp • Camp Week: 7/20/26 – 7/23/26 • Registration Period 5/18/26/ - 6/30/26	-	-	40

FOOD DISTRIBUTION	NO. SERVED
Restoration Bridge, Int. – Nov. 12th @ City Hall	1,000
House of Grace – Dec. 20th @ City Hall (w/ toy drive)	467
Restoration Bridge, Int. - May 1st @ Community Center	-

OLDER ADULT PROGRAMS

SOCIAL ACTIVITIES	PARTNERS/SPONSORS	NO. OF PARTICIPANTS YTD
Daily Meal Program; Zumba Games/Bingo; Special Events; Educational Sessions Mon. - Fri. (5 x 30)	ABI; Area on Aging; Health Sun; PR2U; Firebush; Zumba; Humana; Dedicated Senior Medical; Cano Health; UM; Promise Fund; Wellcare; Universal Coaching	1,367

FY26 EVENTS & SPONSORSHIPS

EVENTS	SPONSORS/PARTNERS	FY 2026 EXPENSE	FY 2026 ACTUAL	FY2026 ATTENDEES
Trunk or Treat	PBSO	N/A	N/A	4,000
FR Pancake Breakfast w/Santa 12/7/25	GAFR	-	-	800
HIP & 100th Kick-off (Fri & Sat), 12/12-12/13/25	Waste Management The Glasser Family	$38,055	48,914	7,000
Sundaes with Santa 12/19/25	The Glasser Family	$3,044	$2,643	52
Daddy/Daughter Dance 2/7/26	The Glasser Family	$9,337		95
Sunday Sounds (1st Concert) 2/22/26	The Glasser Family	$8,048		450
FR Chili Cook-Off 3/1/26	GAFR The Glasser Family	$7,665		2,500+
Eggs'stravaganza 4/4/26	The Glasser Family Tapatia & WM	$28,196		
100th Birthday Bash 5/24/26		$22,377		
Sunday Sounds (2nd Concert) 6/28/26		$8,048		
Ignite the Night 7/4/26	WM & FPL	$83,048		
Back-2-School Drive 7/24/26		$8,292		
Senior Resource Fair 9/27/26		$500		
Sunday Sounds (3rd Concert) 9/27/26		$8,048		

FY26 Event Actuals = Direct + In-direct – Event Sponsors & Revenues

Department Report

MEETING DATE: March 16, 2026

FROM: Denise Malone, AICP, Development & Neighborhood Services Director

SUBJECT: January 1, 2026, through February 28, 2026

Development & Neighborhood Services Department

My Government Online Software (MGO)

Implementation is occurring for the new MGO software online platform to replace New World and Energov for permitting, business tax receipts, contractor licensing, planning and zoning, and code enforcement. Code Compliance and BTR modules are live and in use. The Permitting module is being configured, with testing/training in March and GoLive the first of April. The Zoning module, last to be implemented, will follow shortly after.

Planning, GIS & Engineering Division

NEW CASES

Garden Square - 6645 Chickasaw Road (SP-23-03A) and (BA-26-01)

A request for a Minor Site and Development Plan Amendment (SP-23-03A) to revise the elevations and an Administrative Variance (BA-26-01) to reduce the required side yard setbacks. The site is located at 6645 Chickasaw Road.

Boatman Landings – 4656 Boatman Street (CPA-26-01, ZC-26-01, and PLT-26-01)

A request for a Small-Scale Future Land Use Map Amendment for a parcel located at the southwest corner of Boatman Street and Nyack Lane on approximately 1.07 acres changing the Future Land Use designation of the property (with concurrent annexation request) from County MR-5 Residential Medium Density to City Residential Medium Density (RS-MD); a rezoning from County RM-Multi-Family (Medium Density) to City Residential Medium Density (RM-2); and a preliminary plat for the establishment of a seven (7) unit townhouse development (one building with three (3) townhouses and the other building with four (4) townhouses). The applications for this project are associated with ANX-25-01, SP-25-03 and MSP-25-04.

CURRENT PLANNING CASES

Barclay Square – 2902-2994 S Jog Road (MSP-24-08)

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Under new ownership; Staff has been working with the agent on preparing resubmittal.)

Bethesda Tabernacle – 4901 Lake Worth Road (SP-99-04C) and (SE-23-01)

A request for Site and Development Plans (SP-99-04C) approval on a vacant parcel to modify the previously approved site plan and a Special Exception (SE-23-01) to develop a 28,930 sq ft House of Worship and accessory uses. (DRC comments sent on January 2, 2026; resubmittal received on February 2, 2026, and currently under Staff review; tentatively scheduled for the April 9, 2026, PZB meeting.)

Boatman Landings – 4656 Boatman Street (ANX-25-01, SP-25-03, and MSP-25-04)

A request for a voluntary Annexation (ANX-25-02), Site and Development Plans (SP-25-03), and a Master Sign Plan (MSP-25-04) for the construction of a seven (7) unit townhouse development located at the southwest corner of Boatman Street and Nyack Lane on approximately 1.07 acres. (Completeness comments sent November 14, 2025; resubmittal received on February 26, 2026; resubmittal currently in review for completeness.)

Buttonwood Plaza – 3016-3094 S Jog Road (MSP-24-07)

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Resubmittal comments sent on December 23, 2025; courtesy mark-ups sent to applicant sent on January 29, 2026; digital resubmittal received on February 11, 2026, and currently under Staff review.)

City of Greenacres Municipal Complex/EOC – (SP-04-04A, BA-25-01, SE-25-02)

A request for a Major Site and Development Plan Amendment (SP-04-04A) for the construction of an Emergency Operations Center, a Variance (BA-25-01) request for building height, and a Special Exception (SE-25-02) to allow for a Government Maintenance facility. (The Variance BA-25-01 was approved, and the Special Exception (SE-25-02) and Major Site and Development Plan Amendment (SP-04-04A) were recommended for approval at the February 12, 2026, Planning and Zoning Board meeting. The Special Exception and Site Plan are tentatively scheduled for City Council on March 16, 2026)

Greenacres Plaza – 3905-3985 S Jog Road (MSP-25-02)

A request for a Master Sign Plan (MSP-25-02) for Greenacres Plaza. (Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations per the recently approved signage ZTA)

Greenacres Sunoco and Offices – 3067 S Jog Road (SP-24-02)

A request for Major Site and Development Plan Amendment (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq ft mezzanine. (Completeness letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Resubmittal received August 20, 2025. (DRC Meeting held and comments provided October 16, 2025, resubmittal received on January 23, 2026 and under staff review.)

Ice Cream La Bendicion – 560 Jackson Avenue (SP-24-04 and MSP-25-03)

A request for Site and Development Plans (SP-24-04) approval to construct an 882 sq ft two story building with ice cream/raspado shop on the ground floor and one dwelling unit on the second floor. A request for a Master Sign Plan (MSP-25-03) for 560 Jackson Avenue. (Resubmittal received on January 26, 2026, and under staff review)

Mil Lake Plaza – 4507-4639 Lake Worth Road (MSP-24-09)

A request for a Master Sign Plan (MSP-24-09) for the Mil Lake Plaza. (Resubmittal received on January 27, 2026, and currently under Staff review.)

Raising Cane's Restaurant – Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-01, & PCD-81-02N)

A request for Special Exception (SE-25-01), Site and Development Plans (SP-25-01), and Master Plan Amendment (PCD-81-02N) approval for the construction of a 3,153 sq ft drive-through restaurant on the outparcel located at the southeast corner of the Mil-Lake Plaza. (Heard by the DRC on October 16, 2025; DRC Comment Letter #1 issued on November 7, 2025; Resubmittal received on 12/5/2025; DRC Comment Letter #2 issued on January 2, 2026; Extension Request Letter received from the applicant on February 2, 2026; anticipated resubmittal is April 3, 2026.)

Symphony Court – 5217 & 5163 S Military Trail (ANX-25-03, CPA-25-04, and ZC-25-04)

A request for a voluntary annexation (ANX-25-03) of 2 parcels of land totaling 8.91 acres, a land use change (CPA-25-04) from Palm Beach County Medium Residential 5 to City Residential High Density and a zoning change (ZC-25-04) from PBC Agricultural Residential to City Residential High. (Completeness Review and PBC Annexation comments provided to applicant on February 9, 2026.)

Temple Beth Tikvah - 4550 S Jog Rod (CPA-25-03, ZC-25-03, & SP-87-02F)

A request for Small-Scale Future Land Use Amendment (CPA-25-03) from Residential Low Density (RS-LD) to Commercial (CM), rezoning from Residential Low Density (RL-3) to General Commercial (CG) and a Minor Site Plan Amendment (SP-87-02F) to allow the existing adult daycare use within an existing house of worship by-right, and to increase the number from 70 participants to 251 participants. (Completeness Review Comment Letter issued on January 14, 2026; Extension Request Letter from the applicant received on February 12, 2026; Anticipated resubmittal is March 27, 2026.)

SITE PLAN AMENDMENTS

Culver's of Greenacres – 6120 Lake Worth Road (SP-99-05B)

A request for a Minor Site and Development Plan Amendment (SP-99-05B) for modifications including exterior elevations, signage, landscape, parking lot and drive through layout, and a ~60 sq ft increase in floor area. (DRC comments sent to applicant on December 9, 2025; resubmittal received on February 10, 2026, and currently under Staff review.)

Pep Boys – 4690 Lake Worth Road (SP-84-14C)

A request for a Minor Site and Development Plan Amendment (SP-84-14C) to update the existing site conditions, including modifications to the exterior façade, updated signage, revisions to the parking lot layout and other improvements to meet Code. (DRC comments sent to applicant on December 9, 2025; resubmittal received on February 17, 2026, and currently under Staff review; meeting held with applicant on February 19, 2026.)

Buttonwood Plaza – (SP-84-05J)

A request for a Minor Site Plan Amendment to add four (4) electric vehicle (EV) charging stations to the plaza. (Completeness Review Letter sent to applicant on January 29, 2026, pending applicant's response and resubmittal.)

