



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, May 19, 2025 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

#### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

#### SPECIAL BUSINESS

1. **Presentation:** Firefighter Badge Pinning. - Chief Brian Fuller, Fire Rescue.

#### CONSENT AGENDA

2. **Official City Council Meeting Minutes:** City Council Meeting Minutes, May 5, 2025. - Quintella L. Moorer, City Clerk.
3. **Educational Scholarship Ratification:** - Susy Diaz, Deputy Mayor and Education Advisory Committee Member.
4. **Resolution 2025-13:** Authorizing the execution of an Interlocal Agreement between the City of Greenacres and Palm Beach County, pursuant to Chapter 171.046, Florida Statutes, providing for the annexation of a portion of an enclave totaling approximately 9.75 acres located on the north side of Chickasaw Road, west of Jog Road; providing for transmittal to the Palm Beach County Board of County Commissioners for subsequent action; and providing for an effective date. - Linda Mia Franco, AICP, Zoning Administrator.
5. **Resolution 2025-23:** Authorizing the FY 2025/26 State of Florida Statewide School Readiness provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and City officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.

- 6. Resolution 2025-24:** Authorizing the FY 2025/26 Children's Services Council (CSC) scholarship provider contract, between the Early Learning Coalition of Palm Beach County and the City of Greenacres for the Youth Programs Department; authorizing the Mayor to execute the contract and city officials to effectuate implementation of the terms of the contract; and providing for an effective date. - Jowie Mohammed, Director of Youth Programs.
- 7. Resolution 2025-25:** Authorizing the execution of an agreement with Sky Elements Drone Shows, LLC, for the provision of two drone light shows as part of the City's 100th year anniversary celebration, including the 2025 Holiday in the Park event and a second show in 2026; waiving competitive selection requirements pursuant to the procurement code exemption for artistic services; and providing for an effective date. - Monica Powery, Director of Purchasing.
- 8. Resolution 2025-27:** Authorizing the execution of an agreement with Kaliah Communications, Inc., for visual arts and digital content creation services to support the City's restaurant promotion initiative; waiving competitive selection requirements pursuant to the procurement code exemption for artistic services; authorizing the issuance of a purchase order in the amount of \$18,000; and providing for an effective date. - Monica Powery, Director of Purchasing.

## REGULAR AGENDA

- 9. PUBLIC HEARING: Ordinance 2025-02: Second Reading:** Amending Chapter 9, Article 1, Division 1, of the Code of Ordinances by adding Section 9-12, declaring purpose and intent, authorizing placement and installation of a school zone speed detection system, providing for administration and implementation of such a system, designating a local Hearing Officer and Clerk, making findings regarding relevant traffic data and evidence warranting additional enforcement procedures, designating school zone speed detection system locations which constitute a heightened safety risk, adopting enforcement procedures and fines, and for other purposes; and providing for conflict, severability, codification and an effective date. - Andrea McCue, City Manager.
- 10. Resolution 2025-26:** Authorizing the execution of a piggyback agreement between the City of Greenacres and American Traffic Solutions, Inc. D/b/a Verra Mobility for school zone speed camera enforcement services; providing for conflicts, severability, and an effective date. - Monica Powery, Director of Purchasing.
- 11. PUBLIC HEARING: Ordinance 2025-09: Second Reading:** Amending Chapter 11, Article 4, of the Greenacres Code, entitled "City parks", amending Section 11-73, "Operating hours, Special events permit" to establish permitted hours of operation for improved parks within the City's municipal limits; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Michele Thompson, Director of Community and Recreation Services.
- 12. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-15:** Approving an application for a Special Exception to allow a convenience store with fuel sales located within the Commercial Intensive zoning district, approximately 1,100 feet east of the intersection of Forest Hill Boulevard and Jog Road, on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, as requested by the applicant, Amber Rebert of CPH, LLC, agent for the owner, ARL FHJ, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services (DNS). (*Tabled from 4/21/2025 Meeting*).

**13. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2025-16:** Approving an application for Site and Development Plans approval including a Master Sign Plan to construct a 2,824 square-foot convenience store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations within a Commercial Intensive zoning district, located approximately 1,100 feet east of the intersection of Forest Hill Boulevard and Jog Road, on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, as requested by the applicant, Amber Rebert of CPH, LLC, agent for the owner, ARL FHJ, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of DNS. ***(Tabled from 4/21/2025 Meeting)***.

**14. PUBLIC HEARING: Ordinance 2025-07: First Reading:** Amending Chapter 16, Zoning Regulations; Article 6, Sign Regulations, to revise the provisions related to temporary signs; providing for the repeal of conflicting ordinances; providing for severability; providing for inclusion in Code; and providing for an effective date. - Millie Rivera, Planner.

**DISCUSSION ITEM - None.**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

**CITY MANAGER'S REPORT**

- 15.** Community and Recreation Services Report.
- 16.** Development of Neighborhood Services Report.
- 17.** Economic Development Report.
- 18.** Finance Report.
- 19.** Fire Rescue Report.
- 20.** Information Technology Report.
- 21.** Palm Beach Sheriff's Office District 16 Report.
- 22.** Public Works Report
- 23.** Purchasing Report.
- 24.** Youth Programs.

**CITY ATTORNEY'S REPORT**

**MAYOR AND CITY COUNCIL REPORT**

**ADJOURNMENT**

-

**Future City Council Meetings**

June 2, 2025.

June 16, 2025.

June 16, 2025 (CIP Budget Review).

**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](mailto:CityClerk@greenacresfl.gov) or 561-642-2006.

**Americans with Disabilities Act**

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.





# CITY COUNCIL MEETING

## City of Greenacres, Florida

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

City Hall Council Chambers | 5800 Melaleuca Lane

### MINUTES

#### Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

Mayor Shaw called the meeting to order at 6PM. All Councilmembers were present.

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

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

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

#### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

#### SPECIAL BUSINESS

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

Deputy Mayor Diaz read the proclamation by title.

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

Photos were taken.

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

Councilmember Tharp read the proclamation by title.

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

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

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

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

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

Photos were taken.

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

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

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

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

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

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

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

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

## **CONSENT AGENDA**

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

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

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

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

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

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

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

## REGULAR AGENDA

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

Ms. Moorer read the resolution by title.

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

Staff recommended approval.

Councilmember Dugo questioned the completion date and trauma hawk landings.

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

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

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

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

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

Ms. Moorer read the ordinance by title.

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

Ms. McCue recommended approval.

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

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

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

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

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

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

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

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

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

Item removed.

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

Item removed.

**DISCUSSION ITEM - None.**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

None.

**CITY MANAGER'S REPORT**

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

**CITY ATTORNEY'S REPORT**

None.

**MAYOR AND CITY COUNCIL REPORT**

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

*Councilmember Dugo*, mentioned Military Appreciation Month.

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

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

**ADJOURNMENT**

7:20PM.

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**Chuck Shaw**  
Mayor

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**Quintella Moorero, MMC**  
City Clerk

**Date Approved:** \_\_\_\_\_

## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Cassius Johnson, Education Advisory Committee Chair

**THROUGH:** Deputy Mayor Susy Diaz, Education Advisory Committee Representative

**SUBJECT:** 2025 Educational Scholarship Award Recipients

### BACKGROUND

This year the city's Educational Scholarship Program provides for eleven (11) \$1,500 scholarships, with one awarded to an outstanding athlete in honor of former city employee Denise Padgett, one awarded in memory of former Councilmember Norman Rose for civic and community service, a new STEM Scholarship award, and one scholarship awarded to a Youth Programs participant.

### ANALYSIS

The Community & Recreation Services Department received 35 applications and 33 were qualified for interviews. The interviews were conducted in the City Council Chambers on Tuesday, April 29, 2025 by members of the Education Advisory Committee. The Committee interviewed 32 students. The committee ranked the following students as recipients for the top eleven (11) 2025 Educational Scholarship awards:

2025 Scholarship Awards	Applicant	School/College Affiliation
Denise Padgett Memorial Scholarship Award \$1,500 Scholarship Award	Jahmyah Gayle	John I. Leonard
Norman Rose Memorial Scholarship Award \$1,500 Scholarship Award	Brianda Olguin-Salas	John I. Leonard
New STEM Recipient \$1,500 Scholarship Award	Carolyn Lucky	North Broward Preparatory
Youth Programs Recipient \$1,500 Scholarship Award	Samuel Rojas Molano	Suncoast High School
\$1,500 Scholarship Award	Harea Arapi	John I. Leonard
\$1,500 Scholarship Award	Yocelin Santiso	John I. Leonard
\$1,500 Scholarship Award	Brandon Butzbarger	Palm Beach Atlantic
\$1,500 Scholarship Award	Jenea Dieujuste	John I. Leonard
\$1,500 Scholarship Award	Elaine Rodriguez	Florida Atlantic University
\$1,500 Scholarship Award	Jose Escalante Diaz	Palm Beach State
\$1,500 Scholarship Award	Perla Tavira-Cruz	University of Florida

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**FINANCIAL INFORMATION**

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Funding for the eleven (11) FY2025 scholarships totaling \$16,500 was approved by City Council with six (6) scholarships totaling \$9,000 budgeted in the Community & Recreation Services Department, four (4) scholarships totaling \$6,000 budgeted in the Other Grant & Aids account, and the new STEM scholarship totaling \$1,500 (received by private donation) is being funded out of the Escrow account.

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**LEGAL**

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N/A

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**STAFF RECOMMENDATION**

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Staff recommends the ratification of the Scholarship Committee's selected 11 educational scholarship recipients selected on Tuesday, April 29, 2025, as presented. Furthermore, the Award Certificates shall be presented to the recipients when they are recognized during the June 16<sup>th</sup> City Council meeting.





## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

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

**SUBJECT:** **Resolution 2025-13, ANX-25-01 (F.K.A. ANX-24-01),  
Interlocal Agreement for Chickasaw Road Enclave Annexation**

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### BACKGROUND

The City of Greenacres and Palm Beach County entered into an Interlocal Agreement for the joint funding of improvements to Chickasaw Road and for the County to transfer ownership of Wry Road North of Chickasaw Road to the City ("Chickasaw Road Agreement"). In the Chickasaw Agreement, the City and County agreed that the existing enclave of approximately 9.75 total acres north of Chickasaw Road was eligible for annexation into the City as the parcels therein are contiguous to the City and total less than 110 acres. In accordance with Chapter 171.046(2)(a), Florida Statutes, this allows the enclave to be annexed into the City through an Interlocal Agreement between the City and the County.

The property data list (**Exhibit "A"** to the proposed Interlocal Agreement) contains the address, owner name, legal description, existing future land use designation, existing zoning designation, apparent existing use, and taxable value for each parcel. If the Interlocal Agreement for this enclave annexation is approved by the City and the County, the City's Future Land Use designation and zoning designation will be sought through a separate process in the near future.

City staff has reviewed this proposal Interlocal Agreement for annexation of the enclave and is recommending approval.

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### ANALYSIS

The proposed Interlocal Agreement has been prepared in accordance with Chapter 163 Part 1 and Chapter 171.046(2)(a), Florida Statutes. The area in question consists of one (1) enclave as determined by the County and the City. The enclave is less than 110 acres and is contiguous to the City's municipal boundaries. The enclave is within the City's Future Annexation Area and adjacent properties are already receiving City services. Annexation will improve service delivery for Greenacres and County and reduce jurisdictional confusion.

If approved by the City Council, the Interlocal Agreement will be forwarded to the Board of County Commissioners. If the Interlocal Agreement is approved by the County, the parcels will be considered annexed into the City of Greenacres. If the Interlocal Agreement is not approved by the County, the properties will remain in unincorporated Palm Beach County.

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### **FINANCIAL INFORMATION**

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The City will be provided with tax revenue to off-set the additional service needs of the subject parcels.

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### **LEGAL**

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The proposed Interlocal Agreement and Resolution No. 2025-13 were prepared in accordance with all applicable State Statutes and City Code requirements. Documents have been reviewed and approved for legal sufficiency.

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### **STAFF RECOMMENDATION**

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*Approval* of ANX-25-01 through the adoption of Resolution No. 2025-13.

**RESOLUTION NO. 2025-13**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF GREENACRES AND PALM BEACH COUNTY, PURSUANT TO CHAPTER 171.046, FLORIDA STATUTES, PROVIDING FOR THE ANNEXATION OF ONE ENCLAVE TOTALING APPROXIMATELY 9.75 ACRES LOCATED ON THE NORTH SIDE OF CHICKASAW ROAD, WEST OF JOG ROAD; PROVIDING FOR TRANSMITTAL TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR SUBSEQUENT ACTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969,” as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

**WHEREAS**, the “Florida Interlocal Cooperation Act of 1969” permits public agencies as defined herein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

**WHEREAS**, previously, Palm Beach County and the City of Greenacres entered into an Interlocal Agreement for the joint funding of roadway improvements to Chickasaw Road and for the County to transfer ownership of Wry Road North of Chickasaw Road to the City (“Chickasaw Agreement”); and

**WHEREAS**, the County and City agreed in the Chickasaw Agreement that an existing enclave north of Chickasaw Road satisfies the requirements of sections 171.031(5)(a) and (b), Florida Statutes, and section 171.046, Florida Statutes, and should be annexed into the City; and

**WHEREAS**, section 171.046, Florida Statutes, provides for the annexation of enclaves by interlocal agreement between the municipality and the county having jurisdiction over such enclaves; and

**WHEREAS**, the County and the City have determined that it is appropriate and will promote efficient provision of governmental services for the City to annex the North of Chickasaw Road; and

**WHEREAS**, since the City is the owner of both Wry Road north of Chickasaw Road and Chickasaw Road and vested with the responsibility to maintain the same, both Wry

Road north of Chickasaw Road and Chickasaw Road are included in this Interlocal Agreement as part of the enclave for annexation into the City; and

**WHEREAS**, the enclave identified for annexation in this Agreement is in the City's future annexation area as provided for in the Annexation Element of the City's Comprehensive Plan; and

**WHEREAS**, the City Council of the City of Greenacres finds that, in accordance with the Development & Neighborhood Services Staff Report and Recommendation dated May 6, 2025, attached hereto as **Exhibit "1"** and by this reference made a part hereof, the proposed annexation of the subject enclave is in the best interest of the citizens of the City of Greenacres and is in accordance with State and local law.

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

**Section 1.** The foregoing recitals are incorporated into this Resolution as true and correct findings of the City of Greenacres City Council.

**Section 2.** The City Council of the City of Greenacres hereby approves the Interlocal Agreement (incorporated and attached herein as **Exhibit "2"**) with Palm Beach County for the annexation of an enclave totaling approximately 9.75 acres located on the north side of Chickasaw Road and west of Jog Road.

**Section 3.** As part of this annexation, the City recognizes and formally accepts the deeds received from Palm Beach County and Lake Worth Drainage District (LWDD) for both Wry Road North of Chickasaw Road and Chickasaw Road and formally accepts responsibility and maintenance of the same as roadways within the City of Greenacres.

**Section 4.** The City Council of the City of Greenacres hereby authorizes the appropriate City officials to execute the Interlocal Agreement on behalf of the City of Greenacres and to do all things necessary to effectuate the terms of the Interlocal Agreement. The City Manager and City Attorney are hereby authorized to make any non-substantive changes to the Interlocal Agreement necessary to effectuate the terms authorized herein.

**Section 5.** Upon execution of the Interlocal Agreement, the City Clerk is hereby directed and authorized to transmit sufficient copies of same to the appropriate officials of Palm Beach County for the County's consideration and execution.

**Section 6.** This Resolution shall be effective upon its adoption.

**Resolution No. 2025-13**  
**Interlocal Annexation ANX-25-01**  
**Page 3**

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RESOLVED AND ADOPTED this 19 of day of May 2025

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**Susy Diaz**, Deputy Mayor, *District IV*

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Council Member, *District II*

\_\_\_\_\_  
*Voted:*  
**Judith Dugo**, Council Member, *District III*

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Jowie Mohammed, Director of Youth Programs

**SUBJECT:** Resolution No. 2025-23 - FY25/26 Statewide School Readiness Provider Contract (Form OEL-SR20) with the Early Learning Coalition of Palm Beach County, Inc.

### BACKGROUND

The Early Learning Coalition (ELC) of Palm Beach County receives funding from federal and state agencies for childcare and afterschool services. The Children's Services Council (CSC) matches federal/state funding provided to ELC for CSC's contracts that were previously funded and who comply with licensing requirements.

### ANALYSIS

This contract is to engage an eligible PROVIDER to provide SR services to eligible SR children. PROVIDER will receive payment based on Legislative appropriations, the Office's Child Attendance and PROVIDER Reimbursement (Rule 6M-4.500, Florida Administrative Code (F.A.C.)), and Reimbursement During Emergency Closures (Rule 6M-4.501, F.A.C.)

### FINANCIAL INFORMATION

The C.A.R.E.S. Program is a licensed, inclusive, nationally accredited after school program through the Center on Accreditation (COA). Monthly reimbursement for the 12-month period will be remitted electronically based upon the pre-determined per child/per day rate for Gold Seal Designation of \$27.28 (for 6 hours or more) and \$18.91 (for 6 hours or less).

### STAFF RECOMMENDATION

Approval of Resolution No. 2025-23 authorizing the execution of the FY 25/26 Statewide School Readiness Provider Contract with the Early Learning Coalition of Palm Beach County, Inc.



**RESOLUTION NO. 2025-23**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE FY 2025/26 STATE OF FLORIDA STATEWIDE SCHOOL READINESS PROVIDER CONTRACT, BETWEEN THE EARLY LEARNING COALITION OF PALM BEACH COUNTY AND THE CITY OF GREENACRES FOR THE YOUTH PROGRAMS DEPARTMENT; AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT AND CITY OFFICIALS TO EFFECTUATE IMPLEMENTATION OF THE TERMS OF THE CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Greenacres C.A.R.E.S. (elementary age) Afterschool and Camp Program was established in 1995 to provide an affordable, beneficial structured program with planned activities and enrichment opportunities for the youth in the Greenacres area; and

**WHEREAS**, the City desires to enter into the Statewide School Readiness Provider Contract with the Early Learning Coalition of Palm Beach County, Inc. for monthly reimbursement for afterschool and camp services effective July 1, 2025 through June 30, 2026; and

**WHEREAS**, the City agrees that it is in the best interest of the community to enter into a new Statewide School Readiness Provider Contract for qualifying elementary age children, for a daily rate for Gold Seal Designation of \$27.28 for full-time and \$18.91 for part-time care, with the Early Learning Coalition effective July 1, 2025, through June 30, 2026

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

**SECTION 1.** The City Council grants authorization to the Mayor to execute the School Readiness Scholarship Provider Contract with the Early Learning Coalition of Palm Beach County and the City of Greenacres, which is attached hereto as Exhibit "A" and incorporated herein, for on-going referrals and monthly reimbursement for afterschool and camp services, for qualifying children authorized by the Early Learning Coalition.

**Resolution No. 2025-23 | School Readiness Provider Contract**  
Page No. 2

**Section 2.** The City Council also grants authorization to the appropriate City Officials to effectuate the implementation of the terms of the FY 2025/26 School Readiness Scholarship Provider Contract.

**Section 3.** This resolution shall be effective upon its adoption.

**RESOLVED AND ADOPTED this 19<sup>th</sup> day of May 2025**

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*

**John Tharp**, Council Member, *District I*

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*Voted:*

**Peter Noble**, Council Member, *District II*

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*Voted:*

**Judith Dugo**, Council Member, *District III*

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*Voted:*

**Susy Diaz**, *Deputy Mayor*

\_\_\_\_\_  
*Voted:*

**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Jowie Mohammed, Director of Youth Programs

**SUBJECT:** Resolution No. 2025-24 – FY 25/26 Children’s Services Council (CSC) Scholarship Provider Contract with the Early Learning Coalition of Palm Beach County, Inc.

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### BACKGROUND

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The Early Learning Coalition (ELC) of Palm Beach County receives funding from federal and state agencies for childcare and afterschool services. The Children’s Services Council (CSC) matches federal/state funding provided to ELC for CSC’s contracts that were previously funded and who comply with licensing requirements.

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### ANALYSIS

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The FY 2025/2026 CSC Scholarship Provider Contract with the Early Learning Coalition will provide monthly reimbursement to licensed afterschool providers that comply with state requirements, effective July 1, 2025, through June 30, 2026.

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### FINANCIAL INFORMATION

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The C.A.R.E.S. Program is a licensed, inclusive, nationally accredited after school program through the Center on Accreditation (COA). Monthly reimbursement for the 12-month period will be remitted electronically based upon the pre-determined per child/per day rate for Gold Seal Designation of \$26.22 (for 6 hours or more) and \$13.78 (for 6 hours or less).

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### STAFF RECOMMENDATION

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Approval of Resolution No. 2025-24 authorizing the execution of the FY 25/26 CSC Scholarship Provider Contract with the Early Learning Coalition of Palm Beach County, Inc.

**RESOLUTION NO. 2025-24**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE FY 2025/26 CHILDREN'S SERVICES COUNCIL (CSC) SCHOLARSHIP PROVIDER CONTRACT, BETWEEN THE EARLY LEARNING COALITION OF PALM BEACH COUNTY AND THE CITY OF GREENACRES FOR THE YOUTH PROGRAMS DEPARTMENT; AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT AND CITY OFFICIALS TO EFFECTUATE IMPLEMENTATION OF THE TERMS OF THE CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Greenacres C.A.R.E.S. (elementary age) Afterschool and Camp Program was established in 1995 to provide an affordable, beneficial structured program with planned activities and enrichment opportunities for the youth in the Greenacres area; and

**WHEREAS**, the City desires to enter into a CSC Scholarship Provider Contract with the Early Learning Coalition of Palm Beach County, Inc. for monthly reimbursement for afterschool and camp services effective July 1, 2025, through June 30, 2026; and

**WHEREAS**, the City agrees that it is in the best interest of the community to enter into a new CSC Scholarship Provider Contract for qualifying elementary age children, for a daily rate for Gold Seal Designation of \$26.22 for full-time and \$13.78 for part-time care, with the Early Learning Coalition effective July 1, 2025, through June 30, 2026

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

**Section 1.** The City Council grants authorization to the Mayor to execute the CSC Scholarship Provider Contract with the Early Learning Coalition of Palm Beach County and the City of Greenacres, which is attached hereto as Exhibit "A" and incorporated herein, for on-going referrals and monthly reimbursement for afterschool and camp services, for qualifying children authorized by the Early Learning Coalition.

**Section 2.** The City Council also grants authorization to the appropriate City Officials to effectuate the implementation of the terms of the FY 2025/26 CSC Scholarship Provider Contract.

**Section 3.** This resolution shall be effective upon its adoption.

**RESOLVED AND ADOPTED this 19th of day of May 2025**

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

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*Voted:*  
**Peter Noble**, Council Member, *District II*

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*Voted:*  
**Judith Dugo**, Council Member, *District III*

\_\_\_\_\_  
*Voted:*  
**Susy Diaz**, Deputy Mayor

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney





## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Monica Powery, Director of Purchasing

**SUBJECT:** Resolution 2025-25 – Award of Sky Elements Drone Shows

### BACKGROUND

The City of Greenacres is celebrating its 100-year anniversary, a major milestone in the City's history. As part of the centennial festivities, the City will enhance its **Holiday in the Park** event in December 2025 with a large-scale drone light show and will host a second drone show in 2026.

Sky Elements Drone Shows, LLC, a nationally recognized provider, will deliver two shows featuring approximately 400 drones in a choreographed aerial display designed to create a memorable experience for the community.

### ANALYSIS

Drone shows are considered artistic services, involving creative design, programming, and live performance, which makes them eligible for exemption from competitive selection under the City's Procurement Code. Given the specialized nature of this service and the vendor's expertise, staff recommends waiving competitive selection and directly contracting with Sky Elements Drone Shows, LLC.

Under the agreement, Sky Elements will provide a 12–15-minute drone show, including FAA flight approvals, insurance, equipment, staff, and travel. Staff will coordinate closely with the vendor to ensure all logistics and safety requirements are met for a successful and memorable *Holiday in the Park* event.

### FINANCIAL INFORMATION

The agreement has a total cost of \$110,000, with a required 50% deposit of \$55,000 due upon issuance of the Purchase Order. Sufficient funds are available in the FY 2025 budget for the deposit under City Council – Other Professional Services (001-10-12-31-4).

### LEGAL

The agreement is in accordance with the requirements of City policies and procedures.

### STAFF RECOMMENDATION

Approval of Resolution No. 2025-25, authorizing the execution of an agreement with Sky Elements Drone Shows, LLC for two drone light shows as part of the City's 100-year anniversary celebrations, at a total cost not to exceed \$110,000, and approval of a waiver of competitive selection in accordance with the Procurement Code exemption for artistic services.



**RESOLUTION NO. 2025-25**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH SKY ELEMENTS DRONE SHOWS, LLC FOR THE PROVISION OF TWO DRONE LIGHT SHOWS AS PART OF THE CITY'S 100-YEAR ANNIVERSARY CELEBRATION, INCLUDING THE 2025 HOLIDAY IN THE PARK EVENT AND A SECOND SHOW IN 2026; WAIVING COMPETITIVE SELECTION REQUIREMENTS PURSUANT TO THE PROCUREMENT CODE EXEMPTION FOR ARTISTIC SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres is celebrating its 100-year anniversary, marking a historic milestone for the community; and

**WHEREAS**, as part of the City's centennial celebrations, the City is planning to host two special drone light shows — one during the annual Holiday in the Park event in December 2025 and a second celebration event in 2026 — to provide memorable and artistic entertainment for residents and visitors; and

**WHEREAS**, Sky Elements Drone Shows, LLC is a nationally recognized provider of artistic drone entertainment services, offering specialized expertise and performance capabilities; and

**WHEREAS**, drone shows are considered artistic services involving creative design, programming, and live performance, making them eligible for exemption from competitive selection under the City's Procurement Code; and

**WHEREAS**, the City Council finds that it is in the best interest of the City to waive competitive selection requirements and enter into an agreement with Sky Elements Drone Shows, LLC for the provision of these services; and

**WHEREAS**, the agreement has a total cost of \$110,000, with a required 50% deposit of \$55,000 due upon issuance of the Purchase Order, with sufficient funds available in the FY 2025 budget under City Council – Other Professional Services (001-10-12-31-4).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The City Council hereby approves the agreement with Sky Elements Drone Shows, LLC for the provision of four hundred drone light shows as part of the City's 100-year anniversary celebrations, including the 2025 Holiday in the Park event and an additional show in 2026, at a total cost not to exceed \$110,000.

**SECTION 2.** The City Council waives the competitive selection requirements in accordance with the Procurement Code exemption for artistic services.

**SECTION 3.** The City Council authorizes the issuance of a Purchase Order, including payment of the required 50% deposit of \$55,000, due upon issuance of the Purchase Order, at least 45 days prior to the first event.

**SECTION 4.** The Mayor, City Manager, and other appropriate City officials are authorized to execute the agreement and any related documents necessary to implement the terms of this resolution.

**SECTION 5.** This Resolution shall become effective upon adoption.

**RESOLVED AND ADOPTED this 19<sup>th</sup> day of May, 2025**

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

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*Voted:*  
**Peter Noble**, Council Member, *District II*

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*Voted:*  
**Judith Dugo**, Council Member, *District III*

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*Voted:*  
**Susy Diaz**, *Deputy Mayor*

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Monica Powery, Director of Purchasing

**SUBJECT:** Resolution 2025-27 – Visual Arts and Digital Content Creation

### BACKGROUND

The City of Greenacres, through its Department of Economic Development, is launching an initiative to promote and showcase the City's local restaurant scene. This effort aims to highlight unique local businesses, attract more visitors, and support economic growth and community engagement.

To achieve this, the City proposes contracting with Kaliah Communications, Inc., an experienced artistic services provider specializing in visual storytelling, digital content creation, and artistic exhibitions for governmental and cultural organizations.

### ANALYSIS

The scope of services includes artistic content coordination, photography, videography, and digital content development to feature one local restaurant per month over six months. Kaliah Communications will also manage the distribution of this content across the City's social media platforms to maximize visibility and engagement.

Under the City's Procurement Code, artistic services qualify for an exemption from competitive selection. Given the specialized and creative nature of the services and the vendor's expertise, staff recommends waiving competitive selection and directly contracting with Kaliah Communications, Inc.

### FINANCIAL INFORMATION

The agreement covers a six-month term, from June 1, 2025, through November 30, 2025, at a total cost not to exceed \$18,000. Sufficient funds are available in the FY 2025 budget under the Department of Economic Development.

### LEGAL

The agreement is in accordance with the requirements of City policies and procedures.

### STAFF RECOMMENDATION

Approval of Resolution No. 2025-27, authorizing execution of an agreement with Kaliah Communications, Inc. for visual arts and digital content creation services to support the City's restaurant promotion initiative, at a total cost not to exceed \$18,000, and approval of a waiver of competitive selection in accordance with the Procurement Code exemption for artistic services.

**RESOLUTION NO. 2025-27**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH KALIAH COMMUNICATIONS, INC. FOR VISUAL ARTS AND DIGITAL CONTENT CREATION SERVICES TO SUPPORT THE CITY'S RESTAURANT PROMOTION INITIATIVE; WAIVING COMPETITIVE SELECTION REQUIREMENTS PURSUANT TO THE PROCUREMENT CODE EXEMPTION FOR ARTISTIC SERVICES; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF \$18,000; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres is undertaking an initiative through its Department of Economic Development to promote the City's local restaurant scene, showcase local businesses, and encourage economic growth and community engagement; and

**WHEREAS**, Kaliah Communications, Inc. is a highly experienced artistic services provider specializing in visual storytelling, digital content creation, and artistic exhibitions, with a track record of working with governmental and cultural organizations throughout South Florida; and

**WHEREAS**, the Procurement Code of the City of Greenacres allows for the exemption of artistic services from competitive selection requirements, recognizing the specialized and creative nature of such services; and

**WHEREAS**, the City Council finds it in the best interest of the City to waive the competitive selection process and directly contract with Kaliah Communications, Inc. to provide artistic services in support of the City's restaurant promotion project; and

**WHEREAS**, the agreement includes a six-month term, from June 1, 2025, to November 30, 2025, with a total cost of \$18,000, covering monthly retainers for artistic content creation, coordination, and management of digital exhibition distribution; and

**WHEREAS**, sufficient funds are available in the FY 2025 budget under the Department of Economic Development to support this initiative.



**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The City Council hereby approves the agreement with Kaliah Communications, Inc. for the provision of visual arts and digital content creation services for the City's restaurant promotion initiative, for a total amount not to exceed \$18,000.

**SECTION 2.** The City Council waives the competitive selection requirements under the Procurement Code for this contract, recognizing the exemption for artistic services.

**SECTION 3.** The City Council authorizes the issuance of a Purchase Order in the amount of \$18,000 to Kaliah Communications, Inc. for the services outlined in the agreement.

**SECTION 4.** The Mayor, City Manager, and other appropriate City officials are authorized to execute the agreement and any related documents necessary to implement the terms of this resolution.

**SECTION 5.** This Resolution shall become effective upon adoption.

RESOLVED AND ADOPTED this 19<sup>th</sup> day of May, 2025

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

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*Voted:*  
**Peter Noble**, Council Member, *District II*

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*Voted:*  
**Judith Dugo**, Council Member, *District III*

\_\_\_\_\_  
*Voted:*  
**Susy Diaz**, *Deputy Mayor*

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Andrea McCue, City Manager

**SUBJECT:** Approval of Ordinance No. 2025-02 School Zone Speed Detection System Program – Second Reading

### BACKGROUND

In 2023, the Florida Legislature authorized municipalities to install speed detection systems to enforce school zone speed limits. Following this legislative change, the City of Greenacres evaluated traffic data indicating significant speeding violations within City school zones. In 2023 alone, 707 speeding citations and 247 written warnings were issued within Greenacres school zones.

To enhance public safety and protect children traveling to and from school, the City Council directed the development of a program utilizing automated speed detection systems to assist in enforcing school zone speed limits.

### ANALYSIS

Ordinance No. 2025-02 amends Chapter 9 of the City's Code of Ordinances to establish a School Zone Speed Enforcement Program. Key provisions include:

- Authorizing the placement and installation of speed detection systems in designated school zones that present heightened safety risks.
- Establishing program administration, including the designation of the Special Magistrate as the local hearing officer and City staff as the clerk.
- Outlining enforcement procedures, fines, public awareness requirements, and annual reporting obligations.
- Designating the initial school zones for speed detection system installation (specific schools to be listed by resolution).

The ordinance aligns with Chapter 316, Florida Statutes, and ensures due process rights for violators through a hearing process.

The Ordinance was approved on First Reading on May 5, 2025.

### FINANCIAL INFORMATION

Costs associated with the installation, operation, and enforcement of the program will be managed through agreements with qualified vendors. Any revenues generated from fines will be collected and distributed in accordance with applicable Florida law.

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**LEGAL**

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The ordinance is consistent with state law, including recent amendments to Chapter 316, Florida Statutes. Legal review confirmed compliance with all due process and enforcement requirements.

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**STAFF RECOMMENDATION**

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Staff recommends approval of Ordinance No. 2025-02, amending the City Code to create a School Zone Speed Detection System Program to enhance the safety of children and the public in designated school zones.