Warbanks Plaza – 3747 S Military Trail – (SP-10-05A)

A request for a Minor Site Plan Amendment to modify the exterior façade of Warbanks Plaza. (DRC Comments sent on December 29, 2025, pending applicant's response and resubmittal.)

ZONING TEXT AMENDMENTS

ZTA-25-06 Reasonable Accommodations

A City-initiated request for a Zoning Text Amendment to establish procedures for processing requests for reasonable accommodation in accordance with state law; to update all references from "Code Enforcement Division" to "Code Compliance Division"; and to provide for other corrections throughout the Code for consistency. (Approved on second reading City Council meeting of January 5, 2026)

RESIDENTIAL DEVELOPMENT PROJECTS

Blossom Trail (Nash Trail)

All Project plans approved. Final Engineering Permit issued, Construction Bond and Contract in place. Master Building Permits have been issued for the Townhouse and Single-Family units. Submittals of individual building permit applications in progress.

NON-RESIDENTAL DEVELOPMENT PROJECTS

Chick Fil A – 6860 Forest Hill Boulevard (SP-85-12RR)

The Temporary Certificate of Occupancy (TCO) was issued on March 22, 2025, with stipulations and conditions. Grand opening of the Restaurant was April 3, 2025. (Since November 2024, staff has coordinated with applicant and Legal to move forward with the amendment and permit applications to finalize the outstanding issues required per Code, Building Permit, and County TPS letter. Staff continues to work with the applicant and developer to comply with outstanding TCO conditions)

Church of God 7th Day of Palm Beach – 3535 South Jog Road

All approvals have expired. Special Exception, site and associated development plans, building and engineering permit applications, and outside agency approvals would be required to be submitted to seek/obtain development approval. Adjacent single-family house has complied, and the code enforcement case closed out. House of Worship site has three (3) Special Magistrate board orders accruing fines at $250 day/order. Foreclosure proceedings have commenced.

GIS

GIS

Staff continues to make updates to the publicly available GIS applications on the city website. As maps and apps are updated, the website links will change accordingly. A digital GIS request form has been developed for city-wide GIS service requests and will be distributed organization wide in the coming weeks. The GIS team will begin setting up meetings with each department, in the coming month, to determine GIS wants and needs.

TEMPORARY USE PERMITS

TU-2026-0695 Tapatia Supermarket – (Approved)

A temporary use permit request from Yuma Hamed, on behalf of the Tapatia Supermarket at at 2980 South Jog Road for a freestanding banner sign for the period of January 15, 2026 to January 29, 2026.

TU-2026-0744 Tapatia Supermarket – (Approved)

A temporary use permit request from Yuma Hamed, on behalf of the Tapatia Supermarket at 2980 South Jog Road for a Grand Opening Event to be held outdoors on Sunday, January 25, 206 from 2:00 pm to 5:00 pm.

TU-2026-0857 Yoly's Venezuelan Food – (Approved)
A temporary use permit request from Mark Weber, on behalf of the Yoly's Venezuelan Food at 3090 S. Jog Road for a banner sign for the period of January 27, 2026 to February 16, 2026.

TU-2026-0638– Pine Ridge South IV Flea Market – (Approved)
A temporary use permit request from Jean Bishop, on behalf of the Condo Association for a Flea Market with sign event to be held on Saturday, February 7, 2025, from 8:00 AM to 12:00 PM at the Pine Ridge South IV, Clubhouse, 400 Pine Glen Lane.

TU-2026-0657– Pine Ridge South III Flea Market – (Approved)
A temporary use permit request from Angela Composto, on behalf of the Condo Association for a Flea Market with sign event to be held on Saturday, February 7, 2025, from 8:00 AM to 12:00 PM at the Pine Ridge South III, Clubhouse, 300 Knotty Pine Lane.

TU-2026-0758– Pine Ridge South I Flea Market – (Approved)
A temporary use permit request from Christine Rodrigues, on behalf of the Condo Association for a Flea Market with sign event to be held on Saturday, February 21, 2025, from 8:00 AM to 12:00 PM at the Pine Ridge South I, Clubhouse 100 Lake Pine Circle.

LIVE ENTERTAINMENT PERMITS

LE 2025-0709 – Caribbean Tease Restaurant – 6295 Lake Worth Road
A request from Wayne Vassell for a Live Entertainment Permit for Friday, Saturday and Sunday's from 3:00 pm to 11:00 pm and scheduled special occasions. (Approved by Staff February 18, 2026, pending applicant's acknowledgement of conditions of approval.)

LE 2025-2583 – Coco Mambo LLC – 3745 South Military Trail
A request by Diana Rosales for a Live Entertainment Permit for no more than four (4) nights per week from 7:00 pm to 1:00 am. (LE permit approval on hold; discussion held with applicant on September 3, 2025, regarding Interior and exterior work done without permit; Staff is actively working with the applicant, deadline to submit building permits without additional fees was on September 30, 2025; applicant has been unresponsive; follow up email sent December 11, 2025; Code Case heard at Special Magistrate hearing on January 20, 2026, will begin accruing fines of $250 per day after 30 days; meeting held with property owner on February 13, 2026.)

LE 2026-0520 – Del Rancho Mexican Restaurant LLC – 3745 South Military Trail
A request by Jessica Davila for a Live Entertainment Permit for Friday's from 8:00 PM to 1:30 AM, Saturday's from 8:00 PM to 1:30 AM. (DRC comments sent to applicant on January 27, 2026, pending applicant's response and resubmittal; follow up email sent on February 19, 2026.)

LE 2025-2959 – El Sabor Latino – 2202 South Jog Road
A request by El Sabor Latino for a Live Entertainment Permit for daily from 8:00 pm to close of business. (An incomplete application was received on September 23, 2025; the applicant has been unresponsive; follow up emails sent December 11, 2025, December 29, 2025, and February 20, 2026.)

LE 2024-2729 – El Valle Hondu-Mex Restaurant – 4992 10th Avenue North

A request by Angela Hernandez for a Live Entertainment Permit for Friday and Saturday's from 9:00 pm to 1:30 am and for scheduled sports games. (DRC meeting was held on September 19, 2024; DRC comments provided on October 31, 2024; meeting held with applicant on November 1, 2024; discussion held with applicant on August 11, 2025, regarding comments issued; follow up emails sent December 11, 2025, and December 29, 2025; discussion held with applicant on January 26, 2026, awaiting applicant's response and resubmittal; follow up email sent on February 20, 2026.)

LE 2025-2353 – Reggae Jerk of the Palm Beaches LLC – 2178 Jog Road – In Progress

A request by Robert Leslie on behalf of Reggae Jerk for a Live Entertainment Permit for Friday, Saturday and/or Sunday from 3:00 pm to 11:00 pm and for scheduled special occasions. (Sufficiency comments provided on August 15, 2025; discussion held with applicant on September 29, 2025; follow up emails sent December 11, 2025, December 29, 2025, and February 20, 2026.)

FY 2026 Data:

CASE APPROVALS ISSUED	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Annexation	0		2
Comprehensive Plan Amendment	0		3
Zoning Changes	0		3
Special Exceptions	0		4
Site Plans	0		5
Site Plan Amendments	0	2	8
Variances	0	1	3
Zoning Text Amendments	1	3	4
Master Sign Plan	0		5
INSPECTION TYPE	**CURRENT PERIOD**	**FYTD 2026**	**FY 2026 BUDGET**
Landscaping	3	17	80
Zoning	0	7 **	50
Engineering	3	17	50

* Assumes progress of proposed Developments such that inspections are requested.

** Correction to Zoning count to correct typographical error

Building Division

Building Department Report
(January 1, 2026 – January 31, 2026)

1) ADMINISTRATION:

a) **Researched and completed Fifty-Nine (59) lien searches providing open and/or expired permit information.**
b) **Researched and completed Thirty-Two (32) records requests for historical permits.**

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2026
New Applications Received / Permits Created	221	696
Applications Approved	120	415
Applications Canceled	4	15
Applications Denied	0	0
Applications Reopened	0	3
Permits Issued	204	657
Permits Completed	136	655
Permits Canceled	2	23
Permits Reopened	17	62
Permits Expired	3	99
Inspections Performed	424	1,681
Construction Value of Permits Issued	$4,030,666.99	$9,794,618.05
Construction Reinspection Fees	$500.00	$2,200
Extension/Renewal Fees	$2,647.87	$5,514.94
CO's Issued	0	5
CC's Issued	0	1
Temporary CO's Issued	1	6

3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Applebees	6707 Forest Hill Blvd	3,128	Interior Exterior Remodel	2026-0684
Walmart	6294 Forest Hill Blvd		Interior Exterior Remodel	2026-0696
Phonexi Mngmt	6135 B Lake Worth Rd		Interior buildout	2026-0784
Publix Liquor	4805 S Military	1,130	Interior Remodel	2026-0307
SFH	4108 Raulenson Dr	2,400	New SFH	2025-2948
Mobile Home	960 Bayivew Rd	1,152	New Mobile Home	2025-2909
SFH	504 Swain Blvd	1,685	New SFH	2025-2270
Blossom Trial	5901 Begonia Cir	3,926	Clubhouse	2025-2421
Murphy Oil USA	6270 Forest Hill Blvd	2,824	Convenience Store	2025-2411
SFH	425 Swain Blvd	1,608	New SFH	2025-1959

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Heritage Career Institute	4568 Lake Worth Rd		Interior Remodel	2026-0395
Mobile Home	154 Rainbow Dr		New Mobile Home	2025-2570
Stall Money	6424 Lake Worth Rd		Interior Reno	2025-2414
Mobile Home	41 Bridgette Blvd		New Mobile Home	2026-0235
Fire Station	5095 S Haverhill Rd		Bunkhouse Conversion	2025-2360
La Tapatia Market	2980 S Jog Rd	3,879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15,705	Interior Renovation	2025-0799