**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE CITY OF GREENACRES, FLORIDA AMENDING CHAPTER 9, ARTICLE I, DIVISION 1, OF THE CODE OF ORDINANCES BY ADDING SECTION 9-12, DECLARING PURPOSE AND INTENT, AUTHORIZING PLACEMENT AND INSTALLATION OF A SCHOOL ZONE SPEED DETECTION SYSTEM, PROVIDING FOR ADMINISTRATION AND IMPLEMENTATION OF SUCH A SYSTEM, DESIGNATING A LOCAL HEARING OFFICER AND CLERK, MAKING FINDINGS REGARDING RELEVANT TRAFFIC DATA AND EVIDENCE WARRANTING ADDITIONAL ENFORCEMENT PROCEDURES, DESIGNATING SCHOOL ZONE SPEED DETECTION SYSTEM LOCATIONS WHICH CONSTITUTE A HEIGHTENED SAFETY RISK, ADOPTING ENFORCEMENT PROCEDURES AND FINES, AND FOR OTHER PURPOSES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, effective July 1, 2023, the Florida Legislature amended Chapter 316, Florida Statutes, to authorize municipalities to install speed detection systems to assist in the enforcement of speed limits within school zones; and

**WHEREAS**, in 2023, the Palm Beach County Sheriff’s Office (“PBSO”) issued a countywide total of 1,552 Florida Uniform Traffic Citations for Speeding in a School Zone and a countywide total of 1,068 Written Warnings for Speeding in a School Zone; and

**WHEREAS**, of the aforementioned 1,552 Florida Uniform Traffic Citations, 707 were issued within the City of Greenacres; and

**WHEREAS**, of the aforementioned 1,068 Written Warnings, 247 were issued within the City of Greenacres; and

**WHEREAS**, the City Council finds that the use of a school zone speed detection system is a deterrent to speeding in school zones, and that the use of such a system is an important means of protecting children and promoting safety in school zones within the City; and

**Ordinance No. 2025-02 | School Speed Zone Detection System**

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**WHEREAS**, the City Council has considered the relevant traffic data and other evidence supporting the need for installation of school zone speed limit detection systems within the City; and

**WHEREAS**, the City Council has determined, based upon the evidence considered, the specific school zones in this jurisdiction which constitute a heightened safety risk that warrant additional enforcement procedures; and

**WHEREAS**, the City Council has determined that it is efficient to utilize the City's existing special magistrate appointed under Section 2-288 of the Code of Ordinances to conduct hearings pursuant to this ordinance and section 316.1896, Florida Statutes, as may be amended; and

**WHEREAS**, the City Council has reviewed this proposed ordinance and has determined that this Ordinance serves a valid public purpose and is in the best interest of the public health, safety and welfare of the City.

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

**SECTION 1.** The foregoing recitals are hereby fully incorporated herein by reference as true and correct legislative findings of the City Council of the City of Greenacres.

**SECTION 2.** The City of Greenacres Code of Ordinances, Chapter 9 "Miscellaneous Offenses," Article I "In General," Division 1 "Generally," Section 9-12, is hereby added to read as follows:

**Section 9-12 – School Zone Speed Enforcement Program.**

- (a) Purpose and intent. The City desires to protect the health, safety, and welfare of individuals traveling to and from school in the City. Accordingly, the City seeks to enforce school zone speed limits by authorizing the placement or installation and use of speed detection systems on roadways that constitute a

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 3

heightened safety risk warranting additional enforcement measures pursuant to F.S. § 316.008 and to adopt a system to enforce violations in accordance with all applicable laws.

(b) Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Local Hearing Officer:* The Greenacres Special Magistrate or such other qualified person designated by resolution of the Greenacres Council to conduct hearings relating to notice of violations issued pursuant to Sections 316.1896 and 316.0083, Florida Statutes.

*Person:* A natural person, the registered owner or co-owner of a motor vehicle, or the person identified in an affidavit as having actual care, custody, or control of the motor vehicle at the time of a Violation.

*Petitioner:* A person who elects to request a hearing before the Local Hearing Officer for the purpose of determining whether a Violation under Section 316.1896, Florida Statutes, has occurred.

*School Zone:* A roadway located within Greenacres and maintained as a School Zone pursuant to Section 316.1895, Florida Statutes, that constitutes a heightened safety risk that warrants additional enforcement measures, as determined by the City Council after consideration of traffic data and other relevant evidence.

*Speed Detection System:* A portable or fixed automated system used to detect a motor vehicle's speed using radar or LiDAR, and to capture a photograph or video of the rear of a motor vehicle that exceeds the speed limit in force at the time of the Violation.

*Traffic Infraction Enforcement Officer:* The Palm Beach County Sheriff's Office employee or employees designated by Greenacres who meet the qualifications set forth under Section 316.640(5), and/or any other relevant statute, and who are vested with the authority to enforce Violations.

*Vendor:* The entity or entities selected by the City pursuant to subsection 9-12(f) of this Code.

*Violation:* Driving a motor vehicle on a roadway designated as a School Zone at a speed as follows:

(A) In excess of 10 miles per hour over the School Zone speed limit which occurs within 30 minutes before through 30 minutes after the start of a regularly scheduled breakfast program in violation of Section 316.1895, Florida Statutes.

(B) In excess of 10 miles per hour over the School Zone speed limit which occurs within 30 minutes before through 30 minutes after the start of a regularly scheduled

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 4

school session in violation of Section 316.1895, Florida Statutes.

(C) In excess of 10 miles per hour over the posted speed limit during the entirety of a regularly scheduled school session in violation of Section 316.183, Florida Statutes.

(D) In excess of 10 miles per hour over the School Zone speed limit which occurs within 30 minutes before through 30 minutes after the end of a regularly scheduled school session in violation of Section 316.1895, Florida Statutes.

(c) *Statutory References.* Any statutory reference made in this section shall include the most recent version of such statute, as amended from time to time.

(d) *Supplemental Authority.* This section provides a supplemental means of enforcing unlawful speed violations in school zones and shall not prohibit a law enforcement officer from issuing a uniform traffic citation for a traffic violation in accordance with Chapter 316, Florida Statutes.

(e) *Use of School Zone Speed Limit Detection System Authorized.* In accordance with Chapter 316, Florida Statutes, the City exercises its authority to authorize placement or installation of speed detection systems to enforce applicable speed limits on roadways maintained as school zones within the jurisdiction of the City of Greenacres. Use of such systems shall comply with all applicable laws, including but not limited to Chapter 316, Florida Statutes, including but not limited to the requirements and procedures for the collection of evidence, public records and retention, enforcement powers and procedures, review of the photograph or video images from the speed detection system, notice of violation issuance, hearing procedures, appeals, defenses, and penalties.

(f) *Program Administration.*

(1) *Administrator.* The City Manager or designee, in cooperation with the Palm Beach County Sheriff's Office and any necessary City staff, as determined by the City Manager or designee, and any approved vendor and its employees and agents, are empowered to administer and assist with the City's school zone speed enforcement program, consistent with Chapter 316, Florida Statutes, subject to any other applicable statute (including but not limited to Chapter 318), this section, and all corresponding City Council resolutions. The City Manager or designee, in coordination with the City's law



**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 5

enforcement agency, is responsible for establishing any other procedures, policies, and forms necessary for implementing this section. The City is authorized to enter into agreements with one or more vendors to place or install speed detection systems and conduct services consistent with the implementation and enforcement of this section.

(2) *Local hearing officer.* The City shall utilize its special magistrate(s) appointed pursuant to Section 2-288 of this Code to serve as the local hearing officer(s) who shall preside over violation hearings in accordance with this section.

(3) *Clerk.* The City Council shall designate by resolution existing City staff to serve as the clerk to the local hearing officer.

(4) *Traffic infraction enforcement officer.* The City Manager or designee, in coordination with the City's law enforcement agency, shall designate traffic infraction enforcement officers to enforce school zone speed limit violations pursuant to this section.

(g) *Program Implementation.*

(1) *Vendor contract.* Pursuant to F.S. § 316.0776, before the City contracts or renews a contract with a vendor to place or install a speed detection system in a school zone, the contract or contract renewal must be approved by the City Council at a regular or special City Council meeting. The contract or contract renewal may not be heard on the consent agenda and the public must be allowed to comment pursuant to the City's public comment policies.

(2) *Installation and operation of speed detection systems.* Pursuant to F.S. §§ 316.008 and 316.0776, speed detection systems may be installed and operated only in the school zones designated by this section, as amended from time to time.

(3) *Signage requirements.* The installation and operation of speed detection systems, including required signage, shall be in accordance with F.S. §316.0776, any other applicable section(s) of Chapter 316, Florida Statutes, all applicable regulations of the Florida Department of Transportation and the

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 6

Florida Department of Highway Safety and Motor Vehicles

(4) *Public awareness.* Pursuant to F.S. § 316.0776, before notices of violation for school zone speed infractions may be issued, the City or the vendor must make a public announcement and conduct a public awareness campaign of the proposed use of speed detection systems at least thirty (30) days before commencing enforcement under the speed detection system program and must notify the public of the specific date on which the program will commence. During the 30-day public awareness campaign, only a warning may be issued to the registered owner for a school speed zone infraction and a fine shall not be imposed.

(5) *Annual reporting requirements.* The City, with the assistance of the City's law enforcement agency and/or the vendor, will annually report on the City's school zone speed enforcement program in accordance with F.S. §§ 316.0776(3)(c) and 316.1896. Pursuant to F.S. § 316.0776 (3)(c), the compliance or sufficiency of compliance with this requirement may not be raised in a proceeding challenging a notice of violation for a school zone speed infraction.

(6) *Collected fines and costs.* All fines and costs collected pursuant to this section must be remitted in accordance with F.S. §§ 316.1896 and 318.18, and any other relevant state law.

(h) *Designation of Heightened Safety Risk School Zones which necessitate use of school zone speed limit detection system.* The City Council has considered evidence at a public hearing supporting the installation and operation of speed detection systems on certain roadways maintained as school zones within the jurisdiction of the City. Based on this evidence, the City Council found that the school zones for the following schools constitute a heightened safety risk that warrants additional enforcement measures by installation or placement of speed detection systems pursuant to F.S. § 316.008. Subsequent speed detection systems may be approved for inclusion or removal via amendment to this section in accordance with applicable law.

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 7

- (1) John I Leonard High School, 4701 10<sup>th</sup> Ave North
- (2) Heritage Elementary, 5100 Melaleuca Lane
- (3) Diamond View Elementary, 5300 Haverhill Road
- (4) Tradewinds Middle School, 5090 Haverhill Road
- (5) Cholee Lake Elementary, 6680 Dillman Road
- (6) Liberty Park Elementary, 6601 Constitution Way
- (7) Okeeheelee Middle School, 2200 Pinehurst Drive
- (8) Greenacres Elementary, 405 Jackson Avenue
- (9) LC Swain Middle School, 5332 Lake Worth Road
- (10) Potentia Academy, 4784 Melaleuca Lane
- (11) Montessori Academy of Early Enrichment, 6300 Lake Worth Road
- (12) Greenacres Christian Academy, 4982 Cambridge Street

(i) *Enforcement procedure.* The City, Palm Beach County Sheriff's Office, and any applicable vendor shall be authorized to enforce violations of school zone speed limits pursuant to this section. Such enforcement shall follow the procedures set forth in F.S. § 316.1896.

(j) *Fines.* Fines for the violation of a school zone speed limit enforced pursuant to this section shall be fixed by F.S. § 318.18(3)(d).

**SECTION 3. Repeal of Conflicting Ordinances.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 5. Codification.** The sections of the Ordinance may be made a part of the City Code of Laws and Ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 8

**SECTION 6. Effective Date.** The provisions of this Ordinance shall become effective immediately upon adoption.

**[Signatures follow on the next page].**

**Ordinance No. 2025-02 | School Speed Zone Detection System**

Page No. 9

**Passed on the first reading this 5<sup>th</sup> day of May 2025.**

**PASSED AND ADOPTED on the second reading this 19th day of May 2025.**

*Voted:*

\_\_\_\_\_  
**Chuck Shaw**, Mayor

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

**Attest:**

*Voted:*

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
**John Tharp**, Council Member, *District I*

*Voted:*

\_\_\_\_\_  
**Peter Noble**, Council Member, *District II*

*Voted:*

\_\_\_\_\_  
**Judith Dugo**, Council Member, *District III*

*Voted:*

\_\_\_\_\_  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney

# **Business Impact Estimate**

Proposed ordinance's title/reference:

## **ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE CITY OF GREENACRES, FLORIDA AMENDING CHAPTER 9, ARTICLE I, DIVISION 1, OF THE CODE OF ORDINANCES BY ADDING SECTION 9-12, DECLARING PURPOSE AND INTENT, AUTHORIZING PLACEMENT AND INSTALLATION OF A SCHOOL ZONE SPEED DETECTION SYSTEM, PROVIDING FOR ADMINISTRATION AND IMPLEMENTATION OF SUCH A SYSTEM, DESIGNATING A LOCAL HEARING OFFICER AND CLERK, MAKING FINDINGS REGARDING RELEVANT TRAFFIC DATA AND EVIDENCE WARRANTING ADDITIONAL ENFORCEMENT PROCEDURES, DESIGNATING SCHOOL ZONE SPEED DETECTION SYSTEM LOCATIONS WHICH CONSTITUTE A HEIGHTENED SAFETY RISK, ADOPTING ENFORCEMENT PROCEDURES AND FINES, AND FOR OTHER PURPOSES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The purpose and intent of the proposed ordinance is to protect the health, safety, and welfare of the citizens of the Greenacres, by authorizing the installation and use of speed detection systems in school zones within the City and providing a framework for local enforcement in the manner prescribed by Florida law.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

None that the City is aware of.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

This ordinance imposes no new charge or fee for which businesses will be financially responsible.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The proposed ordinance is not expected to impact the City's regulatory costs. Costs associated with administering the program are expected to be offset by penalties paid by violators and used in accordance with section 316.1896(5), Florida Statutes.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The City does not anticipate that the proposed ordinance will impact any business.

4. Additional information the governing body deems useful (if any):

Not applicable.



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

**FROM:** Monica Powery, Director of Purchasing

**SUBJECT:** Approval of Resolution No. 2025-26 School Zone Speed Detection Agreement

### BACKGROUND

In 2023, the Florida Legislature authorized municipalities to install speed detection systems to enforce school zone speed limits. Following this legislative change, the City of Greenacres evaluated traffic data indicating significant speeding violations within City school zones. In 2023 alone, 707 speeding citations and 247 written warnings were issued within Greenacres school zones.

To enhance public safety and protect children traveling to and from school, the City Council directed staff to implement a School Zone Speed Enforcement Program using automated speed detection systems. Ordinance No. 2024-30 established the framework for this program, including the authority to contract with qualified vendors.

### ANALYSIS

Resolution No. 2025-26 approves the execution of a piggyback agreement with American Traffic Solutions, Inc. d/b/a Verra Mobility, utilizing the competitively awarded contract between the City of Tampa and Verra Mobility. This agreement provides for the installation, operation, and management of school zone speed camera enforcement services under the same terms and rates as outlined in Tampa's Master Agreement.

Piggybacking onto Tampa's contract allows the City to accelerate program implementation while benefiting from competitively negotiated pricing and proven vendor performance.

### FINANCIAL INFORMATION

Costs associated with the installation, operation, and enforcement of the program will be governed by the agreement with Verra Mobility. Any revenues generated from fines will be collected and distributed in accordance with Florida law, and all program expenses will be managed through approved budget allocations.

### LEGAL

The agreement has been reviewed for compliance with the City's purchasing policies, state statutes, and all applicable legal requirements, including due process protections and public records obligations.

### STAFF RECOMMENDATION



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Staff recommends approval of Resolution No. 2025-26, authorizing the City to enter into the agreement with Verra Mobility to implement the School Zone Speed Detection System Program and enhance the safety of children and the public in designated school zones.

**RESOLUTION NO. 2025-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF A PIGGYBACK AGREEMENT BETWEEN THE CITY OF GREENACRES AND AMERICAN TRAFFIC SOLUTIONS, INC. D/B/A VERRA MOBILITY FOR SCHOOL ZONE SPEED CAMERA ENFORCEMENT SERVICES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, on March 7, 2024, the City of Tampa issued a Request for Proposal (RFP) for the implementation of a photo enforcement program for school zone speed violations; and

**WHEREAS**, the City of Tampa entered into a Master Agreement with American Traffic Solutions, Inc. d/b/a Verra Mobility (“Vendor”) following a competitive solicitation and evaluation process; and

**WHEREAS**, the City of Greenacres desires to implement a similar program utilizing the terms and conditions of the City of Tampa’s competitively awarded contract, in accordance with the City’s Purchasing Code, allowing for piggybacking onto other government contracts; and

**WHEREAS**, City staff has recommended approval of a piggyback agreement with Vendor to provide school zone speed camera enforcement services under the same rates and terms as outlined in the Tampa Master Agreement; and

**WHEREAS**, the City Council finds that entering into this agreement serves the best interests of the residents of Greenacres by enhancing public safety in school zones.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council hereby approves the Piggyback Agreement between the City of Greenacres and American Traffic Solutions, Inc. d/b/a Verra Mobility for the provision of

**Resolution No. 2025-26 | School Zone Speed Detection System Agreement****Page No. 2**

school zone speed camera enforcement services, under the terms set forth in the agreement attached hereto as Exhibit "A."

**SECTION 3.** appropriate City officials are authorized to execute the agreement and any related documents necessary to implement the terms of this resolution.

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

**Resolution No. 2025-26 | School Zone Speed Detection System Agreement**  
**Page No. 3**

**RESOLVED AND ADOPTED this 19<sup>th</sup> day of May, 2025**

*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:*

\_\_\_\_\_  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 5, 2025

**FROM:** Michele Thompson, Director, Community & Recreation Services Department

**SUBJECT:** Ordinance No. 2025-09 City Park Operating Hours

### BACKGROUND

Ordinance No. 2025-09 amends Ordinance No. 2005–21 which was approved by the City Council on June 20, 2005 upon installation of soccer field lighting at Freedom Park. The Public Works Department has completed park improvements at Gladiator Park through an approved FY2025 Capital Improvement project that included lighting enhancements completed on March 15, 2025. This lighting project will extend Gladiator Park operating hours until 10 p.m.

### ANALYSIS

The FY2025 Gladiator Park project includes a replacement play structure, conversion of one (1) basketball court to two (2) pickleball courts, and installation of nine (9) new LED solar park lights. The play structure and LED lighting are partially covered through an Energy Efficiency Conservation Block Grant program. Due to the completion of the lighting enhancement project, adding nine (9) new solar LED lights, the park hours will be extended until 10 p.m.

### FINANCIAL INFORMATION

The Gladiator Park project totaled \$136,965 and was approved by the City Council in September 2024 for inclusion in the FY2025 budget. CIP-303 Court Resurfacing totaled \$18,100; CIP-190 Lighting Enhancements with nine (9) LED solar lights totaled \$115,945; and permitting fees of \$2,920.

### LEGAL

The proposed Ordinance No. 2025-09 has been prepared in accordance with the applicable State Statutes and City Code Requirements. It has been reviewed by the City Attorney and all supporting documents for legal sufficiency and compliance.

### STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 2025-09 amending Gladiator Park operating hours from Sunrise to 10 p.m.

**ORDINANCE NO. 2025-09**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES AT CHAPTER 11, ENTITLED “STREETS, SIDEWALKS AND OTHER PUBLIC PLACES”, ARTICLE IV ENTITLED “CITY PARKS”, SECTION 11-73 ENTITLED “OPERATING HOURS; SPECIAL EVENTS PERMIT”, TO ESTABLISH HOURS OF OPERATION FOR GLADIATOR PARK AND FOR OTHER PURPOSES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, INCLUSION IN CODE, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such home rule power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the City is responsible for the operation and maintenance of the public parks located within the municipal limits; and

**WHEREAS**, it is necessary to establish hours of operation for Gladiator Park, a newly improved park located within the City, to be consistent with the operational hours of other improved City parks; and

**WHEREAS**, the adoption of the hours of operation for Gladiator Park is within the City’s exercise of its valid police power; and,

**WHEREAS**, the City Council deems approval of this Ordinance to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Greenacres and the public at large and serving a valid public purpose.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres, Florida.

**Section 2.** Chapter 11 of the Code of Ordinances entitled “Streets, Sidewalks and Other Public Places”, Article IV entitled “City Parks”, Section 11-73 entitled “Operating Hours; Special Events Permit”, is hereby amended as follows (underlined language indicates language being added; ~~stricken~~ language indicates language being deleted):

#### Article IV. CITY PARKS

##### Sec. 11-73. - Operating hours; special events permit.

(a) *Park operating hours.* All parks located within the city shall be open to the public every day of the year at sunrise and shall be closed at sunset, except for the following parks which shall operate as provided herein:

- (1) Samuel J. Ferreri Community Park: Open at sunrise; closed at 10:00 p.m.;
- (2) Ira Van Bullock Park: Open at sunrise; closed at 10:00 p.m.;
- (3) Rambo Park: Open at sunrise; closed at 10:00 p.m.;
- (4) Veterans Park: Open at sunrise; closed at 10:00 p.m.;
- (5) Bowman Park: Open at sunrise; closed at 10:00 p.m.;
- (6) Burrowing Owl Park: Open at sunrise; closed at 10:00 p.m.
- (7) Freedom Park: Open at sunrise; closed at 10:00 p.m.
- (8) Gladiator Park: Open at sunrise; closed at 10:00 p.m.

(b) *Special events permit.* Any person, group, firm, organization or corporation seeking to utilize or occupy a city park beyond the permitted hours of operation enumerated above may apply for a "special events permit" with the department of community and recreation services~~engineering, planning and building~~ at least thirty (30) days prior to the intended park use date. Such permit request shall be reviewed by all affected city departments to ensure compliance with all federal, state, county and municipal regulations. Requests for the sale, distribution and consumption of alcoholic beverages in the city's parks shall be incidental to a city special event and follow the process set forth in section 8-26. If

**Ordinance No. 2025-09 | Amending Chapter 11, Article IV, City Parks**

Page No. 3

the application is determined to be in conformance with all applicable regulations, and upon payment of the appropriate permit fee, department of community and recreation services~~engineering, planning and building~~ shall issue a permit for the proposed event.

**Section 3. Repeal of Conflicting Ordinances.** All ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 4. Severability.** If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**Section 5. Inclusion in Code.** It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

**Section 6. Effective Date.** This Ordinance shall become effective upon adoption.



**Passed on the first reading this 5<sup>th</sup> day of May, 2025.**

\_\_\_\_\_  
**Chuck Shaw**, Mayor

**Attest:**

\_\_\_\_\_  
**Quintella Moorer**, City Clerk

\_\_\_\_\_  
*Voted:*  
**John Tharp**, Council Member, *District I*

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Council Member, *District II*

\_\_\_\_\_  
*Voted:*  
**Judith Dugo**, Council Member, *District III*

\_\_\_\_\_  
*Voted:*  
**Susy Diaz**, Council Member, *Deputy Mayor*

\_\_\_\_\_  
*Voted:*  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney

**Ordinance No. 2025-09** | Amending Chapter 11, Article IV, City Parks  
Page No. 5



## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

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

**SUBJECT:** **Resolution 2025-15, SE-23-05**  
Special Exception for Murphy USA

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### BACKGROUND

Amber Rebert, agent for the owners, ARL FHJ, LLC is requesting approval for a Special Exception to allow for a proposed Convenience Store with Fuel Sales within a Commercial Intensive (CI) zoning district. The site is located on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, approximately 1,100 feet east of Jog Road.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on April 10, 2025. On April 21, 2025, the City Council voted 4-0 to table the item to this May 19, 2025, City Council meeting. In response to the Council's feedback, the applicant has revised the proposed hours of operation from 24 hours to 5a.m. to 11p.m., 7 days a week, and has submitted more realistic, detailed renderings that demonstrate how the proposed landscaping enhances the site and contributes to buffering, compatibility, and Crime Prevention Through Environmental Design (CPTED).

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### ANALYSIS

The request is for the approval of a Special Exception to allow a Convenience Store with Fuel Sales within the Commercial Intensive zoning district. Concurrently, an application for the Site and Development Plans (SP-23-07) including a Master Sign Plan (MSP-24-06) is also being processed and complies with all applicable City Code requirements. The proposed site layout includes 15 parking spaces, exceeding the minimum City Code requirement of 14 spaces based on the size of the convenience store. The site design incorporates enhanced landscaping and a masonry buffer wall along the eastern property boundary, ensuring compatibility and sufficient screening from the adjacent residential. Architectural plans demonstrate compatibility with the existing commercial character of the area, utilizing complementary materials, colors, and design features.

There are two (2) ingress and egress points, one located on Forest Hill Boulevard and one on the adjacent Walmart access drive to the west. Pedestrian access is provided by a sidewalk connection to Forest Hill Boulevard and includes paved crosswalks, facilitating safe pedestrian movements.

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The applicant has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build-out date of December 31, 2025. The proposal has satisfied the applicable City Code requirements for approval of the Special Exception and Staff's findings of fact are indicated in the staff report with thirty (30) conditions of approval.

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#### **FINANCIAL INFORMATION**

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Prior to the issuance of any Building Permits, the applicant shall be required to pay all applicable impact fees, including the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201, as well as the amounts due under the City's Arts in Public Places (AIPP) Program.

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#### **LEGAL**

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Resolution 2025-15 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

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#### **STAFF RECOMMENDATION**

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*Approval* of SE-23-05 through the adoption of Resolution 2025-15.

**RESOLUTION NO. 2025-15**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN APPLICATION FOR A SPECIAL EXCEPTION TO ALLOW A CONVENIENCE STORE WITH FUEL SALES LOCATED WITHIN THE COMMERCIAL INTENSIVE ZONING DISTRICT, APPROXIMATELY 1,100 FEET EAST OF THE INTERSECTION OF FOREST HILL BOULEVARD AND JOG ROAD, ON THE SOUTH SIDE OF FOREST HILL BOULEVARD AT 6270 FOREST HILL BOULEVARD, AS REQUESTED BY THE APPLICANT, AMBER REBERT OF CPH, LLC, AGENT FOR THE OWNER, ARL FHJ, LLC; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, Amber Rebert of CPH, LLC, as agent for the property owner, ARL FHJ, LLC, has submitted an application for Special Exception approval to allow a Convenience Store with Fuel Sales to be located within a Commercial Intensive (CI) zoning district, located at 6270 Forest Hill Boulevard, pursuant to Section 16-499(17), Commercial Intensive (CI) regulations of the Zoning Code; and

**WHEREAS**, the applicant presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Planning, Engineering, and GIS Division which, in turn, recommended approval of the Special Exception to allow for a Convenience Store with Fuel Sales within a Commercial Intensive (CI) zoning district, located 1,100 feet east of Jog Road on the South Side of Forest Hill Boulevard at 6270 Forest Hill Boulevard with the conditions identified herein; and

**WHEREAS**, the Planning and Zoning Board held a public hearing April 10, 2025, reviewed the applicant's request, and made a recommendation on the application 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 to allow for a Convenience Store with

Fuel Sales within a Commercial Intensive (CI) zoning district, subject to the conditions of approval and staff recommendation at the April 21, 2025, Public Hearing.

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

**SECTION 1.** The Application, SE-23-05, a Special Exception to allow for a Convenience Store with Fuel Sales within a Commercial Intensive (CI) zoning district is 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: 18-42-44-10-00-000-5020**

10-44-42, NLY 277.21 FT OF E 220 FT OF W 1/2 OF SE 1/4 LYG S OF & ADJ TO  
FOREST HILL BLVD R/W

CONTAINING A TOTAL OF 1.17 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 dated March 26, 2025, and strict compliance with the Site and Development Plans exhibits stamped approved by the City of Greenacres on May 19, 2025, and listed below, which are attached hereto and made part hereof as Exhibit "A"



- A. SP-23-07 Murphy's (Forest Hill Blvd) **Site Plan**, Sheets SP-0 through SP-14, received by DNS on May 09, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - B. SP-23-07 Murphy's (Forest Hill Blvd) **Landscape Plan**, Sheets LP-1 through LP-4, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - C. SP-23-07 Murphy's (Forest Hill Blvd) **Tree Removal Plan**, Sheet TR-1, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - D. SP-23-07 Murphy's (Forest Hill Blvd) **Irrigation Plan**, Sheets IR-1 through IR-3, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - E. SP-23-07 Murphy's (Forest Hill Blvd) **Photometric Plan**, Sheet L-1.0, received by DNS on April 10, 2025, and prepared by JWG of Galloway
  - F. SP-23-07 Murphy's (Forest Hill Blvd) **Architectural Plan**, Sheets 1 through 4, received by DNS on April 10, 2025, and prepared by Scott Loikits of GreenbergFarrow
  - G. SP-23-07 Murphy's (Forest Hill Blvd) **Master Sign Plan**, Sheets MSP-1, received by DNS on April 10, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - H. SP-23-07 Murphy's (Forest Hill Blvd) **Civil/Engineering Plan**, Sheets C-2 through C-13, received by DNS on April 10, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - I. SP-23-07 Murphy's (Forest Hill Blvd) **Renderings**, Sheets 1 and 2, received by DNS on May 09, 2025
2. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201. The amount of **\$7,907.20** shall be paid prior to the issuance of any Building Permits. (Planning, Engineering, and Building)
  3. The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the total construction costs is two hundred fifty thousand dollars (\$250,000) or greater, in accordance with Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of the total construction costs of the project. The contribution shall be placed in the city's public art fee fund and the contributor shall have no input in the use of such funds. The contribution shall be divided into two (2) payments as follows:
    - A. **Prior to Building Permit Issuance:** The developer shall submit to the building division/finance department a preliminary certification of the total construction costs. This preliminary certification shall be used to calculate the developer's initial payment of thirty (30) percent of the contribution. The developer shall make this initial payment to the building division/finance department prior to the issuance of any building permit.
    - B. **Prior to Issuance of the Final Certificate of Occupancy:** The developer shall submit to the building division/finance department a final certification of the total construction costs. This final certification shall be used to calculate the outstanding portion of the contribution. The developer shall pay the outstanding portion of the contribution prior to the issuance of the final certificate of occupancy for the project.

4. The project shall participate in the City Tree Dedication Program per Section 16-1293; prior to the issuance of any Building Permits, one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore **seven (7) Live Oaks or equivalent cash payment** shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
5. Any site permits required and/or obtained shall be maintained in an active status with the respective permitting agency until all the work covered by the permit is satisfactorily completed, any applicable inspections passed, and officially closed out with the City. (Building, Planning, Engineering and Public Works)
6. Permits from the 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 the issuance of an Engineering Permit. (Engineering)
7. 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)
8. The required masonry wall along the east property line shall be a minimum of 8 feet in height, measured from the highest adjacent grade, and shall be finished with stucco on both sides. The following shall also apply:
  - A. The stucco shall be painted to match and harmonize with the building's exterior walls.
  - B. Landscaping shall be installed in front of the wall in accordance with the City's Zoning Code.
  - C. The property owner shall continue to coordinate with the owner of the adjacent residential property to the east regarding the existing 6-foot wall, with the objective of either constructing a continuous 8-foot-tall wall or ensuring that no gap exists between the existing wall and the proposed wall that could present safety or maintenance concerns.
  - D. The wall design, including all relevant details, shall be reflected on all applicable plan sheets and submitted for review and approval as part of the Engineering Permit submission.
  - E. The property owner shall obtain and submit for review and approval a written legal authorization or easement agreement from the owner of the adjacent residential property to the east, confirming the coordination and consent for any work to be conducted on the adjacent property as part of the Engineering Permit submission.
  - F. The property owner shall remain solely responsible for the maintenance of the wall. (Planning, Engineering, and Building)
9. 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. No Engineering Permit shall be issued for construction or work until an approved cost estimate and a bond for all sitework has been posted. Once site work is complete, a maintenance bond will be required prior to the close out of the engineering permit. (Engineering)

10. Upon completion of all required improvements, the developer/property owner shall direct 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, and submission must occur prior to the acceptance of improvements and the release of the bond for sitework. (Planning and Engineering)
11. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD and City of Greenacres must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test. Additionally, documentation detailing the maximum impervious surface allowances for the overall project, as acceptable to the City Engineer, must be provided. All required documents must be submitted with the application for Engineering Permits. (Engineering)
12. The establishment may operate ~~24 hours a day~~ 5:00 a.m. to 11:00 p.m., 7 days a week. Should any issues arise regarding the operation hours, the City Manager or their designee reserves the right to modify the hours of operation. The establishment shall otherwise comply with Sec. 8-27. - Hours of Sale, as amended, which prohibits the sale or dispensing of alcoholic beverages between the hours of 2:00 a.m. and 7:00 a.m. of each day. A locking mechanism or control shall be installed and maintained to restrict access to alcoholic beverages during the restricted period of 5:00 a.m. to 7:00 a.m. in which alcohol sale or dispensing is prohibited. (Planning)
13. No outdoor speakers shall be permitted. (Planning and Building)
14. 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, 2025**, 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)
15. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to the issuance of Engineering Permits. (Engineering)
16. Driveway connection and/or right-of-way construction permits from Palm Beach County Land Development and/or FDOT must be obtained prior to the issuance of Engineering Permits. Any existing driveway connections on site which will become redundant shall be removed and replaced with curbing, etc. to match adjacent conditions. (Engineering)

17. 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)
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22. A certified cost estimate by a FL Registered Landscape Architect or Engineer, for the project's landscape materials, installation, irrigation and labor to establish a 1-year maintenance financial guarantee or financial security in a form acceptable to the City Attorney in the amount of 110% of the estimate shall be posted for the project's landscaping, in addition to the other bonds required for site improvements. The owner shall provide this financial guarantee or financial security before the City performs any landscape inspection or issues a Certificate of Occupancy. If project's landscaping is not maintained, the City may use the financial guarantee or financial security to maintain or replace dead or unacceptable landscape materials and irrigation components after providing written notice to the property owner. (Planning and Engineering)
  - a. The project Landscape Architect shall conduct a field inspection at substantial completion of the project to verify that the landscape and irrigation installation complies with the approved plans and is healthy and flourishing before the project's 1-year maintenance financial guarantee/security period begins. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request a final City inspection of the landscape installation.