6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
SFH	5189 Begonia Cir	2,034	New SFH	2026-0426
SFH	5193 begonia Cir	3,059	New SFH	2026-0427
TWH	5501 Begonia Cir	1,472	New TWH	2026-0490
TWH	5503 Begonia Cir	1,446	New TWH	2026-0491
TWH	5505 Begonia Cir	1,446	New TWH	2026-0492
TWH	5507 Begonia Cir	1,446	New TWH	2026-0493
TWH	5509 Begonia Cir	1,472	New TWH	2026-04494
Santa Catalina Bldg A	3145 S JOG RD	7,325	New Construction Development of Medical Offices	2024-2721
Santa Catalina Bldg B	3197 S JOG RD	7,325	New Construction Development of Medical Offices	2024-2722
SFH	113 Swain Blvd	1,875	New SFH	2025-1166
SFH	117 Swain Blvd	1,875	New SFH	2025-1173
SFH	121 Swain Blvd	2,143	New SFH	2025-1168

Building Department Report
(February 1, 2026 – February 28, 2026)

1) ADMINISTRATION:

c) Researched and completed Fifty-Two (52) lien searches providing open and/or expired permit information.
d) Researched and completed Thirty-Three (33) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2026
New Applications Received / Permits Created	207	903
Applications Approved	112	527
Applications Canceled	5	20
Applications Denied	1	1
Applications Reopened	0	3
Permits Issued	174	831
Permits Completed	149	804
Permits Canceled	14	37
Permits Reopened	5	67
Permits Expired	1	100
Inspections Performed	299	1,980
Construction Value of Permits Issued	$2,533,180.75	$12,327,798.8
Construction Reinspection Fees	$50.00	$2,250
Extension/Renewal Fees	$882.87	$6,397.81
CO's Issued	0	5
CC's Issued	0	1
Temporary CO's Issued	0	6

3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Applebees	6707 Forest Hill Blvd	3,128	Interior Exterior Remodel	2026-0684
Walmart	6294 Forest Hill Blvd		Interior Exterior Remodel	2026-0696
Phonexi Mngmt	6135 B Lake Worth Rd		Interior buildout	2026-0784
Publix Liquor	4805 S Military	1,130	Interior Remodel	2026-0307
SFH	4108 Raulenson Dr	2,400	New SFH	2025-2948
Mobile Home	960 Bayivew Rd	1,152	New Mobile Home	2025-2909
SFH	504 Swain Blvd	1,685	New SFH	2025-2270
Murphy Oil USA	6270 Forest Hill Blvd	2,824	Convenience Store	2025-2411
SFH	425 Swain Blvd	1,608	New SFH	2025-1959

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Blossom Trial	5901 Begonia Cir	3,926	Clubhouse	2025-2421
Heritage Career Institute	4568 Lake Worth Rd		Interior Remodel	2026-0395
Stall Money2414	6424 Lake Worth Rd		Interior Reno	2025-2414
Mobile Home	41 Bridgette Blvd		New Mobile Home	2026-0235
Fire Station	5095 S Haverhill Rd		Bunkhouse Conversion	2025-2360
La Tapatia Market	2980 S Jog Rd	3,879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15,705	Interior Renovation	2025-0799

6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
SFH	5189 Begonia Cir	2,034	New SFH	2026-0426
SFH	5193 begonia Cir	3,059	New SFH	2026-0427
TWH	5501 Begonia Cir	1,472	New TWH	2026-0490
TWH	5503 Begonia Cir	1,446	New TWH	2026-0491
TWH	5505 Begonia Cir	1,446	New TWH	2026-0492
TWH	5507 Begonia Cir	1,446	New TWH	2026-0493
TWH	5509 Begonia Cir	1,472	New TWH	2026-04494
Santa Catalina Bldg A	3145 S JOG RD	7,325	New Construction Development of Medical Offices	2024-2721
Santa Catalina Bldg B	3197 S JOG RD	7,325	New Construction Development of Medical Offices	2024-2722
SFH	113 Swain Blvd	1,875	New SFH	2025-1166
SFH	117 Swain Blvd	1,875	New SFH	2025-1173
SFH	121 Swain Blvd	2,143	New SFH	2025-1168

CITY OF GREENACRES
Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary
From Date: 1/1/2026 - To Date: 2/28/2026

	Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
Amusement	25% Late Fee	1	0	$97.47	$0.00	$97.47
	Amusement - Each Amus/Vend Machine/Coin Operated	1	0	$389.88	$0.00	$389.88
	Collection Fee	1	0	$25.00	$0.00	$25.00
	Delinquent over 150 Days Fee	1	0	$100.00	$0.00	$100.00
	Amusement Totals:	**4**	**0**	**$612.35**	**$0.00**	**$612.35**
Contractor Office	Contractor Office in City	1	0	$122.03	$0.00	$122.03
	Initial Annual Fire Inspection	1	0	$75.00	$0.00	$75.00
	Zoning Review Fee	1	0	$50.00	$0.00	$50.00
	Contractor Office Totals:	**3**	**0**	**$247.03**	**$0.00**	**$247.03**
Food	10% Late Fee	1	0	$56.16	$0.00	$56.16
	15% Late Fee	1	0	$123.30	$0.00	$123.30
	Food	2	0	$1,123.26	$0.00	$1,123.26
	Food Service Annual Fire Inspection - More than 10 Seats	2	0	$407.32	$0.00	$407.32
	NSF Fee	1	0	$20.00	$0.00	$20.00
	Food Totals:	**7**	**0**	**$1,730.04**	**$0.00**	**$1,730.04**
General Retail	10% Late Fee	1	0	$16.29	$0.00	$16.29
	15% Late Fee	2	0	$48.86	$0.00	$48.86
	25% Late Fee	1	0	$40.72	$0.00	$40.72
	Amusement Annual Fire Inspection	1	0	$97.73	$0.00	$97.73
	Food	1	0	$249.15	$0.00	$249.15
	General Retail	4	0	$651.56	$0.00	$651.56
	General Retail/General Service/Industrial/Wholesale Annual Fire Inspection - Greater than 500 Sq. Ft.	5	0	$988.66	$0.00	$988.66

CITY OF GREENACRES
Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary
From Date: 1/1/2026 - To Date: 2/28/2026

	Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
General Retail	Imported Fee	2	0	$110.35	$0.00	$110.35
	Zoning Review Fee	2	0	$100.00	$0.00	$100.00
	General Retail Totals:	**19**	**0**	**$2,303.32**	**$0.00**	**$2,303.32**
General Service	15% Late Fee	10	0	$162.96	$0.00	$162.96
	25% Late Fee	10	0	$290.60	$0.00	$290.60
	Collection Fee	4	0	$200.00	$0.00	$200.00
	Delinquent over 150 Days Fee	3	0	$300.00	$0.00	$300.00
	General Retail/General Service/Industrial/Wholesale Annual Fire Inspection - Greater than 500 Sq. Ft.	3	0	$209.19	$0.00	$209.19
	General Retail/General Service/Industrial/Wholesale Annual Fire Inspection - Less than 500 Sq. Ft.	24	0	$1,440.00	$0.00	$1,440.00
	General Service	25	0	$2,905.50	$0.00	$2,905.50
	Imported Fees	1	0	$116.22	$0.00	$116.22
	Initial Annual Fire Inspection	1	0	$75.00	$0.00	$75.00
	NSF Fee	1	0	$20.00	$0.00	$20.00
	Professional/Office	1	0	$122.03	$0.00	$122.03
	Transfer Fee	1	0	$11.62	$0.00	$11.62
	Zoning Review Fee	9	0	$450.00	$0.00	$450.00
	General Service Totals:	**93**	**0**	**$6,303.12**	**$0.00**	**$6,303.12**
Home Based	15% Late Fee	6	1	$85.47	$12.21	$73.26
	20% Late Fee	1	0	$16.28	$0.00	$16.28
	25% Late Fee	5	0	$101.75	$0.00	$101.75
	Collection Fee	1	0	$25.00	$0.00	$25.00
	Delinquent over 150 Days Fee	1	0	$100.00	$0.00	$100.00

CITY OF GREENACRES
Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary
From Date: 1/1/2026 - To Date: 2/28/2026

	Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
Home Based	Home Based	21	0	$1,709.19	$0.00	$1,709.19
	Zoning Review Fee	8	0	$400.00	$0.00	$400.00
	Home Based Totals:	**43**	**1**	**$2,437.69**	**$12.21**	**$2,425.48**
Insurance	Professional/Office	0	1	$122.03	$122.03	$0.00
	Insurance Totals:	**0**	**1**	**$122.03**	**$122.03**	**$0.00**
Professional/Office	15% Late Fee	1	0	$35.74	$0.00	$35.74
	25% Late Fee	2	0	$16.24	$0.00	$16.24
	Collection Fee	2	0	$50.00	$0.00	$50.00
	Cosmetology & Barber	6	0	$243.66	$0.00	$243.66
	Delinquent over 150 Days Fee	2	0	$200.00	$0.00	$200.00
	General Service	1	0	$116.22	$0.00	$116.22
	Professional/Office	4	0	$488.12	$0.00	$488.12
	Professional/Office Totals:	**18**	**0**	**$1,149.98**	**$0.00**	**$1,149.98**
Rental	15% Late Fee	2	0	$12.18	$0.00	$12.18
	25% Late Fee	13	0	$123.83	$0.00	$123.83
	Rental Property	18	0	$730.98	$0.00	$730.98
	Rental Totals:	**33**	**0**	**$866.99**	**$0.00**	**$866.99**

Code Compliance Division

Code Compliance Report
(January 1, 2026 – January 31, 2026)

* MGO Conversion in process

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2026
Inspections Related to Active Code Cases	20	46
New Cases Started	10	42
Cases Complied	N/A	1
Current Open Cases	N/A *	0 *
Notices Sent	21	122
Illegal Signs Removed from right-of-way	279	1363
Inspections Not Related to Active Code Cases	20	74
Complaints Received and Investigated	5	10
Warning Tickets	0	0

(February 1, 2026 – February 28, 2026)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2026
Inspections Related to Active Code Cases	25	71
New Cases Started	11	53
Cases Complied	2	3
Current Open Cases	N/A *	0 *
Notices Sent	56	178
Illegal Signs Removed from right-of-way	385	1748
Inspections Not Related to Active Code Cases	25	99
Complaints Received and Investigated	9	19
Warning Tickets	0	0

Code Enforcement - STATS FY 2026

	NOTICES MAILED	SIGNS	INSPECTIONS	COMPLAINTS	WRITTEN WARNINGS
OCTOBER 2025	38	413	11	5	0
NOVEMBER 2025	45	265	25	5	0
DECEMBER 2025	18	406	18	5	0
JANUARY 2026	20	279	20	5	0
FEBRUARY 2026	25	385	25	9	0
MARCH 2026					
APRIL 2026					
MAY 2026					
JUNE 2026					
JULY 2026					
AUGUST 2026					
SEPTEMBER 2026					

Department Report

MEETING DATE: March 16, 2026

FROM: Teri Lea Beiriger, Director of Finance

SUBJECT: Department of Finance Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides activity within the Department of Finance for the reporting period from February 1 through February 28, 2026:

- Continued to work on efficiencies to better serve our internal and external customers

- General Operations
  - Continued Fixed Assets process improvements.
  - Collaborating with IT staff, credit merchant providers, and software teams to implement software changes for both the DNS and CRS departments.
  - Began the CAFR process for FY2025.
  - Received the PAFR award for FY 2024.