- b. The project Landscape Architect shall conduct an interim field inspection near the 6-month mark of the project's 1-year maintenance period to verify that the landscape and irrigation installation continues to comply with the approved plans and is healthy and flourishing. The project Landscape Architect shall then submit a Certificate of Compliance letter to the City of Greenacres and request an interim City re-inspection of the maintained landscaping at the 6-month mark of the maintenance financial guarantee/security period.
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26. 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)

27. 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)
28. 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)
29. The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns. Deviation from any portion of the approved Site and Development Plans, Special Exception, or failure to comply with any requirement, condition or safeguard imposed by the City during the approval procedure shall render the Site and Development Plans and Special Exception approval null, void, and of no further effect upon determination by the City Council. (Planning)
30. **CITY ADVISORY 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 19<sup>th</sup> of day of May, 2025

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:

\_\_\_\_\_  
**Paula Bousquet**, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

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**Glen J. Torcivia**, City Attorney





## ITEM SUMMARY

**MEETING DATE:** May 19, 2025

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

**SUBJECT:** **Resolution 2025-16, SP-23-07 and MSP-24-06**  
Site & Development Plans and Master Sign Plan for Murphy USA

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### BACKGROUND

Amber Rebert, agent for the owners, ARL FHJ, LLC is requesting approval of the Site and Development Plans including a Master Sign Plan to construct a 2,824 square-foot Convenience Store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations. The site is located on the south side of Forest Hill Boulevard at 6270 Forest Hill Boulevard, approximately 1,100 feet east of Jog Road.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on April 10, 2025. On April 21, 2025, the City Council voted 4-0 to table the item to this May 19, 2025, City Council meeting. In response to the Council's feedback, the applicant has revised the proposed hours of operation from 24 hours to 5a.m. to 11p.m., 7 days a week, and has submitted more realistic, detailed renderings that demonstrate how the proposed landscaping enhances the site and contributes to buffering, compatibility, and Crime Prevention Through Environmental Design (CPTED).

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### ANALYSIS

The request is for approval of the Site and Development Plans including a Master Sign Plan to construct 2,824 square-foot Convenience Store and associated overhead canopy and six (6) dual-sided fuel dispensing pumps serving twelve (12) fueling stations. Concurrently, a Special Exception application (SE-23-05) to allow for the Convenience Store with Fuel Sales. The proposed site layout includes 15 parking spaces, exceeding the minimum City Code requirement of 14 spaces based on the size of the convenience store. The site design incorporates enhanced landscaping and a masonry buffer wall along the eastern property boundary, ensuring compatibility and sufficient screening from the adjacent residential. Architectural plans demonstrate compatibility with the existing commercial character in the area, utilizing complementary materials, colors, and design features.

There are two (2) ingress and egress points, one located on Forest Hill Boulevard and one on the adjacent Walmart access drive to the west. Pedestrian access is provided by a sidewalk connection to Forest Hill Boulevard and includes paved crosswalks, facilitating safe pedestrian movements.

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The applicant has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build-out date of December 31, 2025. The proposal has satisfied code requirements for approval of the Site and Development Plans including a Master Sign Plan and Staff's findings of fact are indicated in the staff report with thirty (30) conditions of approval.

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#### **FINANCIAL INFORMATION**

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Prior to the issuance of any Building Permits, the applicant shall be required to pay all applicable impact fees, including the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201, as well as the amounts due under the City's Arts in Public Places (AIPP) Program.

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#### **LEGAL**

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Resolution 2025-16 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

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#### **STAFF RECOMMENDATION**

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*Approval of SP-23-07 and MSP-24-06 through the adoption of Resolution 2025-16.*

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**RESOLUTION NO. 2025-16**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN APPLICATION FOR SITE AND DEVELOPMENT PLANS INCLUDING A MASTER SIGN PLAN TO CONSTRUCT A 2,824-SQUARE-FOOT CONVENIENCE STORE WITH AN OVERHEAD CANOPY AND SIX (6) DUAL-SIDED FUEL DISPENSING PUMPS SERVING TWELVE (12) FUELING STATIONS, WITHIN THE COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, APPROXIMATELY 1,100 FEET EAST OF THE INTERSECTION OF FOREST HILL BOULEVARD AND JOG ROAD, ON THE SOUTH SIDE OF FOREST HILL BOULEVARD AT 6270 FOREST HILL BOULEVARD, AS REQUESTED BY THE APPLICANT, AMBER REBERT OF CPH, LLC, AGENT FOR THE OWNER, ARL FHJ, LLC; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, Amber Rebert of CPH, LLC, as agent for the property owner, ARL FHJ, LLC, has submitted an application for approval of the Site and Development Plans including a Master Sign Plan to allow for the construction of a 2,824-square-foot convenience store with an overhead canopy and six (6) dual-sided fuel dispensing pumps serving twelve (12) fueling stations, to be located within a Commercial Intensive (CI) zoning district, located at 6270 Forest Hill Boulevard; and

**WHEREAS**, the applicant presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Planning, Engineering, and GIS Division which, in turn, recommended approval of the Site and Development Plans including a Master Sign Plan to allow for the construction of a 2,824-square-foot convenience store with an overhead canopy and six (6) dual-sided fuel dispensing pumps serving twelve (12) fueling stations within a Commercial Intensive (CI) zoning district, located 1,100 feet east of Jog Road on the South Side of Forest Hill Boulevard at 6270 Forest Hill Boulevard with the conditions identified herein; and

**WHEREAS**, the Planning and Zoning Board held a public hearing April 10, 2025, reviewed the applicant's request, and made a recommendation on the application 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 Site and Development Plans including a Master Sign Plan to allow for the construction of a 2,824-square-foot convenience store with an overhead canopy and six (6) dual-sided fuel dispensing pumps serving twelve (12) fueling stations within a Commercial Intensive (CI) zoning district, subject to the conditions of approval and staff recommendation at the April 21, 2025, Public Hearing.

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

**SECTION 1.** The Application, SP-23-07, the Site and Development Plans including a Master Sign Plan (MSP-24-06) to allow for the construction of a 2,824-square-foot convenience store with an overhead canopy and six (6) dual-sided fuel dispensing pumps serving twelve (12) fueling stations within a Commercial Intensive (CI) zoning district is 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: 18-42-44-10-00-000-5020**

10-44-42, NLY 277.21 FT OF E 220 FT OF W 1/2 OF SE 1/4 LYG S OF & ADJ TO  
FOREST HILL BLVD R/W

CONTAINING A TOTAL OF 1.17 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 dated March 26, 2025, and strict compliance with the Site and Development Plans exhibits stamped approved by the City of Greenacres on May 19, 2025, and listed below, which are attached hereto and made part hereof as Exhibit "A"

- A. SP-23-07 Murphy's (Forest Hill Blvd) **Site Plan**, Sheets SP-0 through SP-14, received by DNS on May 09, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - B. SP-23-07 Murphy's (Forest Hill Blvd) **Landscape Plan**, Sheets LP-1 through LP-4, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - C. SP-23-07 Murphy's (Forest Hill Blvd) **Tree Removal Plan**, Sheet TR-1, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - D. SP-23-07 Murphy's (Forest Hill Blvd) **Irrigation Plan**, Sheets IR-1 through IR-3, received by DNS on April 10, 2025, and prepared by Danita Roberts Bryant of CPH, LLC
  - E. SP-23-07 Murphy's (Forest Hill Blvd) **Photometric Plan**, Sheet L-1.0, received by DNS on April 10, 2025, and prepared by JWG of Galloway
  - F. SP-23-07 Murphy's (Forest Hill Blvd) **Architectural Plan**, Sheets 1 through 4, received by DNS on April 10, 2025, and prepared by Scott Loikits of GreenbergFarrow
  - G. SP-23-07 Murphy's (Forest Hill Blvd) **Master Sign Plan**, Sheets MSP-1, received by DNS on April 10, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - H. SP-23-07 Murphy's (Forest Hill Blvd) **Civil/Engineering Plan**, Sheets C-2 through C-13, received by DNS on April 10, 2025, and prepared by Todd Harland Hendrix of CPH, LLC
  - I. SP-23-07 Murphy's (Forest Hill Blvd) **Renderings**, Sheets 1 and 2, received by DNS on May 09, 2025
2. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201. The amount of **\$7,907.20** shall be paid prior to the issuance of any Building Permits. (Planning, Engineering, and Building)
3. The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the total construction costs is two hundred fifty thousand dollars (\$250,000) or greater, in accordance with Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of the total construction costs of the project. The contribution shall be placed in the city's public art fee fund and the contributor shall have no input in the use of such funds. The contribution shall be divided into two (2) payments as follows:
- A. **Prior to Building Permit Issuance:** The developer shall submit to the building division/finance department a preliminary certification of the total construction costs. This preliminary certification shall be used to calculate the developer's initial payment of thirty (30) percent of the contribution. The developer shall make this initial payment to the building division/finance department prior to the issuance of any building permit.
  - B. **Prior to Issuance of the Final Certificate of Occupancy:** The developer shall submit to the building division/finance department a final certification of the total construction costs. This final certification shall be used to calculate the outstanding portion of the contribution. The developer shall pay the outstanding portion of the contribution prior to the issuance of the final certificate of occupancy for the project.

4. The project shall participate in the City Tree Dedication Program per Section 16-1293; prior to the issuance of any Building Permits, one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore **seven (7) Live Oaks or equivalent cash payment** shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (Planning and Building)
5. Any site permits required and/or obtained shall be maintained in an active status with the respective permitting agency until all the work covered by the permit is satisfactorily completed, any applicable inspections passed, and officially closed out with the City. (Building, Planning, Engineering and Public Works)
6. Permits from the 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 the issuance of an Engineering Permit. (Engineering)
7. 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)
8. The required masonry wall along the east property line shall be a minimum of 8 feet in height, measured from the highest adjacent grade, and shall be finished with stucco on both sides. The following shall also apply:
  - A. The stucco shall be painted to match and harmonize with the building's exterior walls.
  - B. Landscaping shall be installed in front of the wall in accordance with the City's Zoning Code.
  - C. The property owner shall continue to coordinate with the owner of the adjacent residential property to the east regarding the existing 6-foot wall, with the objective of either constructing a continuous 8-foot-tall wall or ensuring that no gap exists between the existing wall and the proposed wall that could present safety or maintenance concerns.
  - D. The wall design, including all relevant details, shall be reflected on all applicable plan sheets and submitted for review and approval as part of the Engineering Permit submission.
  - E. The property owner shall obtain and submit for review and approval a written legal authorization or easement agreement from the owner of the adjacent residential property to the east, confirming the coordination and consent for any work to be conducted on the adjacent property as part of the Engineering Permit submission.
  - F. The property owner shall remain solely responsible for the maintenance of the wall. (Planning, Engineering, and Building)
9. 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



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- (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 19<sup>th</sup> of day of May, 2025

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:

\_\_\_\_\_  
**Paula Bousquet**, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

**Resolution No. 2025-16 | SP-23-07 and MSP-24-06 Murphy USA**  
Page No. 12

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**Glen J. Torcivia**, City Attorney



## ITEM SUMMARY

**MEETING DATE:** May 5, 2025

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

**SUBJECT:** **Ordinance 2025-07 – ZTA-25-04 – First Reading**  
**Temporary Signs Before an Election**

### BACKGROUND

The City-initiated request is for a Zoning Text Amendment (ZTA) to revise the provisions related to temporary signs relative to election times. The proposed language revises the period for temporary non-commercial signs before an election, under Code Section 16-968 of the City Code of Ordinances, to begin forty-five (45) days instead of thirty (30) days, prior to any local, state, or federal election.

### ANALYSIS

The objective of the proposed amendment is to establish a reasonable period, in line with electoral voting timeframes, for residents and establishments to display temporary non-commercial signs in a manner that maintains the visual and aesthetic character of the City. The Planning and Zoning Board recommended approval by a vote of 5-0 at their meeting on April 10, 2025.

### FINANCIAL INFORMATION

N/A.

### LEGAL

Ordinance 2025-07 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

### STAFF RECOMMENDATION

Approval of ZTA 25-04 through Ordinance 2025-07.

**ORDINANCE NO. 2025-07**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ZONING REGULATIONS; ARTICLE VI, SIGN REGULATIONS, TO REVISE THE PROVISIONS RELATED TO TEMPORARY SIGNS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Greenacres City Council, as the governing body of the City of Greenacres (the "City"), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (Zoning Code);

**WHEREAS**, the City Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the City's residents;

**WHEREAS**, the City Council finds it periodically necessary to amend its Land Development Regulations to ensure consistency with the City's goals, enhance regulatory clarity, and accommodate evolving community needs; and

**WHEREAS**, the Planning and Zoning Board, after notice and public hearing, considered the proposed comprehensive amendments to the sign regulations and recommended that only the amendments related to Chapter 16, Zoning Regulations, Article VI, Sign Regulations, Division 4, Temporary Signs proceed at this time, with the remaining signage amendments to be brought forward for future consideration; and

**WHEREAS**, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres;

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



**SECTION 1.** Chapter 16, Zoning Regulations, Article VI, Sign Regulations, Division 4, Temporary Signs of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underline and deletions are indicated by ~~strikethrough~~; relocated text is indicated by *italics*):

***[Section 16-967 omitted for brevity.]***

**Section 16-968. Temporary signs—Permit not required.**

~~Except for those signs requiring temporary use permits as provided in section 16-969, temporary signs do not require permits but are subject to the following limitations as to size, location and duration:~~ The following types of temporary signs are allowed without a permit, provided they meet the requirements of this section:

- ~~(a) Temporary noncommercial signs, year-round:~~ A property owner may place a maximum of one (1) temporary sign on the property, compliant with the standards in section 16-967.
- ~~(b)~~ (a) *Temporary noncommercial signs before an election.* For the period beginning ~~thirty~~ forty-five (3045) days prior to a local, state or federal election, ~~additional~~ temporary signs will be allowed as follows:
  - (1) *Number and location—Private property.* ~~On private property:~~ a maximum of one (1) sign per candidate or issue is permitted with property owner consent.
  - (2) *Number and location—Public property.* ~~On public property during early voting and on election day:~~ a maximum of one (1) sign per candidate or issue is permitted with property owner consent. The city may, ~~by resolution,~~ designate specific areas for the display of temporary signs on public ~~city~~ property.
  - ~~(3)~~ (4) *(Relocated) Installation.* Nothing in this subsection shall be construed to allow the placement of any temporary sign in public rights-of-way or to allow the placement of any temporary sign in violation of the safety and setback requirements in sections 16-967 and 16-948.
  - ~~(3)~~ (4) *Size.* All temporary signs posted or installed pursuant to this subsection must not be larger than three (3) square feet in residential districts, unless they are situated along a major arterial, in which case the size limit is increased to sixteen (16) square feet. In all other districts, and in residential districts located along a major arterial roadway, temporary signs may be up to sixteen (16) square feet.

- (5) *Removal.* All signs installed or posted under this subsection must be removed within twenty-four (24) hours of the event or poll closure on election day, failing which they will be subject to removal by the city pursuant to section 16-967.
- (~~eb~~) *Temporary signs when property is being offered for sale or lease.* One (1) temporary sign may be located on a property:
- (1) When that property is being offered for sale or lease through a licensed real estate agent; or
  - (2) If not offered for sale or lease through a licensed real estate agent, when the sign is owned by the property owner and that property is offered for sale by the owner;
  - (3) All signs posted under this subsection shall be removed no later than one (1) business day after the property ceases to be offered for lease or sale.
  - (4) All temporary signs posted or installed pursuant to this subsection must not be larger than three (3) square feet in residential districts and sixteen (16) square feet in all other districts. Additionally, these signs may not have more than two (2) sign faces.
  - (5) Sign copy may include the applicable language, for example, "For Sale," "For Rent," "For Lease," and may contain the name of the owner or representative and a contact phone number.
- (~~ec~~) ~~Additional~~ *Temporary sign when a property being offered for sale or lease is open to the public.* One (1) temporary sign, totaling no more than three (3) square feet, may be located on the owner's property on the day prior to and on the day(s) when a property owner is opening the property to the public.

***[Section 16-969 through 16-980 have been omitted for brevity.]***

**SECTION 2. Repeal of Conflicting Ordinances.** All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

**SECTION 3. Severability.** If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be

unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**SECTION 4. Inclusion in the Code.** It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section”, “Article” or another word.

**SECTION 5. Effective Date.** The provisions of this Ordinance shall become effective immediately upon adoption.

**[Remainder of the page intentionally blank.]**

Passed on the first reading this \_\_ day of \_\_, 2025.

**PASSED AND ADOPTED** on the second reading this \_\_\_\_ day of \_\_\_\_\_, 2025.

*Voted:*

\_\_\_\_\_  
**Chuck Shaw**, Mayor

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

**Attest:**

*Voted:*

\_\_\_\_\_  
**Quintella Moor**, City Clerk

\_\_\_\_\_  
**John Tharp**, Council Member, *District I*

*Voted:*

\_\_\_\_\_  
**Peter Noble**, Council Member, *District II*

*Voted:*

\_\_\_\_\_  
**Judith Dugo**, Council Member, *District III*

*Voted:*

\_\_\_\_\_  
**Paula Bousquet**, Council Member, *District V*

**Approved as to Form and Legal Sufficiency:**

\_\_\_\_\_  
**Glen J. Torcivia**, City Attorney

ZTA-25-04 (Ordinance 2025-07)  
Date: April 04, 2025

Revised: 5/9/2025



## DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

### I. Project Description:

**Applicant:** City of Greenacres

**Request:** City-initiated Zoning Text Amendments (ZTA) to revise the provisions related to temporary signs relative to election times.

**Project Manager:** Millie Rivera, Planner

### II. Proposed Zoning Code Amendments:

#### Overview of Proposed Code Amendments:

- **Chapter 16**
  - **Article VI, Sign Regulations**
    - **Temporary Signs (Division 4)**
      - **Temporary Signs—Permit Not Required (Section 16-968)**
        - Revised the period for *temporary non-commercial signs before an election* begins forty-five (45) days prior to a local, state or federal election to align with the electoral voting timeframes.

### III. Staff Analysis:

#### **Background:**

This Zoning Text Amendment (ZTA) is at the request of the City's Development and Neighborhood Services Department to modify sign regulations in Chapter 16. The revision establishes a reasonable period, in line with electoral voting timeframes, for residents and establishments to display temporary non-commercial signs in a manner that maintains the visual and aesthetic character of the City.

Specifically, the amendment clarifies that a maximum of one (1) temporary non-commercial sign may be posted on private or public property with property owner's consent within the prescribed forty-five (45) days, instead of thirty (30) days, preceding a local, state, or federal election, in accordance with the standards set forth in Section 16-968(a).

The amendment is consistent with applicable State and Federal laws and supports the goals, objectives, and policies of the City's Comprehensive Plan—particularly those aimed at fostering balanced, sustainable, and long-term growth.

***Development Review Committee Staff Comments:***

The proposed Zoning Text Amendment was reviewed and recommended for approval by the Development Review Committee.

**IV. Zoning Text Amendment Criteria:****A. *The need and justification for these changes:***

The proposed Zoning Text Amendment is essential to better align the City's sign regulations with its evolving growth. Specifically, the amendment adjusts the timeframe for temporary noncommercial signage to reflect electoral voting timeframes, thereby ensuring compliance with State and Federal laws.

**B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.***

The proposed amendment is consistent with the City's Comprehensive Plan and will further the purpose of the City's Code of Ordinances. Moreover, the amendment contributes to the effectiveness of the City's Zoning Code by improving clarity, accessibility, and enforceability.

**V. Staff Recommendation:**

***Approval*** of ZTA-25-04 through the adoption of Ordinance 2025-07.

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**PLANNING & ZONING BOARD OF APPEALS – April 10, 2025**

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The Planning and Zoning Board of Appeals on a motion made by Board Member Robarts and seconded by Board Member Litowsky, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-25-04** (*Chapter 16 Temporary Signs*) as presented by staff.

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**CITY COUNCIL ACTION First Reading – May 19, 2025**

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**CITY COUNCIL ACTION Adoption Hearing – June 2, 2025**

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Attachments:

1. Ordinance 2025-07

# **Business Impact Estimate**

Proposed ordinance's title/reference:

## **Ordinance No. 2025-07**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ZONING REGULATIONS; ARTICLE VI, SIGN REGULATIONS, TO REVISE THE PROVISIONS RELATED TO TEMPORARY SIGNS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

In accordance with the provisions of controlling law, notwithstanding the fact that an exemption may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance would amend the regulations related to temporary signs outlined in Chapter 16, Zoning Regulations, Article VI, Sign Regulations. The amendment is designed to reflect current trends and address community needs regarding sign usage, ensuring that all modifications align with constitutional standards influenced by significant legal precedents. It adds on to the recent sign amendments to provide for further clarity of the applicable standards and enhance safety.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

The proposed ordinance does not impose any new fee or cost and is not expected to have a direct economic impact on private for-profit businesses or the City's regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The proposed amendments would, as applicable, apply to all businesses operating within the City.



4. Additional information the governing body deems useful (if any):

Not applicable.



## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Michele Thompson, Director, Community & Recreation Services

**SUBJECT:** Community & Recreation Services Dept. – April Report

### ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY 2025 TO DATE	FY 2025 BUDGET
No. of Contracts Executed/Renewed	0	1	4
No. of Collaborative Partnerships	10	52	40
No. of Vendor/Independent Contractor Agreements	2	62	55
No. of Educational Scholarship Applications R'cd	13	33	21
No. of Community Events Coordinated	1	5	9
No. of Event Participants	6,000	19,601	42,000
No. of Little Free Libraries (LFL)* / # Replacement Units / Story Walk Boards	*2/#2	2/6	30/2
No. of Business Sponsorships	1	10	20
No. of Schools/Attendance for "Read for the Record"	-	16/1,625	16/1,500

### FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY 2025 TO DATE	FY 2025 BUDGET
Fields/Concession Stands	44	483	800
Pavilions	33	208	520
Center Facility	79	427 <sup>1</sup>	800
Monthly Center Attendance	3,634	27,871	4500

**133<sup>1</sup>** Additional Free Rentals: **47** Gym: YP/Open Gym/Ballroom/; **14** Banquet Hall: Ballroom/ PBSO/HOA Charter/HOA Sherwood/Info Sess. League of Citites/D2C/Tai Chi; **22** Room 1: OAP/League of Cities; **3** Room 2: Spotlighters/ESOL; **1** Room 3: AARP; **12** Room 4: ESOL/PW; **13** Comm. Park: PB Square Dance; **22** Freedom Park: Tai Chi

**REVENUE**

<b>FACILITY RENTALS REVENUE</b>	<b>THIS PERIOD</b>	<b>FY 2025 TO DATE</b>	<b>FY 2025 PROJECTED</b>
Total Rental Revenue Generated	\$14,663.01	\$106,842.20	\$182,155

**ATHLETICS**

<b>YOUTH ATHLETICS</b>	<b>THIS PERIOD</b>	<b>FY 2025 TO DATE</b>	<b>FY 2025 PROJECTED</b>
FY25 Co-ed Fall Soccer (10/10/24-12/6/24) • Registration Period 8/1/24 – 9/20/24	-	291	220
FY25 Co-ed Spring Soccer (3/6/25-5/16/25) • Registration Period 1/2/25 – 2/21/25	2	289	280
FY25 Co-ed Winter Basketball (12/2/24-3/7/25) • Registration Period 9/3/24 – 11/2/24	-	150	160
Co-ed Summer Basketball Skills Camp • Camp Week: 7/21/25 – 7/24/25 • Registration Period 5/19/25 – 6/30/25	-	-	40

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<b>FOOD DISTRIBUTION</b>	<b>NO. SERVED</b>
PBSO & Restoration Bridge – TBD	-

**OLDER ADULT PROGRAMS**

<b>SOCIAL ACTIVITIES</b>	<b>PARTNERS/SPONSORS</b>	<b>NO. OF PARTICIPANTS YTD</b>
Daily Meal Program; Zumba Games/Bingo; Special Events; Educational Sessions Mon.- Fri. (5 x 27)	Music for Mending Minds; PBSO Stroll w/ a Deputy; Firebush; Flipany; Dedicated Senior Med. Ctr.; HealthSun; WellCare; Zumba; Guardians Credit Union	1,145

# FY25 EVENTS & SPONSORSHIPS

Item # 15.

EVENTS	SPONSORS/PARTNERS	FY 2025 EXPENSE	FY 2025 ACTUAL	FY2025 ATTENDEES
Trunk or Treat	PBSO	N/A	N/A	4,500
Holiday in the Park (12/14/24)	FL Blue; WM; Renaissance Charter School (Wellington); Rosenthal, Levy, Simon & Sosa; PBSO	\$35,713	\$31,474	5,000
Fiesta de Pueblo (1/11/25)	Executed by Fiesta de Pueblo, Inc.	\$4,115	\$2,003	6,000
Daddy Daughter Dance (2/8/25)	N/A	\$5,619	\$2,515	101
Egg'stravaganza (4/19/25)	State Farm – Lily Vasconcelos; FL Blue; Waste Management	\$23,855	\$10,692	6,000
Rock-n-Roll Sunday/FR Chili Cook-Off (3/2/25)	Coordinated w/ FR & the Nam Knights Motorcycle Club of PBC	\$7,424	CRS \$3,131	3,000
Ignite the Night (7/4/25)	FPL – Kidz Zone Sponsor; Waste Management	\$81,219	\$-	
<i>Back2School</i> Supply Distribution (7/25/25)		\$8,159	\$-	
Senior Resource Fair (9/27/25)		\$500	\$-	
Sunday Sounds (9/28/25)		\$5,657		

**FY25 Event Actuals = Direct + In-direct – Event Sponsors & Revenues**



## Department Report

**MEETING DATE:** May 19, 2025

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

**SUBJECT:** April 1, 2025, through April 30, 2025

## Development & Neighborhood Services Department

### My Government Online Software (MGO)

Implementation of new software online platform to replace New World and Energov for permitting, business tax receipts, contractor licensing, planning and zoning, and code enforcement. Staff continues working with MGO on workflow system mapping in preparation for module configurations.

## Planning, GIS & Engineering Division

### NEW CASES

#### Santa Catalina Office Buildings (SP-15-04C)

A request for a Minor Site and Development Plan Amendment to modify the elevations for the 2 office buildings for the Santa Catalina project. (Under staff review, initial comments were provided, continued discussion with applicant).

#### TU-2025-1358 – El Rey Del Taco (Approved)

A request by Alan Casarrubias on behalf of El Rey Del Taco, for a temporary use permit to allow for two (2) storage containers at the rear of their business parking lot, while they expand/remodel the restaurant, at 5283 Lake Worth Road. This Temporary Use Permit is tied to Building Permit # 2024-00000488. All storage containers will be removed after completion of the project.

#### ZTA-25-05 Master Sign & Signage

A City-initiated request for a Zoning Text Amendment to Chapter 16, Article VI - Sign Regulations to update regulations related to signage amortization, Master Sign Plans, conflicts between Planned Commercial Development (PCD) and general sign regulations, and general sign standards by zoning district. This request was initially a part of the City-initiated request for ZTA-25-03, the proposed amendments for temporary sign was recommended for approval 5-0 at the PZB meeting on April 10, 2025. The remainder of the ZTA-25-05 is under staff review, based on PZB comments and will be brought back to PZB for review and thereafter go the City Council.

**Greenacres Plaza – Walmart – 3911 S Jog Road**

A request for a Minor Site and Development Plan Amendment (PCD-84-01V) to modify exterior paint and sign (Under staff review).

**Unity of Title – 207 Jackson Avenue**

A request for a Unity of Title for lots 31 and 32 located at 207 Jackson Avenue. (Under staff review).

**City of Greenacres – 5800 Melaleuca Lane (SP-04-04A)**

A request for a Minor Site and Development Plan Amendment (SP-04-04A) to remove four parking spaces and establish the overflow parking to expand the Veterans Plaza Area. (Under staff review).

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## CURRENT PLANNING CASES

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

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal).

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

A request for Site and Development Plan (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 sf House of Worship and accessory uses. (Meeting with applicant was held on May 3, 2024; resubmittal received on February 14, 2025; comments were provided on March 25, 2025. Awaiting applicant's response to comments and resubmittal).

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

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal).

**C&C Legacy Plaza – 3494 South Jog Road (SP-24-01), (BA-24-01), (MSP-24-03), and (PLT-24-01)**

A request for Site and Development Plans (SP-24-01) approval on a vacant parcel to construct a 2,598 sf one story office building and a two-story townhouse building with three townhouses; a Variance (BA-24-01) from the landscape code requirements for a one-story office building and a two-story townhouse building with three townhouses; and a Master Sign Plan (MSP-24-03; and a Plat (PLT-24-01). PZB approved the Variance request (BA-24-01) on August 8, 2024. The Site and Development Plans and Master Sign Plan were approved by City Council on September 16, 2024. Sufficiency letter was sent for the Plat (PLT-24-01) on September 12, 2024; resubmittal received October 30, 2024, comments provided November 18, 2024; resubmittal received February 3, 2025, comments were provided February 14, 2025; Resubmittal received March 14, 2025, and the plat was certified as sufficient by the City Engineer & City Surveyor on March 25, 2025. (The Site Plan, Master Sign Plan and Preliminary Plat were approved on April 7, 2025, City Council meeting.)

**City-initiated Chickasaw and Wry Roads Annexations (ANX-24-01), (CPA-24-05), and ZC-24-05)**

Annexation of an enclave located on Chickasaw and Wry Road into the City through an Interlocal Agreement with Palm Beach County. A Future Land Use map amendment and Rezoning for the sixteen parcels that will be annexed into the City will be processed concurrently through the City. The properties are located on the north side of Chickasaw and along Wry Road. (Notification was sent to each property owner on April 9, 2025. Scheduled for the City Council meeting for resolution adoption on May 19, 2025. Tentatively scheduled for the Palm Beach County Board of County Commissioners meeting on July 8, 2025, Palm Beach County BCC meeting for adoption.)

**Garden Square – 6645 Chickasaw Road (SP-23-03)**

A request for Site and Development Plans approval to construct four (4) five-unit townhomes and six (6) four-unit townhomes (total of 44 units). (DRC comments provided on August 20, 2024. On September 20, 2024, staff met with applicant for follow-up to DRC comments. Resubmittal was received on November 14, 2024. DRC comments sent on December 17, 2024. Resubmittal received on February 03, 2025; comments were provided on February 24, 2025. Applicant resubmitted and addressed outstanding comments in early March. (The site plan was approved by City Council on April 7, 2025.)

**Greenacres Sunoco and Offices - 3067 South Jog Road (SP-24-02)**

A request for Site and Development Plans (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq. ft. mezzanine. (Sufficiency letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Awaiting applicant's response to comments and resubmittal.)

**Ice Cream La Bendicion – 560 Jackson Avenue (SP-24-04)**

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. (Awaiting receipt of applicant's response to the sufficiency letter provided on July 5, 2024, staff has ongoing discussions with applicant regarding the required items. Partial resubmittal received, February 21, 2025, the full resubmittal received on March 10, 2025, comments were provided on March 24, 2025. Awaiting applicant's response to comments and resubmittal.)

**Iglesia Bautista Libre Emmanuel – 5083 Lake Worth Road (SE-22-04), (BA-22-01), and (SP-22-05A)**

A Special Exception request (SE-22-04) to allow a House of Worship within an existing building located in the Commercial Intensive (CI) zoning district, a Variance (BA-22-01) to allow for a reduction in the front and rear landscape buffers, and a Major Site and Development Plan Amendment (SP-22-05A). Staff has been coordinating with Code Enforcement on code enforcement case for work without permit and operating without an approved Special Exception. (Property owner and applicant no showed the Special Magistrate Hearing held on November 20, 2024, for subject parcel 5057 Lake Worth Road pending Unity of Title, with Board Order Finding Violation to comply by December 21, 2024; the property has not come into

compliance and is subject to a fine of \$100 per day. Resubmittal received on April 4, 2025, under Staff review).

**Kids in Care – Buttonwood Plaza – 3032 South Jog Road (SP-84-05I), (SE-24-02), and (BA-24-02)**

The Zoning Text Amendment (ZTA 25-01), to define Prescribed Pediatric Extended Care (PPEC), add such as a permitted use, and establish standards and criteria under Article III, District Regulations, was approved by PZBA on February 13, 2025, and City Council – 1<sup>st</sup> Reading on March 03, 2025, and 2<sup>nd</sup> Reading on March 17, 2025. The project is being withdrawn as it is no longer required. Staff worked with the applicant to update the establishments BTR and required associated paperwork to meet criteria for PPEC use.

**Lake Worth Plaza West – 6404 Lake Worth Road (MSP-24-01)**

A request for a Master Sign Plan for Lake Worth Plaza West. (Sufficiency comments sent to applicant on July 9, 2024; staff is working with the new Property Manager to finalize Master Sign Plan for the entire plaza; awaiting applicant's response to comments and resubmittal; follow up email sent on December 26, 2024. Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations in conjunction with the pending ZTA).

**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. (Staff is working with the new Property Manager to finalize Master Sign Plan for the entire plaza; resubmittal received on April 4, 2025, under Staff review).

**Murphys USA Greenacres – 6270 Forest Hill Boulevard (SE-23-05), (BA-23-08), (SP-23-07), and (MSP-24-06)**

A Special Exception (SE-23-05) request to allow a Convenience Store with Fuel Sales within the Commercial Intensive (CI) zoning district, a Variance (BA-23-08) from the required 1500ft separation of an existing gas station and convenience store to 768ft, Site and Development Plans (SP-23-07) request to construct a 2,824-square-foot convenience store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations, and a request for a Master Sign Plan (MSP-24-06). (The variance was approved at PZB meeting on March 13, 2025 and the Special Exception, Site and Development Plans, and Master Sign Plan were postponed to the PZB meeting on April 10, 2025. Postponed at City Council meeting of April 21, 2025 and rescheduled to May 19, 2025, City Council meeting for the Special Exception, Site and Development Plans, and Master Sign Plan.)