- Grants
  - Submitted application for the following grants:
    - FDOT/LAP Greenacres Safety & Connectivity Project - FY 2026 Phase 1.
    - CDBG Original Sewer - FY 2025 Phase 5.

Department Report

MEETING DATE: March 16, 2026

FROM: Phillip Konz, Fire Chief

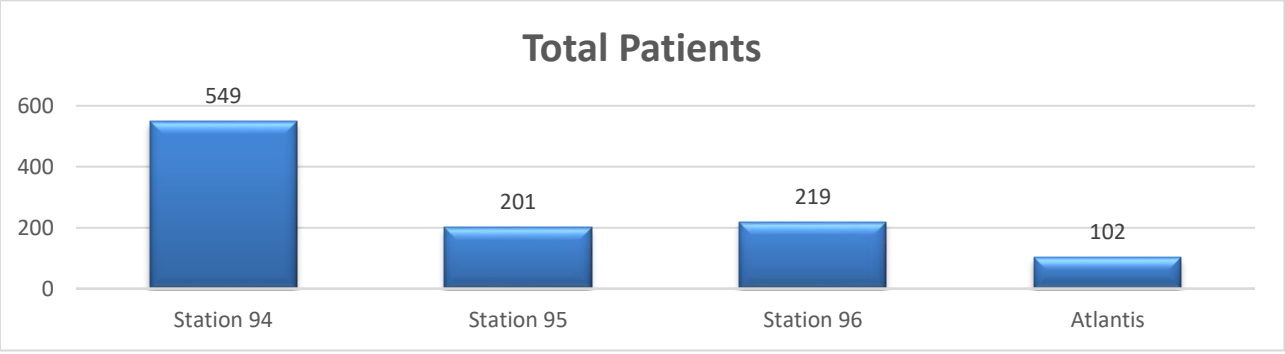
SUBJECT: Fire Rescue January and February 2026

FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in January and February	1,396
Average alarms per day	22.16
Total calls this fiscal year	3,236

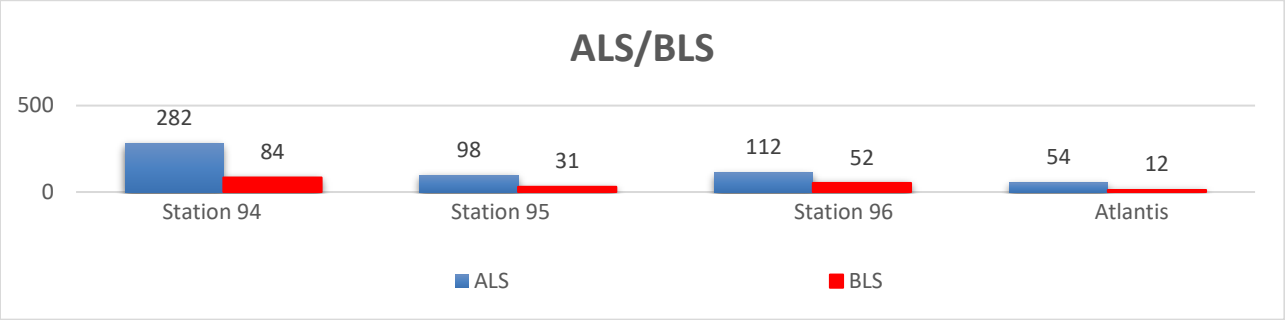
In January and February of 2026, 969 patients were treated for Emergency Medical related services. Of those patients, 102 were in the City of Atlantis. These requests vary from a single unit responding to help an individual who has fallen to the floor, to a cardiac arrest necessitating multiple units, along with a mix of personnel, advanced skills and equipment.

Service Calls, Cancels, and Public Assists totaled 196. The requests include, but are not limited to, persons locked out of home, water evacuation, animal problem, police assist, defective elevator, and canceled due to wrong address.



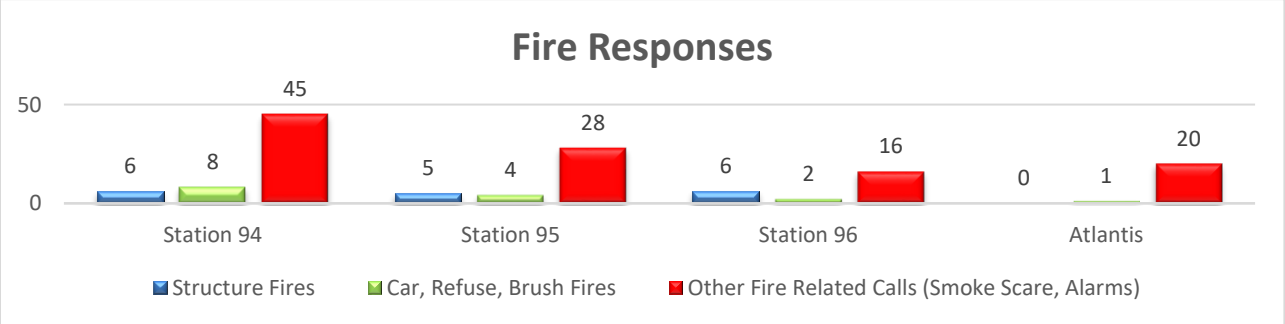
ALS/BLS

Fire Rescue transported 659 patients to a hospital or 68% of the patients we were called to treat. The majority of those (492) required Advanced Life Support procedures. ALS emergencies require additional personnel, specialized equipment, and skills. Often, an EMT or Paramedic will be taken from the ALS Engine to accompany the one person in the rear of the Rescue to assist with life-saving therapies.

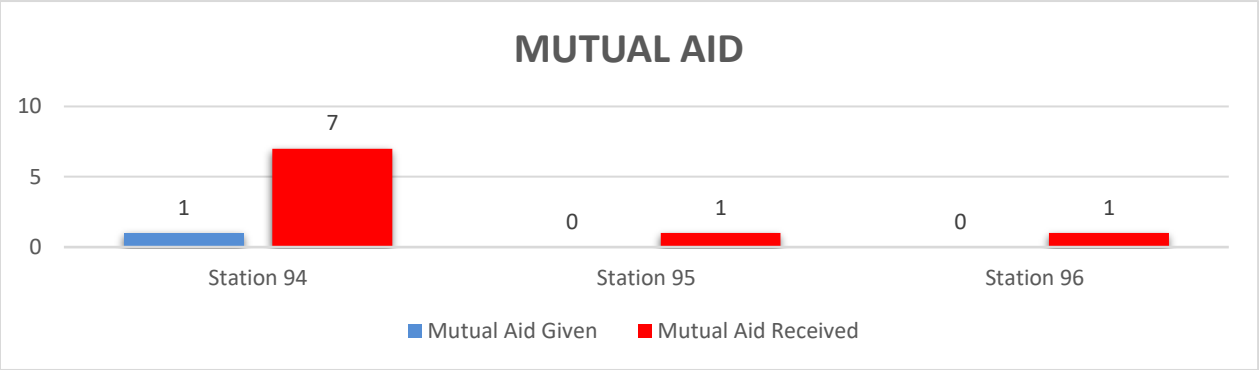


FIRE RESPONSES

Fire Rescue responded to 89 calls for a fire or smoke-related emergency. There were seventeen (14) requiring an escalated response to a car, brush, or refuse fire; seventeen (17) were in a residential or commercial structure.



MUTUAL AID

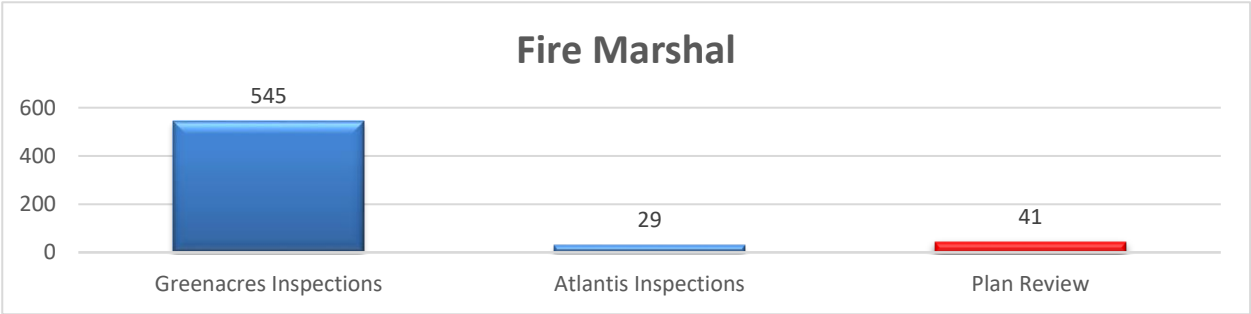


Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system is designed to be limited to large events that tax the resources beyond the normal capabilities of the community.

FIRE MARSHAL

Fire Prevention and Protection focuses on protecting people and property from fire through fire safety inspections, fire plans review, fire cause and origin investigations, and public education. In addition, the Fire Marshal provides fire safety lectures, attends land development meetings, and testifies at code enforcement hearings.

Inspections	545
Plans Review	41
People Displaced due to Fire Incidents	0



SPECIAL SERVICES

Blood Pressure Screenings	0
Presentations, Station Tours/Attendees	6/240
Persons Trained in CPR	0

Department Report

MEETING DATE: March 16, 2026

FROM: Georges Bayard, Director, Information Technology

SUBJECT: Department of Information Technology – January-February 2026 Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides the highlights of activity within the Information Technology Department for the reporting period from January 1, 2026 – February 28, 2026.

1. The Council Chamber AV system upgrade was completed in time for the January 5, 2026 Council meeting.
2. Installation of the 135" high-definition direct view LED display in the Banquet Hall was completed on January 15, 2026.
3. The Design Discovery meeting for the migration of the City's public website to the new CivicPlus platform began on January 28, 2026, kicking off the design phase of the project. The tentative launch date for the new site is March 24, 2026.
4. Initial staff training for the City's new meeting agenda management software on the CivicPlus platform was held on January 22, 2026.
5. Implementation work continues on the iWorq software for the Public Works Department to manage vehicle maintenance.
6. Work continues in consultation with Info-Tech on development of a cybersecurity incident response plan, AI policy, Backup & Disaster Recovery Plan.
7. MyGovernmentOnline (MGO) project: Code Compliance, Business Tax Receipt (BTR) and Fire Inspection modules are in use, while the Permitting and Zoning modules are in final stages of configuration. Go Live is tentatively scheduled for the week of April 6, 2026.
8. Network equipment was received for the new Youth Center building. IT staff is overseeing the final installation by contractors of the building's network and security infrastructure.
9. Configuration of Exclaimer email signature management software was completed at the end of January. Now working on the final design and deployment to all City personnel.
10. Monthly KnowBe4 simulated phishing email test results:

    January - Links clicked: 5; attachments opened: 1; QR codes scanned: 0. Phish-prone users (vulnerable to email phishing attacks): 3.23%, up from 1.09% in December.

    February - Links clicked: 6; attachments opened: 0; QR codes scanned: 0. Phish-prone users (vulnerable to email phishing attacks): 3.11%, down from 3.23% in January.

SERVICE DESK REQUESTS

January 2026

DEPARTMENT	CURRENT PERIOD	FY 2026 YTD	FY 2026 BUDGET
Administration	7	36	-
Community & Recreation Services	2	19	-
Development & Neighborhood Svcs.	22	67	-
Finance	4	20	-
Fire Rescue	9	43	-
Information Technology	2	12	-
Public Works	3	8	-
Purchasing	0	2	-
Youth Programs	1	7	-
Total Service Desk Requests	**50**	**214**	**750**

February 2026

DEPARTMENT	CURRENT PERIOD	FY 2026 YTD	FY 2026 BUDGET
Administration	18	54	-
Community & Recreation Services	1	20	-
Development & Neighborhood Svcs.	15	82	-
Finance	5	25	-
Fire Rescue	6	49	-
Information Technology	1	13	-
Public Works	4	12	-
Purchasing	0	2	-
Youth Programs	1	8	-
Total Service Desk Requests	**51**	**265**	**750**

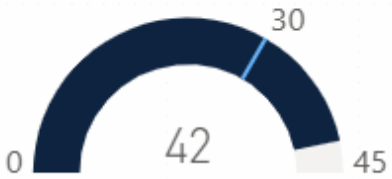
IT Department Monthly Activity Report - January, 2026