**Orchid Cove – 1105 South Jog Road (SP-23-01) and (BA-23-04)**

A request for a Site and Development Plan (SP-23-01) approval to construct six (6) two-family units (Total of 12 units), and an Administrative Variance (BA-23-04) for a 5-ft reduction from the required rear and side street setbacks. (DRC comments provided on June 7, 2024; follow-up email sent to applicant on February 24, 2025; impromptu meeting with applicant was held on April 23, 2025; awaiting applicant's response to comments and resubmittal).

**Perry Office – 3130 Perry Avenue (SP-22-03) and (BA-23-03)**

A request for Site and Development Plans (SP-22-03) approval for a vacant parcel to



construct a 6241 sq ft office totaling 4 bays for flexible office space use. The site is located on the northeast corner of Perry Avenue and 10<sup>th</sup> Avenue South. The request also includes a variance (BA-23-03) to reduce the landscape buffer on the eastern side of the site plan from 10 ft to 5 ft. (Resubmittal received on August 21, 2024, DRC was held on September 19, 2024, subsequent meetings and discussions with applicant and design team to include preliminary engineering considerations. DRC comments were provided on November 7, 2024. Follow-up email sent to applicant on February 2025. On March 2025, applicant responded that they are redesigning the project and will be resubmitting it for review. Awaiting applicant's response to comments.)

#### **Pentecostal Tabernacle – 6030 Lake Worth Road (BA-23-05)**

A request for a Variance to allow for a fence to be located within the front yard of the House of Worship. (DRC meeting was held on July 18, 2024. Further information is needed for sufficiency to be scheduled for PZBA. The applicant is gathering additional information to substantiate the hardship and demonstrate why a variance is necessary. There is an active code case due to the fence being installed without the proper approvals and permits).

#### **Walmart – 6294 Forest Hill Blvd (SP-88-06AA), (BA-24-03), and (MSP-25-01)**

A request for a Major Site and Development Plan Amendment (SP-88-06AA) to add 3,370 sq ft and replace 12 designated customer pick-up parking spaces and 33 regular parking spaces with 33 designated customer pick-up parking spaces, a Variance (BA-24-03) to reduce the number of required parking spaces, and a Master Sign Plan (MSP-25-01). (Staff is working with the applicant to finalize site plan and master sign plan; resubmittal received on February 12, 2025, comments provided on March 24, 2025. Awaiting applicants' response to comments and resubmittal).

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### **SITE PLAN AMENDMENTS**

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#### **Dunkin Donuts – Aloha Shopping Center – 4644 Lake Worth Road (SP-16-07A) and (MSP-24-04)**

A request for a Minor Site and Development Plan Amendment (SP-16-07A) to modify the exterior façade of the Dunkin Donuts outparcel and a Master Sign Plan (MSP-24-04) for the entire Aloha Shopping Center. (Meeting with applicant was held on November 19, 2024; resubmittal received on December 17, 2024; comments provided on December 27, 2024; meeting with property owner and applicant was held on January 9, 2025; follow up email sent on April 15, 2025. Awaiting applicants' response to comments and resubmittal).

#### **Nautica Isles HOA (SP-84-12E)**

A request for a Minor Site and Development Plan Amendment to add speed humps within the neighborhood. (Awaiting receipt of applicant's response to the sufficiency letter provided on March 18, 2025.)

#### **Palm Beach Christian Preparatory School – Church in the Palms – 3812 South Jog Road (SP-02-08C)**

A request for a Major Site and Development Plan Amendment to establish a private school (Palm Beach Christian Preparatory School) in the Commercial Intensive (CI) zoning district. (Sufficiency comments sent to applicant on June 10, 2024; awaiting

applicant's response to comments and resubmittal; follow up email sent on August 12, September 12, and October 8, 2024, and January 27, 2025. Coordinating with Code Enforcement for violation; case was heard at the Special Magistrate Hearing held on November 20, 2024, Code Enforcement requested a Finding of Fact; Resubmittal received on March 24, 2025, comments provided on April 1, 2025; reviewed preliminary comments with applicant on April 15, 2025; DRC meeting held on April 17, 2025. Awaiting applicants' response to comments and resubmittal).

#### **Woodlake Plaza – 5815 Lake Worth Road (PCD-84-02DD)**

A request for a Minor Site and Development Plan Amendment (PCD-84-02DD) to change color of the building awnings. (Awaiting receipt of applicant's response to sufficiency comments provided on August 8, 2024; follow up email sent on December 26, 2024; Staff spoke to applicant on April 3, 2025; resubmittal received on April 15, 2025, is under staff review).

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### **ZONING TEXT AMENDMENTS**

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#### **ZTA-25-04 Pervious Surface and Driveways**

A City-initiated request for a Zoning Text Amendment to provide updated standards for overall impervious coverage on residential lots, ensuring consistency with standards governing lot coverage for residential lots, as well as limits on driveways expansions. (Recommended for approval by the PZBA on April 11, 2024. Additional review and analysis of proposed changes needed to address certain City neighborhood conditions and ongoing which will result in additional ZTA language changes. Went to PZB meeting on April 10, 2025, and City Council meetings for 1<sup>st</sup> Reading on May 5, 2025, and 2<sup>nd</sup> Reading on May 19, 2025)

#### **ZTA-25-02 Live Entertainment**

A City-initiated request for a Zoning Text Amendment to define Live Entertainment and Nightclub, and revise the definitions under Article I, In General; clarify permitted uses under Article III, District Regulations; and clarify the standards and criteria associated with Live Entertainment Permits and Mobile Food Dispensing Vehicles under Article IV, Supplementary District Regulations. (recommended for approval 4-0 at the PZB meeting on March 13, 2025; recommended for approval 4-1 at 1<sup>st</sup> Reading on April 7, 2025; Community meeting is scheduled for May 9, 2025 (Postponed until after community meeting.)

#### **ZTA-25-03 Temporary Signs Before an Election**

A City-initiated request is for a Zoning Text Amendment (ZTA) to revise the provisions related to temporary signs relative to election times. The proposed language revises the period for temporary non-commercial signs before an election, under Code Section 16-968 of the City Code of Ordinances, to begin forty-five (45) days instead of thirty (30) days, prior to any local, state, or federal election. This ZTA-25-03 was split so that temporary signs before an election would move forward and the rest of the ZTA amendments related to Sign Regulations to update regulations, amortization, Master Sign Plans, conflicts between Planned Commercial Development (PCD) will go under the new ZTA, known as ZTA-25-05 at a later time. (Temporary signage language recommended for approval 5-0 at the PZB meeting on April 10, 2025; scheduled for City Council meetings for 1<sup>st</sup> Reading on May 19, 2025, and 2<sup>nd</sup> Reading and adoption on June 2, 2025.)

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## RESIDENTIAL DEVELOPMENT PROJECTS

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### **Blossom Trail (Nash Trail)**

Plat application received on July 8, 2022. Plat was approved by City Council on November 18, 2024. Complete application submittal with all outside agency approvals received November 5, 2024. Final Engineering Permit issued, Construction Bond and Contract in place. Master Building Permits have been applied for the Townhouse and Single-Family units.

### **Ranchette Road Townhomes**

Approved for 74 Townhomes. 73 Certificate of Completion issued to date. Traffic Control Jurisdiction Agreement (TCJA) approved. Approved Construction Bond in place, received August 26, 2021. December 2024 Engineering Civil inspection was completed with contractor. Zoning had been working with applicant to address outstanding issues with revising plans to reflect required lake littoral Plantings. Applicant has indicated they will not be installing the required littoral Planting and will be turning the project over to HOA. Legal has advised staff that a Code Enforcement case will have to be created, to rectify the issue with not meeting Code requirements and bond will need to be released if Engineering inspection is approved. Staff will reach out to developer to get some compliance with littoral planting requirements, so that HOA can get some relief from cost to meet Code requirements. Staff is also coordinating with Code Enforcement; in the event the Developer/HOA does not want to comply. In April, Staff reached out to HOA and they indicated that they have been trying to get developer to comply with littoral planting requirement for some time, but have not had success, so they do not have to pay it, staff will try again to follow up with Developer to see if they can at least agree to pay for some of the requirement. Otherwise, the next option would be Code Enforcement, and it appears the HOA owns the property, although they say some final paperwork has not been signed.

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## NON-RESIDENTIAL DEVELOPMENT PROJECTS

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

The Building Permit and Engineering Permit have been issued. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. (Preconstruction meeting held on May 16, 2024. Letter of credit received for civil work which expires February 28, 2025. Staff is monitoring the site work and engineering inspections are being conducted. Staff is in discussion seeking resolve regarding site issues including construction crew damage to the oak trees. Staff met with applicant on-site on October 15, 2024, and continues working with applicant on landscape plans to include a combined landscape buffer plan with adjacent IHOP. Since November 2024, Staff has had multiple discussions and coordination with the applicant to resolve pending items. Staff is waiting for Landscape Plan amendment and permit application submittals from applicant. Legal has been coordinating with their legal team to get property owner's consent or obtain proper legal documentation

approved to allow lease holder of IHOP to agree to the Landscape Easement agreement. This documentation is necessary to move forward with said agreement and property owner's consent for amendment applications to finalized outstanding landscape issues required per Code and Building Permit. Additionally, CFA has obtained approval of building permit and Temporary Use Permit to install Container office and use it for restaurant planning and hiring purposes, prior to opening the restaurant. The FDOT permits have been completed to obtain electricity to the site as part of the building permit requirements for the project. Temporary Certificate of Occupancy was issued on March 22, 2025, with stipulations and conditions. Staff continues to work with the applicant and developer to comply with said items. Grand opening of the Restaurant was April 3, 2025.)

### **Church of God 7<sup>th</sup> Day of Palm Beach – 3535 S. Jog Road**

The building permit and engineering permit expired. New permit applications and outside agency approvals would be required to be submitted in order to obtain development approval. Additionally, Code Enforcement provided a time certain of July 19, 2024, to bring the exterior code maintenance items into compliance. Applicant complied. (Meeting with staff to discuss the site was held on September 12, 2024. Currently expired permits, site maintenance issues, and building items are being addressed through Code Enforcement. Adjacent single-family house has code enforcement case, Special Magistrate in November, fines accruing \$100/day. House of Worship site has code enforcement case, Special Magistrate in March, 6/25 compliance date by magistrate for maintenance items and 7/24 compliance date for project approvals or demo to pre-development conditions, or fines of \$250/day/violation will commence.)

### **EI Car Wash (6200 Lake Worth Road) (SP-22-02B)**

The Special Exception and Site and Development Plans were approved by City Council on December 19, 2022. Preconstruction meeting held April 26, 2024. The Engineering Permit was issued on April 26, 2024. Engineering Permit was closed out on February 13, 2025. Maintenance bond took effect on February 13, 2025. A TCO was issued on February 25, 2025. The owner is coordinating with the adjacent HOA to remove the fence and install a buffer wall along the property line for a better outcome.

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## **GIS**

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### **Blossom Trail Addresses – Approved/Completed**

On February 19, 2025, the developer submitted a formal request for the City to establish addresses for the entire community. DNS has developed an addressing plan and is coordinating with all relevant external agencies.

### **GIS Database**

DNS continues implementing a clear, organized hierarchy that separates different stages of data management and processing including addressing. This structure is designed to ensure easy access for all departments, enhance collaboration, and streamline maintenance.

### Safe Streets for All (SS4A)

DNS continuing involvement in the SS4A Action Plan in accordance with the Interlocal Agreement with Treasure Coast Regional Planning Council. Attending meetings and workshops as applicable.

## LIVE ENTERTAINMENT PERMITS

### **LE-2024-2729 – El Valle Hondu-Mex Restaurant – 4992 10th Ave N (In Process)**

A request from El Valle Hondu-Mex Restaurant for a “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 pm to 1:30 am and for scheduled sports games. Went to September 19, 2024, DRC meeting. (DRC comments provided on October 31, 2024; meeting held with applicant on November 1, 2024; awaiting applicant’s response to comments and resubmittal).

### **LE-2025-0704 – El Centenario (C & O Restaurant Group Inc.) – 6376 Forest Hill Boulevard (In Process)**

A request from El Centenario Restaurant for a “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 PM to 1:30 AM. (DRC meeting was held on January 16, 2025; DRC comments sent to applicant on January 30, 2025; resubmittal received on January 30, 2025; DRC comments addressed; pending Staff approval.)

### **LE-2025-0709 – Caribbean Tease Restaurant – 6295 Lake Worth Road (In Process)**

A request by Wayne Vassell on behalf of Caribbean Tease for a “Live Entertainment Permit” for DJ and Live Band for Friday, Saturday and/or Sunday from 3:00 PM to 11:00 PM and for scheduled special occasions. (DRC meeting was held on January 16, 2025; DRC comments sent to applicant on January 30, 2025; awaiting applicant’s response to comments and resubmittal).

## TEMPORARY USE PERMITS

### FY 2025 Data:

Case Approvals Issued	Current Period	FY 2025 to Date	FY 2025 Budget*
Annexation	0	0	2
Comprehensive Plan Amendment	0	0	3
Zoning Changes	0	0	3
Special Exceptions	0	0	4
Site Plans	1	2	5
Site Plan Amendments	0	0	10
Variances	0	2	3
Zoning Text Amendments	0	2	3
Master Sign Plan	0	0	2

Inspection Type	Current Period	FY 2025 to Date	FY 2025 Budget
Landscaping	8	23	80
Zoning	7	19	45
Engineering	9	49	75

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

## Building Division

### Building Department Report (April 1, 2025 – April 30, 2025)

#### 1) ADMINISTRATION:

- a) Researched and completed Fifty-Seven (57) lien searches providing open and/or expired permit information.
- b) Researched and completed Thirty-Four (34) records requests for historical permits.

#### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2025
New Applications Received / Permits Created	216	1,578
Applications Approved	150	916
Applications Canceled	6	29
Applications Denied	0	5
Applications Reopened	0	7
Permits Issued	227	1,497
Permits Completed	291	1,537
Permits Canceled	5	48
Permits Reopened	17	279
Permits Expired	29	119
Inspections Performed	717	4,142
Construction Value of Permits Issued	\$4,756,540.05	\$23,248,718.9
Construction Reinspection Fees	\$800.00	\$4,850
Extension/Renewal Fees	\$199.51	\$13,932.45
CO's Issued	1	15
CC's Issued	0	2
Temporary CO's Issued	0	2

#### 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#
Crunch Fitness	6846 Forest Hill Blvd	26000	Interior Remodel	2025-1679
Karai Kitchen	4840 10 <sup>th</sup> Ave N		Interior Remodel	2025-1560
Absolute Bet Ins.	3080 S Jog Rd		Interior Renovations	2025-1102
SFH	121 Swain Blvd	2143	New SFH	2025-1168
SFH	117 Swain Blvd	1875	New SFH	2025-1173
SFH	113 Swain Blvd	1875	New SFH	2025-1166
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
SFH	229 Martin Ave	3393	New SFH	2025-0173
SFH	145 Walker Ave	2,051	New SFH	2025-0146

#### 5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 8 Units	2025-0823
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 7 Units	2025-0822
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 5 Units	2025-0809
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 6 Units	2025-0821
El Rey Del Taco	5283 Lake Worth Rd	2,857	Interior Renovation	2025-0488
Juici Patties	4815 S Military Trl	1200	Interior Remodel	2025-1359

Dress 4 Success	6832 Forest Hill Blvd	6174	Interior Renovation	2025-0182
WIC (City Job)	5985 10 <sup>th</sup> Ave N		Bathroom Renovation	2025-0174
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275
Medimore Md	6334 Forest Hill Blvd	1,130	Interior Remodel	2024-2513
El Car Wash	6200 Lake Worth Rd	3,724	Construct Car Wash	2023-2487
Chik fil A	6802 Forest Hill Blvd	4,997	New Construction	2024-0270
Gastro Health	6125 Lake Worth Rd	238	Interior Renovation	2024-0874
Aaxon Laundry	3989 S Jog Rd	2633	Interior Renovation	2024-0587
Retro Fitness	4558 Lake Worth Rd	1547	Interior Renovation	2024-0783
Certified Spine	6415 Lake Worth Rd #307	1598	Tenant Improvement	2023-2290



# CITY OF GREENACRES

## Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 04/01/2025 - To Date: 04/30/2025