Number of Total Tickets

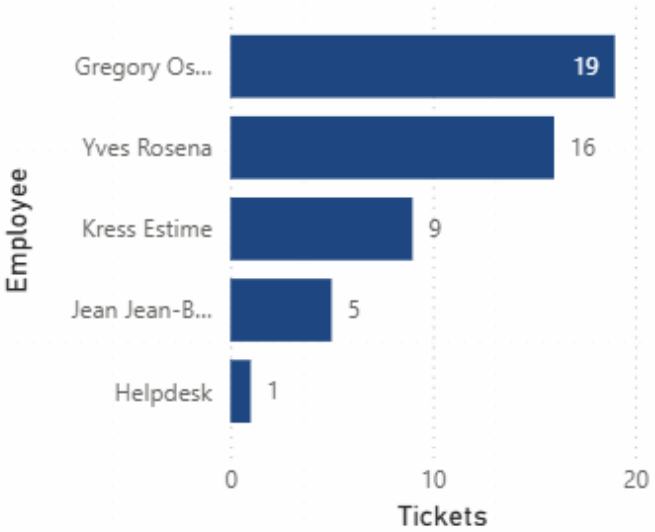
50

Tickets

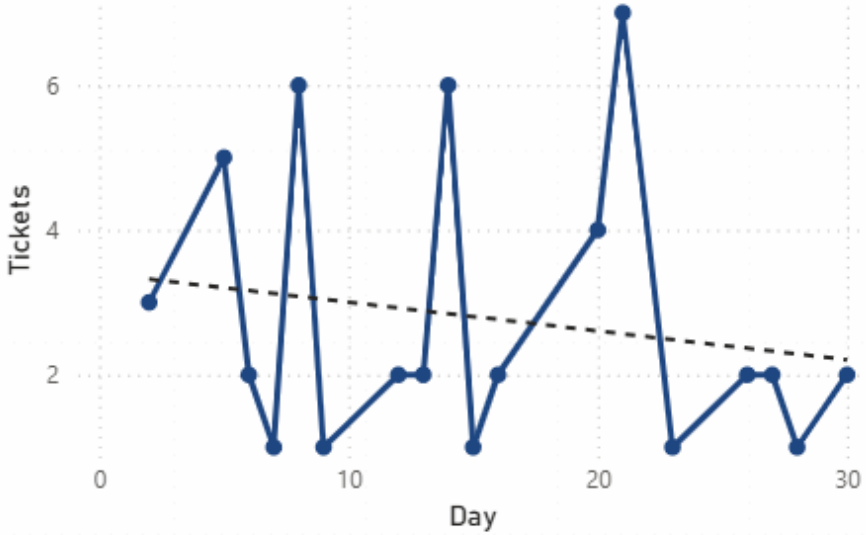
Tickets Resolved



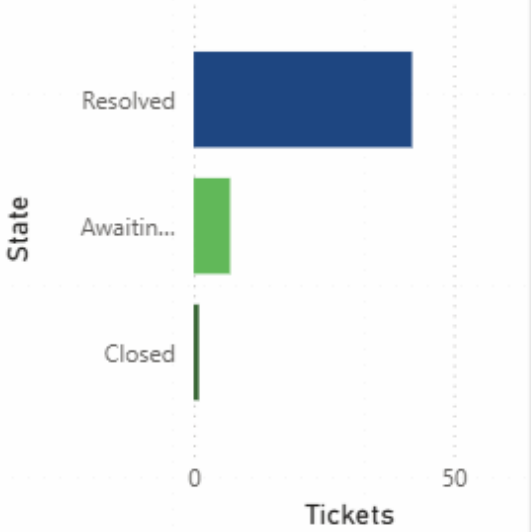
Tickets by Employee



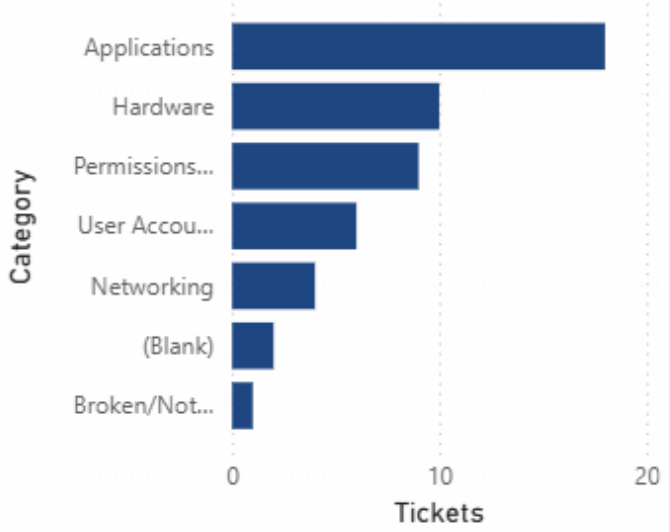
Tickets by Day



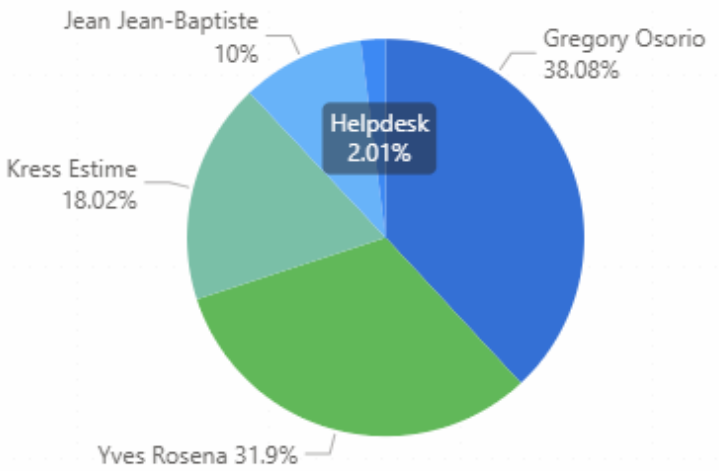
Tickets by State



Tickets by Category



% of Tickets by Employee



IT Department Monthly Activity Report - February, 2026

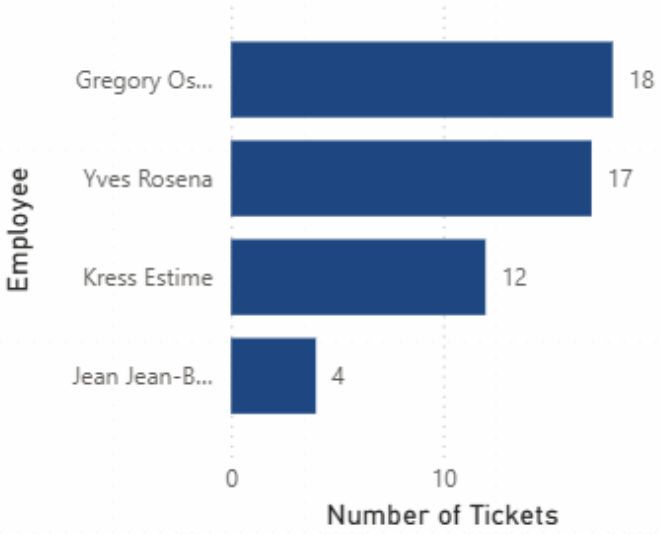
Number of Total Tickets

51

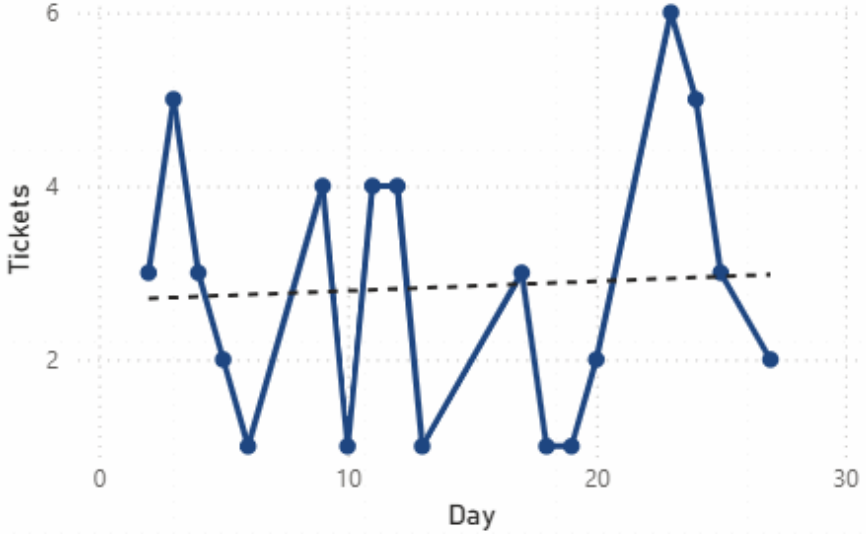
Tickets

Tickets Resolved

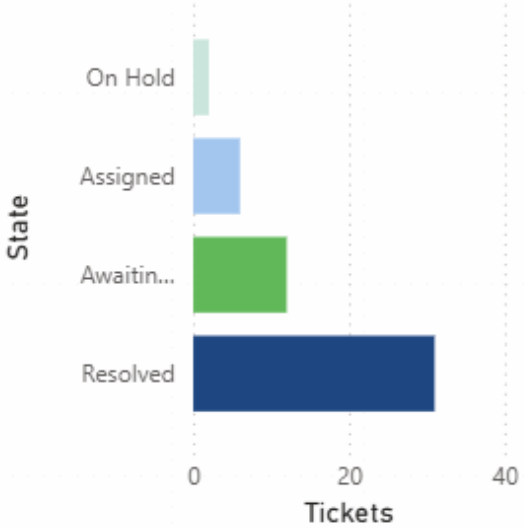
Number of Tickets by Employee



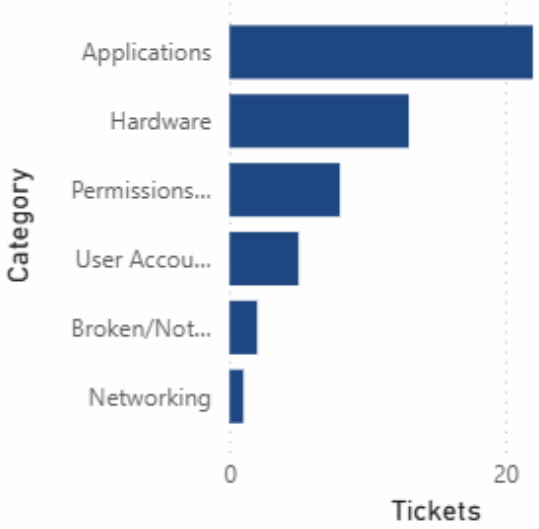
Tickets by Day



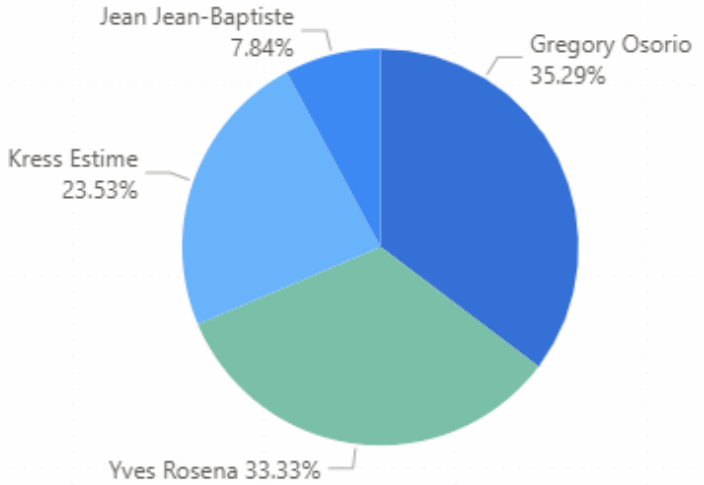
Tickets by State



Tickets by Category



% of Tickets by Employee



Department Report

MEETING DATE:

FROM: Captain Craig Turner, PBSO District 16

SUBJECT: PBSO District 16 – February 2026 Report

CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks (Self-Initiated)	1,378
Traffic Stops (Self-Initiated)	733
Calls for Service (Excluding 1050's & 1061's)	1,532
All CAD Calls - Total	**3,643**
Total Calls for Service – FY 2026 (October 2025 – September 2026)	**19,811**

Data Source: CADS/Premier 1
*Omit Miscellaneous Calls

Note: P1 is a dynamic system. Meaning that #'s can change from what was previously reported in the event there is a location or call type re-classification/modification.

SUMMARY

During the month, there were 3,643 generated calls within the district and 58% of these calls were self-initiated.

TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL	
Total Citations	**Total Warnings**
385	325

Data Source: D16 Office Staff/Monthly Report

PBSO MOTORS UNIT	
Total Citations	**Total Warnings**
336	131

Data Source: D16 Office Staff

COMMUNITY POLICING EVENTS

- Community Policing Deputies conducted a District tour with Liberty Elementary on Tuesday 02/10 and Wednesday 02/11.
- Community Policing Deputies met with a foster youth for mentoring, provided lunch and transported her to school.
- Community Policing Deputies assisted a Pickwick family in need with baby formula and diapers.
- Girls Who Code
- Community Policing Deputies hosted a Career Day at Potentia Academy for autistic children. The PBSO Mounted Unit, SWAT Unit, Marine Unit, Therapy Dog Unit, and Road Patrol assisted with the event. The turnout was successful.
- Community Policing Deputies went to Target to meet with a volunteer regarding the start of "Stroll with a Deputy" and upcoming event planning.

STREET CRIMES UNIT

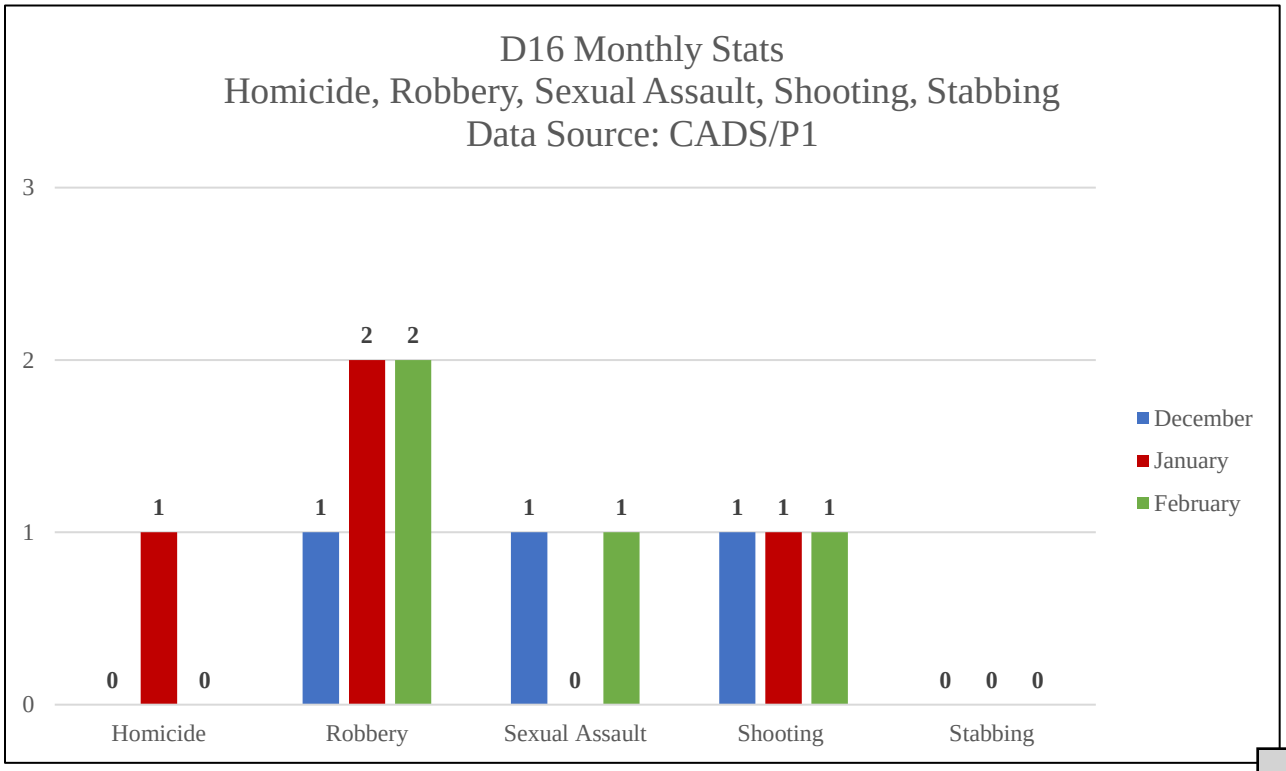
- **C/N 26-031009 –** While on proactive patrol District 16 Street Crime Unit attempted a traffic stop on a silver Nissan SUV for a traffic violation. The vehicle failed to yield, and the initial stop was terminated. Agents continued monitoring the vehicle undetected until it came to a complete stop at an intersection, where an open-air takedown was conducted. The subject was found in possession of a loaded Glock 27 and was confirmed to be a convicted felon. The subject was arrested for Felon in Possession of a Firearm and Fleeing/Eluding Law Enforcement.
- **C/N 26-032820 / 26-032845 / 26-032844** – District 16 Street Crime Unit and District 16 Community Policing conducted surveillance and observed a hand-to-hand transaction. District 16 Street Crime Unit followed the dealer's vehicle and attempted a traffic stop for a violation. The vehicle refused to stop and fled at a high rate of speed. District 16 Community Policing Deputies contacted the buyers and conducted an investigative stop. Agents have pending charges on the suspect for possession of cocaine with intent to sell within 1,000 feet of a church, possession of fentanyl, transportation of paraphernalia, possession of paraphernalia, and unlawful use of a two-way communication device (case is pending chemistry report). Agents arrested the suspect for possession of cocaine. The suspect was transported to the Palm Beach County Jail and charged accordingly.
- **C/N 25-087828** – Agents obtained an arrest warrant for the suspect for Flee and Elude. Agents conducted a thorough background and surveillance was established at 3210 N. Jog Rd, Apt. 2102 West Palm Beach FL. Agents observed the subject at the residence and with the assistance of Warrants Division contact was made with the subject and he was taken into custody without incident. The suspect was transported to the Palm Beach County and charged accordingly.
- **C/N 26-032845** - District 16 Street Crime Unit located a suspect in reference to the Agent's probable cause for possession of cocaine with intent to sell within 1,000 feet of a church, possession of fentanyl, transportation of paraphernalia, possession of drug paraphernalia, and unlawful use of a two-way communication device. The suspect was transported to Palm Beach County Jail.

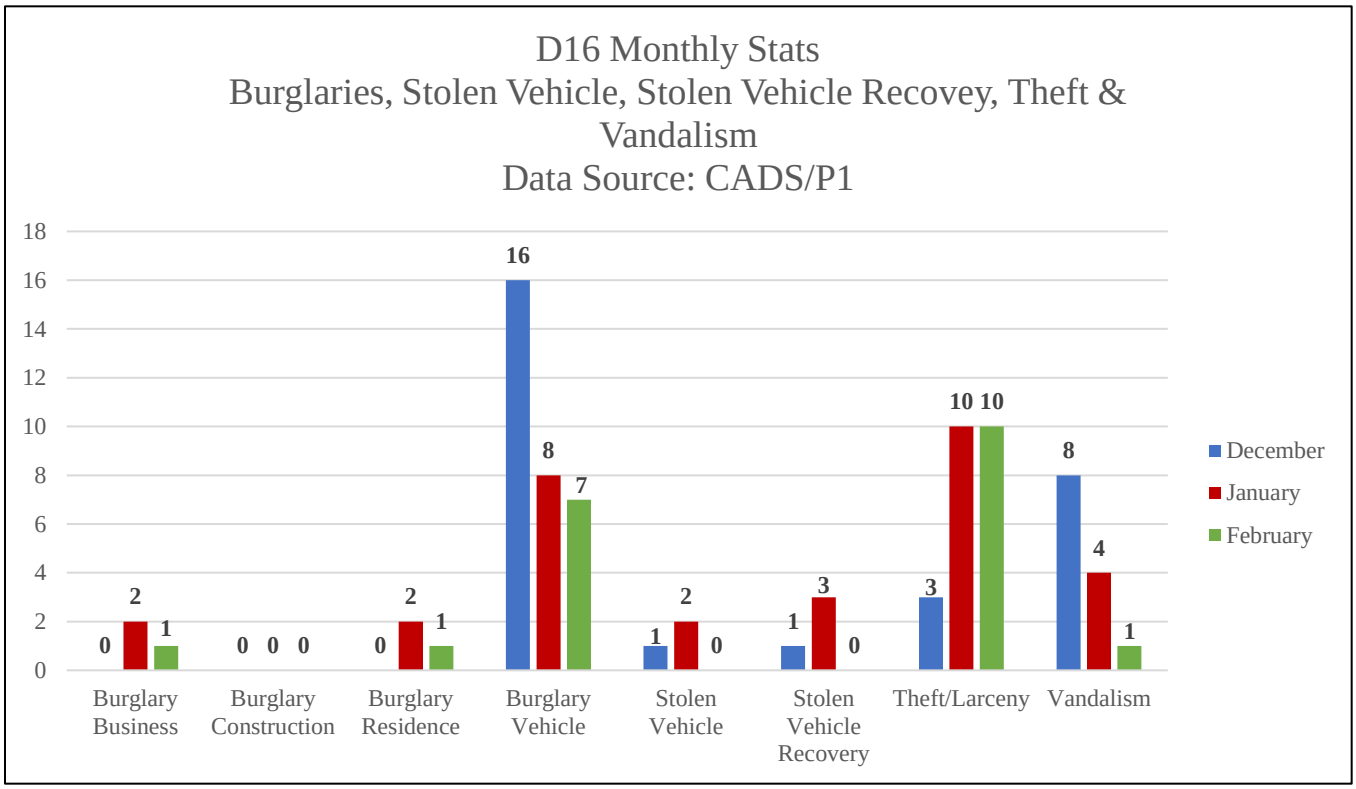
PROPERTY DETECTIVES

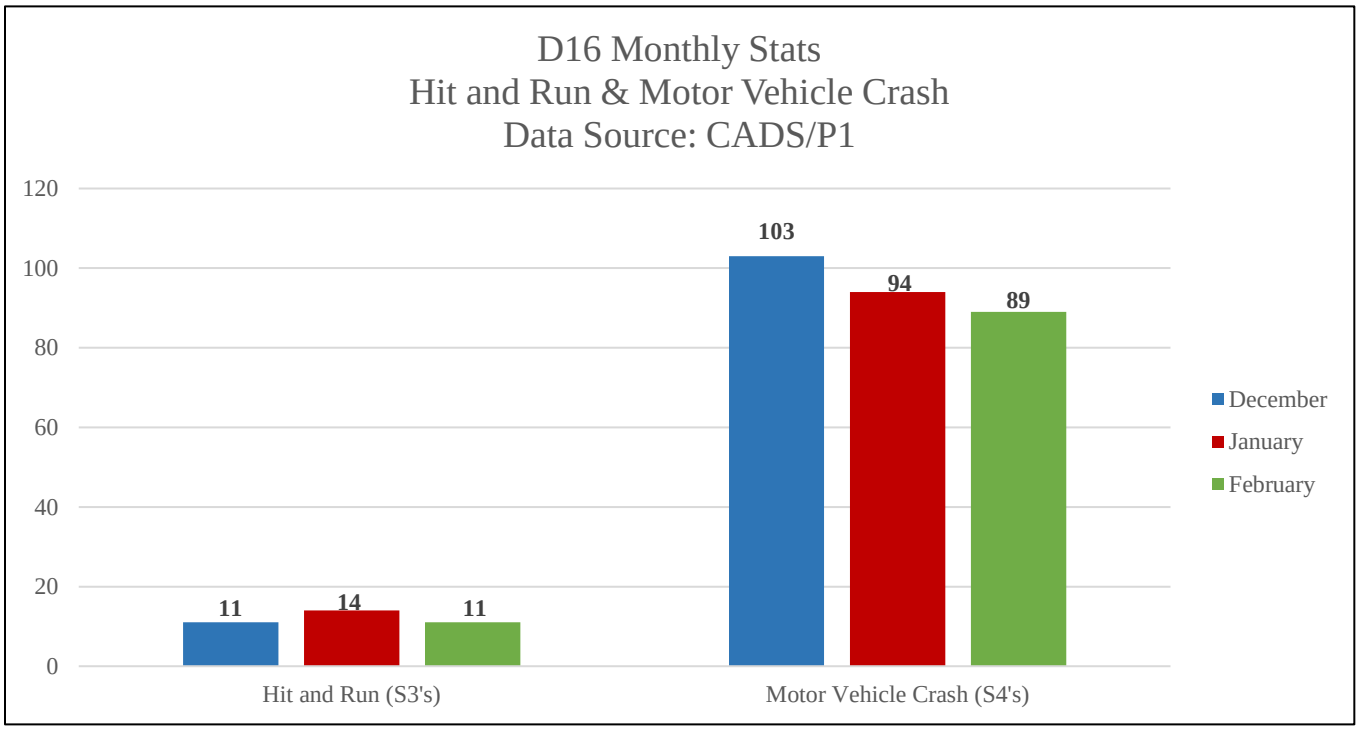
- **C/N 25-095974** – On September 24th, 2025 the SFCAT apprehended four suspects and got an arrest warrant for the fifth outstanding suspect that were responsible for several business burglaries where the suspects target ATMs and safes. The suspects were interviewed, several phones and vehicles were recovered, and several residential search warrants were executed. While reviewing the results of the phone dump extractions for one of the suspects, the suspect's probable cause was also established.
- **C/N 26-027754** - On January 24th, 2026 the All about Smoke store was burglarized and a suspect vehicle was identified. The suspects changed vehicles and then burglarized two stores in District 9 on January 28th, 2026. Detectives partnered with agencies in Broward and surveillance was conducted on a known vape store burglary crew. During surveillance suspects committed another burglary in Broward County. Three suspects were apprehended, their phones were recovered, and residential search warrants were conducted at their residences. High dollar amount worth of vapes were recovered and the clothing worn during the burglaries. Search Warrants were obtained for the suspect's cell sites and extraction. A TICO was obtained for the suspect who was extradited from the Broward JAC to the Palm Beach County JAC on February 20th, 2026.

DATA ANALYSIS

The data included in this report is charted and graphed to illustrate and compare changes over a specific time period. These charts and graphs are utilized to assist in determining crime trends and to measure enforcement efforts. This data is utilized in conjunction with other analysis to develop directed patrol and various enforcement activities. The analysis included on these pages is presented as a brief highlight to explain the salient points of this report.




D16 Monthly Stats
Burglaries, Stolen Vehicle, Stolen Vehicle Recovey, Theft & Vandalism
Data Source: CADS/P1
18
16
14
12
10
8
6
4
2
0
0 2 1
0 0 0
0 2 1
16 8 7
1 2 0
1 3 0
3 10 10
8 4 1
Burglary Business
Burglary Construction
Burglary Residence
Burglary Vehicle
Stolen Vehicle
Stolen Vehicle Recovery
Theft/Larceny
Vandalism
December
January
February


D16 Monthly Stats
Hit and Run & Motor Vehicle Crash
Data Source: CADS/P1
120
100
80
60
40
20
0
11 14 11
103 94 89
Hit and Run (S3's)
Motor Vehicle Crash (S4's)
December
January
February

TOP ACCIDENT LOCATIONS FOR FEBRUARY 2026 - CASE NUMBER INCIDENTS (S3's, 4's & 5V)

LOCATION	REPORT # COUNT
S JOG RD / FOREST HILL BLVD	15
LAKE WORTH RD / S JOG RD	7
PINE AVE / S JOG RD	4
S JOG RD / CHICKASAW RD	4
S JOG RD / CONSTITUTION WAY	4
PURDY LN / S JOG RD	4

Department Report

MEETING DATE: March 16, 2026

FROM: Carlos Cedeño, Public Works Director

SUBJECT: Public Works Department Report

DEPARTMENT HIGHLIGHTS

Listed below is a summary of the activities undertaken by the Public Works Department during the period of January 1, 2026 through February 28, 2026.

1. ADMINISTRATION:

- Submitted the following grant applications:
  - Transportation Alternatives grant, through the Palm Beach Metropolitan Organization, for pedestrian and pedestrian safety enhancements on Biscayne Drive, Biscayne Blvd and Woodlake Blvd. ($1,500,000)
  - Community Development Block Grant (CDBG), through Palm Beach County Housing and Economic Development Department, Phase V submittal for Jennings Avenue section of the Septic to Sewer Original Section North Project ($217,399)
- CIP updates:
  - Youth Programs Building (CIP#301-236): Construction is currently 95% complete. Currently in progress: Site work, fire protection system, flooring, stairs, fencing, landscaping, and irrigation systems.
  - Athletic Courts Resurfacing (CIP #303-048): Coordinated the temporary closure of the pickleball and tennis courts at SJF Community Park and Freedom Parks to initiate the replacement of fencing in conjunction with the resurfacing of the tennis and pickleball courts at SJF Community and Freedom Parks.
- Staff worked with Purchasing on several bids including the demolition of the 500 Perry Building (CIP #305-032), the remodeling of the staff lounge FR95 (CIP #304-191) and the rehabilitation of the steel columns at the Public Works Building (CIP# 304-020).
- Staff met with vendors to design a new Playground area for the new Youth Programs Building to be constructed after the current site is vacated.
- Submitted Annual NPDES (Septic Storm Sewer System) Report to County coordinator.

2. ROADS AND DRAINAGE MAINTENANCE

- Holiday banners throughout the City were taken down.
- Replaced two (2) irrigation rust deterrent pumps and refurbished tree mulch rings on Jog Road and Lake Worth Road medians.
- New landscape was placed around all the City entry signs on medians and right of ways.
- Asphalt was refurbished on Foxtail Drive north and south of Purdy Lane.
- Staff have begun clearing the vacant lot on Jackson Avenue, removing invasive trees, hedges and bushes.

3. VEHICLE MAINTENANCE

- Coordinated annual Forklift re-certification for all PW staff.

4. BUILDING SERVICES

- Staff removed obsolete projection system and coordinated the installation of a new television at the Banquet Hall.
- Community Center The office area flooring was replaced at the Community Center.
- Re-painted and installed color-changing flood lights on east and west City Hall entry monuments.

5. PARKS MAINTENANCE

- Staff assisted with the preparation and take down of the City's Sunday Sounds event.
- Damaged sidewalks were repaired at Rambo Park.

Department Report

MEETING DATE: March 16, 2026

FROM: Monica Powery, Director, Purchasing

SUBJECT: Department of Purchasing Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides the highlights of activity within the Department of Purchasing for the reporting period from January 1 through February 28.

a. 26-003 Parks Court Resurfacing – This bid was advertised on November 11, 2025 and opened on December 11, 2025 with five (5) bids received. City staff evaluated the proposals and recommends award to RMJ Contractors Inc. as the lowest responsive and responsible bidder. Council approved award to RMJ Contractors Inc. at the meeting on January 5, 2026.

b. 26-004 Public Works Steel Columns Repair – This bid was advertised on December 14, 2025 and opened on February 2, 2026 with seven (7) bids received. Under staff review.

c. 26-005 Fire Rescue Station 95 Lounge Renovation – This bid was advertised on December 14, 2025 and opened on January 30, 2026 with seven (7) bids received. Under staff review.

d. 26-006 Demolition of 500 Perry Building – This bid was advertised on January 25, 2026 and opened on February 26, 2026 with eight (8) bids received. To go before Council for approval at the meeting on March 16, 2026.

e. 26-007 Original Section Sewer North Phase 4 – This bid was advertised on January 25, 2026 and opened on February 26, 2026 with eleven (11) bids received. To go before Council for approval at the meeting on March 16, 2026.

f. Training – The Director of Purchasing conducted two (2) procurement training sessions that went over the updated Procurement Code including but not limited to new thresholds, updated procedures, revised exemptions, and the modernized processes.

g. Training – The Senior Buyer conducted two (2) training sessions reviewing the updated Administrative Directive No. 10 Travel & Reimbursement.

DEPARTMENT ACTIVITY

ACTIVITY	CURRENT PERIOD	FY 2026 YTD
Purchase Orders Issued	123	409
Purchase Order Amounts	$880,442.60	$32,269,021.14
Solicitations Issued	2	8
Solicitations in Progress	5	-
Central Store Requests	5	18
Contracts Managed	78	78
Purchasing Card Purchases	653	1,664
Purchasing Card Transactions	$49,118.65	$216,639.50
No. of Training Sessions Conducted	2	4
Towing Revenue	$ 0.00	$0.00

Youth Programs Department Monthly Report

MEETING DATE: March 16, 2026

FROM: Jowie Mohammed, Director of Youth Programs

SUBJECT: January & February 2026 Department Report

PROGRAMMING

- During the months of January and February eighteen (18) days of after school with transportation provided from Greenacres, Liberty Park, Heritage, Discovery Key, L.C. Swain and Okeeheelee.
- Spring Camp registration started on February 3rd, 2026.
- Summer Camp registration started on February 24th, 2026.

PERFORMANCE MEASURMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2026 TO DATE
# of Participants	95	95
# of Participants in Sierra Club ICO	12	48
# of Part's in TOP Program	20	20
# of Licenses Coordinated	1	1
# of MOU's Coordinated	0	2
# of Part.'s in Teen Advisory Council (TAC)	8	8
# of Com. Serv. Learning Projects coordinated	1	2
# of After-hour events coordinated	2	2
# of Presidential Volunteer Service Hours	1,706	7,093

FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2026 TO DATE
Early Learning Coalition	$32,307.77	$72,569.88
Parent & Registration Fees	$28,825.00	$70,735.00
Youth Services Department SEL Grant	$3,199.20	$12,796.80
Textile Funds	$945.00	$945.00

C.A.R.E.S REPORT

- On 1/16/26 Red Team (4th & 5th grade) attended a field trip to Elison Senior Living facility where the students entered a recyclable sculpture contest. The youth spent about 2 weeks gathering materials and creating their sculptures and 1 of our students won the national prize in the 4th grade age group. She created a beautiful 3D bright pink 3-tiered strawberry birthday cake.

- Literacy week was observed during 1/26/26- 1/30/26, and the CARES Program conducted various literacy activities which included story- time, reading comprehension, various worksheets, and vocabulary activities to promote literacy and the importance of reading comprehension.

- On February 25th Youth Programs celebrated Pink Shirt Day where we promoted kindness and raised awareness about bullying prevention. The youth enjoyed various anti bullying activities and received pink food/ drinks. Thank you to the departments that were able to volunteer at Youth Programs.

- On February 26th the CARES Program participated in Read for the Record where an external reader comes to read a predetermined book. This year's book was "See Marcus Grow" and our reader was Deputy Mayor Susy Diaz who is a phenomenal reader. All the youth were engaged and asking questions. Thank you to Ms. Diaz for being our reader and thank you to Tiana Garcia for putting the event together.

TEEN PROGRAMS REPORT

- Jan. 23rd was the first Late Night of the New Year. We successfully hosted our first late night event of the new year with approximately 20 teens in attendance. The evening focused on community building and positive peer engagement. Teens shared a meal together and participated in group games such as manhunt and hide-and-seek, fostering teamwork, social connection, and a safe recreational environment

- Jan. 26-30th was Literacy Week, and in support of Literacy Week, teens took part in a poetry contest designed to encourage reading, writing, and creative expression. This activity promoted literacy skills while allowing teens to share their voices and engage with language in a meaningful and supportive way.

- February 11-13th teen students held a Black History Month Event: Teens planned and decorated an event where they taught elementary students about Black History Month and discussed various historical and cultural topics. Teen students created coloring workbooks and fun fact coloring sheets to help students identify historical figures through art.

- Teens attended an overnight camping trip on February 11-13th with the Sierra Club, Loxahatchee Group where they participated in outdoor activities such as canoeing, making s'mores, and spending time in nature.