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Food Service-Food Service / Bar / Lounge					
Food Per Seat-Food Per Seat	1	0	\$4.34	\$0.00	\$4.34
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
Transfer-Transfer	1	0	\$16.67	\$0.00	\$16.67
License Type Food Service-Food Service / Bar / Lounge Totals	3	0	\$96.01	\$0.00	\$96.01
License Type: General Service-General Service					
General Service-General Service	8	0	\$581.10	\$0.00	\$581.10
Com Inspection-Commercial Inspection	6	0	\$450.00	\$0.00	\$450.00
Zoning Review-Zoning Use Review Fees (BTR)	7	0	\$350.00	\$0.00	\$350.00
Transfer-Transfer	1	0	\$11.62	\$0.00	\$11.62
License Type General Service-General Service Totals	22	0	\$1,392.72	\$0.00	\$1,392.72
License Type: General Svc Reg-General Service Registration					
General Svc Reg-General Service Registration	2	0	\$100.00	\$0.00	\$100.00
License Type General Svc Reg-General Service Registration Totals	2	0	\$100.00	\$0.00	\$100.00
License Type: Home-Home Based Business					
Home-Home Based Business	4	0	\$166.86	\$0.00	\$166.86
Zoning Review-Zoning Use Review Fees (BTR)	2	0	\$100.00	\$0.00	\$100.00
Collection Fee-Collection Fee	1	0	\$25.00	\$0.00	\$25.00
Delinquent >150-Delinquent Over 150 Days	1	0	\$100.00	\$0.00	\$100.00
License Type Home-Home Based Business Totals	8	0	\$391.86	\$0.00	\$391.86
License Type: Professional-Professional					
Professional-Professional	4	0	\$244.06	\$0.00	\$244.06
Cosmetology-Cosmetology / Barber	1	0	\$20.31	\$0.00	\$20.31
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Transfer-Transfer	3	0	\$62.18	\$0.00	\$62.18
License Type Professional-Professional Totals	9	0	\$376.57	\$0.00	\$376.57
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	8	0	\$203.06	\$0.00	\$203.06
Duplicate-Duplicate	1	0	\$4.06	\$0.00	\$4.06
Collection Fee-Collection Fee	2	0	\$50.00	\$0.00	\$50.00

Delinquent >150-Delinquent Over 150 Days	2	0	\$189.85	\$0.00	\$189.85
License Type Rental Unit-Rental Unit Totals	13	0	\$446.99	\$0.00	\$446.99



# License Activity Report

Activity Date Range 04/01/25 - 04/30/25

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Food Service - Food Service / Bar / Lounge	Business	0	0	0	0	1	0	0
General Service - General Service	Business	7	0	0	4	1	0	0
General Svc Reg - General Service Registration	Business	2	0	0	3	0	0	0
Home - Home Based Business	Business	2	0	0	1	1	0	0
Professional - Professional	Business	9	0	0	4	0	0	0
Rental Unit - Rental Unit	Business	6	0	0	6	2	0	0
Grand Totals		26	0	0	18	5	0	0

## Code Enforcement Division

### Code Division Report (April 1, 2025 – April 30, 2025)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2025
Inspections Related to Active Code Cases	120	1232
New Cases Started	38	482
Cases Complied	33	333
Current Open Cases	330	2055
Notices Sent	74	853
Illegal Signs Removed from right-of-way	423	2975
Inspections Not Related to Active Code Cases	120	1232
Complaints Received and Investigated	6	62
Warning Tickets	1	60

## Code Enforcement - STATS FY 2025

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2024	232	267	284	10	35
NOVEMBER 2024	110	727	134	12	3
DECEMBER 2024	162	527	164	15	42
JANUARY 2025	134	438	202	9	6
FEBRUARY 2025	159	280	233	8	4
MARCH 2025	143	367	185	10	2
APRIL 2025	74	423	120	6	1
MAY 2025					
JUNE 2025					
JULY 2025					
AUGUST 2025					
SEPTEMBER 2025					



## Department Report

**DATE:** May 19, 2025  
**FROM:** Dr. Philip C. Harris, D.B.A., Director, Economic Development  
**SUBJECT:** Monthly Report – May 2025

### BACKGROUND

Throughout May 2025, the Economic Development Department continued to advance the City's strategic priorities around inclusive economic growth, small business engagement, cross-sector partnerships, and leveraging external resources. Efforts focused on strengthening community connections, supporting local entrepreneurs, and enhancing workforce development opportunities in alignment with Greenacres' vision for equity, innovation, and long-term resilience.

#### 1. Business Assistance

- **Commercial Corridor Outreach**

The Department conducted walking tours of key commercial corridors to engage directly with business owners and assess opportunity parcels for future investment and redevelopment.

- **Bowled Co. Ribbon Cutting Ceremony**

On May 3rd, the City celebrated the grand opening of Bowled Co. Greenacres, located at 6854 Forest Hill Blvd next to Crunch Fitness. Known for its customizable, health-conscious meals, Bowled Co. marks its first Florida location as part of its expansion from the Northeast. Local franchisee Jermaine Smith was recognized for his leadership. The event was well attended and emphasized the City's ongoing support for new business ventures and healthy living.

- **Walmart Market Re-Opening**

The Department collaborated with the Walmart leadership team to facilitate the Re-Opening Ceremony for the remodeled Walmart Neighborhood Market at 3911 S Jog Rd, scheduled for May 23rd at 9:00 AM. The renovations will enhance the customer experience, generate new jobs, and further contribute to the local economy.

- **Small Business Technical Assistance – Prospera USA**

Through our ongoing partnership with Prospera USA, the City continues to provide direct support to small businesses via monthly one-on-one consultations held at City Hall. In May:

Metric	Value
Clients Served in Consulting	26
Business Owner Clients	21 (80%)
Jobs Created/Retained	67 (3.1 jobs/business)
Clients Receiving Business Services	7 (27%)

**Business Advancement Services (BAS) provided included:**

- 2 Accounting Assessments (\$425 each)
- 4 Legal Assessments (\$500 each)

- 3 Branding Kits (\$700 each)
- 2 Marketing & Sales Plans (\$925 each)

**Total Prospera investment: \$6,800.00**

## **2. Building Strategic Partnerships**

### **• Regional Development Collaboration**

On May 6, the City participated in the Palm Beaches Economic Development Forum, hosted by the Chamber of Commerce of the Palm Beaches. City leadership from Greenacres, Atlantis, Lantana, Haverhill, Lake Clarke Shores, and Lake Worth Beach convened with developers, economic experts, and business leaders to discuss strategies for inclusive growth, land use, and investment across Central Palm Beach County.

### **• Community Engagement Events Attended:**

- Hispanic Chamber of Commerce of Palm Beach County – *25th Annual Triunfo Awards Gala: Noche De Cultura*
- India-US South Florida Chamber of Commerce – Event with Consul General Shri Ramesh Babu Lakshmanan
- Prospera – *New Business Orientation* session

## **3. Workforce Development**

The Department is organizing the City of Greenacres Job Fair with CareerSource Palm Beach County scheduled for Wednesday, June 25, 2025, from 10:00 AM to 1:00 PM at the Community Center. The event will:

- Connect employers directly with job seekers
- Promote local hiring and workforce inclusion
- Support career awareness and job readiness

This initiative is part of our broader workforce development strategy to create sustainable employment pathways for residents, reduce local unemployment, and strengthen the regional labor market.



## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Teri Lea Beiriger, Director of Finance

**SUBJECT:** Department of Finance Activity Report

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### DEPARTMENT HIGHLIGHTS

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The following report provides activity within the Department of Finance for the reporting period from April 1 through April 30, 2025:

- Continued to work on efficiencies to better serve our internal and external customers.
- General Operations
  - Continued to work with the auditor's request for the Annual Comprehensive Financial Report.
  - Conducted training for the 2026 Budget Prep.
  - Continue to work on credit card passthrough convenience fee.
- Grants
  - Submitted applications for the following grants:
    - Safety Grant 2025 Preferred
  - Submitted quarterly progress reports on the following grants:
    - 2024 JAG Camera grant
    - 2022 Opioid Settlement
    - 2022 Safe Street Grant
    - 2025 Firefighter Supplemental
    - ARPA Youth Building
    - FL Dept of Education Youth Program Capital Outlay
    - FL Dept of Environmental Protection Swain Sewer Grant
    - 2023 EECBG Energy Program
    - 2018 HMGP Gladiator Lake





## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Brian Fuller, Fire Chief

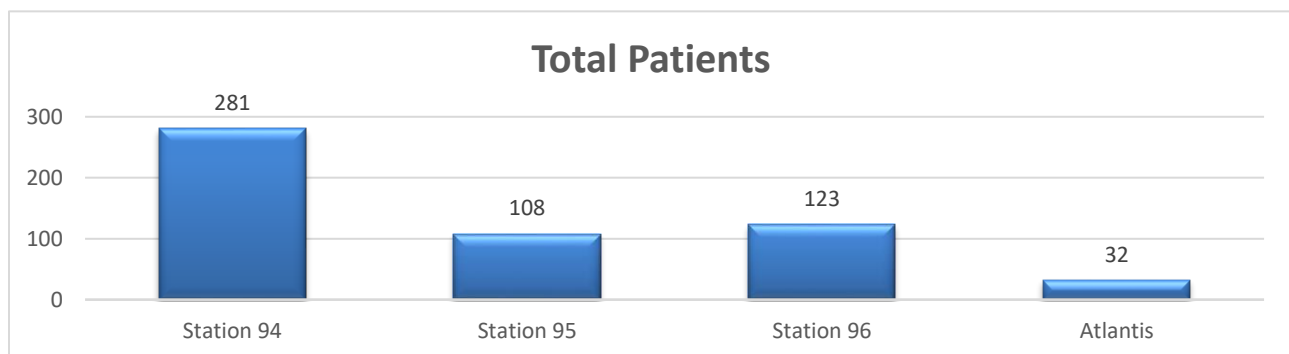
**SUBJECT:** Fire Rescue April

### FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in April	687
Average alarms per day	19.63
Total calls this fiscal year	4,310

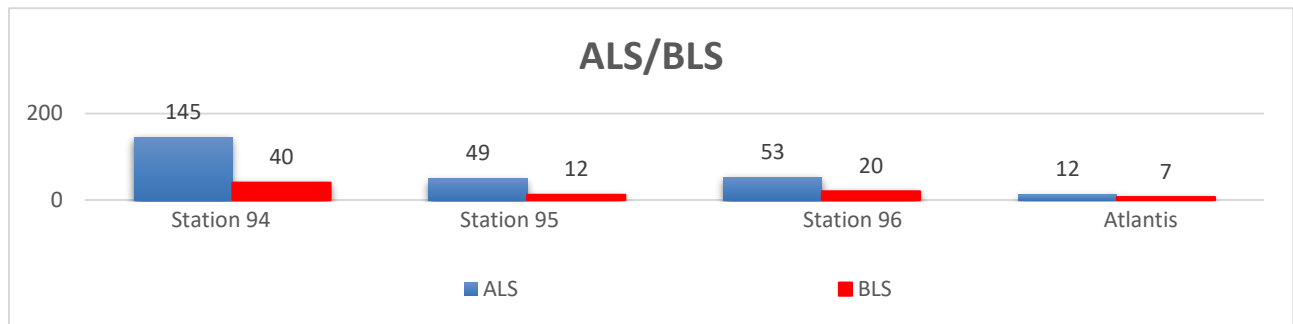
In April 2025, 512 patients were treated for Emergency Medical related services. Of those patients, 32 were in the City of Atlantis. These requests vary from a single unit responding to help an individual who has fallen to the floor, to a cardiac arrest necessitating multiple units, along with a mix of personnel, advanced skills and equipment.

Service Calls, Cancels, and Public Assists totaled 60. The requests include, but are not limited to, people locked out of home, water evacuation, animal problems, police assist, defective elevator, and canceled due to wrong address.



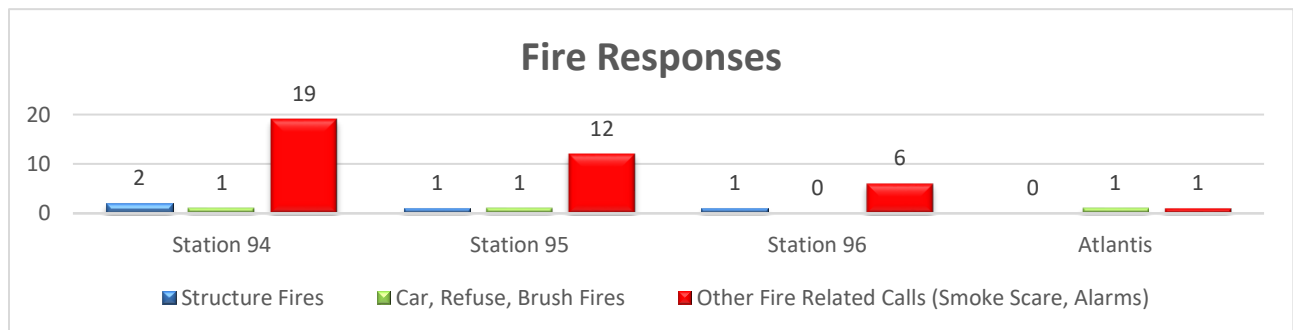
## ALS/BLS

Fire Rescue transported 319 patients to a hospital or 62% of the patients we were called to treat. The majority of those (247) 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.

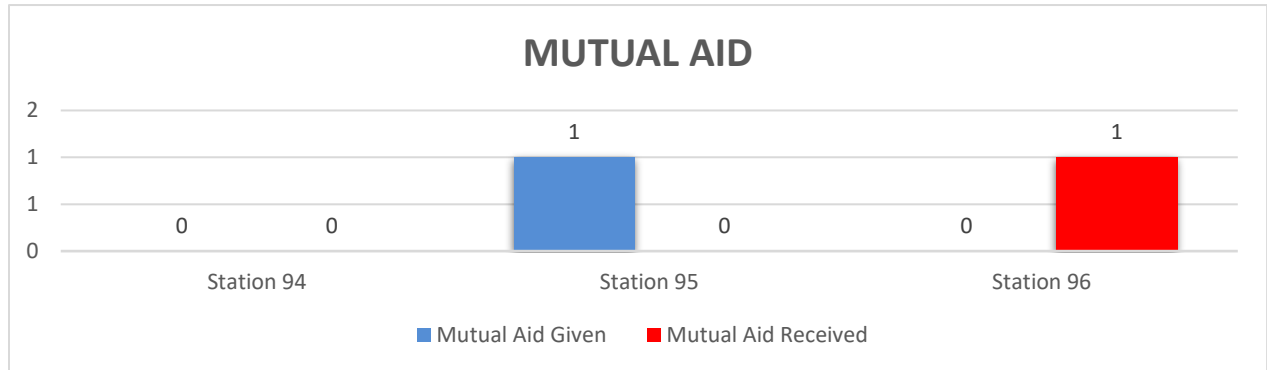


## FIRE RESPONSES

Fire Rescue responded to 38 calls for a fire or smoke-related emergency. There were three (3) requiring an escalated response to a car, brush, or refuse fire; four (4) were in a residential or commercial structure.



## MUTUAL AID

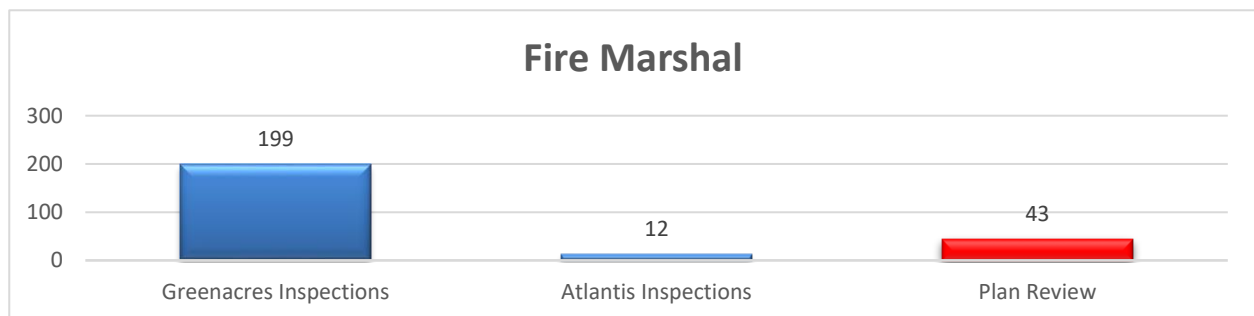


Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system 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	211
Plans Review	43
Dollar Loss due to fire	\$149,500



## SPECIAL SERVICES

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



## Department Report

**MEETING DATE:** May 19th, 2025

**FROM:** Georges Bayard, Director, Information Technology

**SUBJECT:** Department of Information Technology – April 2025 Activity Report

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### DEPARTMENT HIGHLIGHTS

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The following report provides the highlights of activity within the Information Technology Department for the reporting period from April 1, 2025 – April 30, 2025.

1. Installed new security cameras to monitor activity at the new fence on Chickasaw Rd bordering the Briarwood mobile home park, which suffered willful damage not long after installation.
  2. Began configuration of new network firewall appliances, to replace the primary security hardware components that are protecting the City's data resources.
  3. Continuing the network segmentation project for the Municipal Complex, to separate workstations and critical equipment - e.g. servers and switches - into distinct sub-networks, a best practice adding another security layer to the City's information systems.
  4. MyGovernmentOnline implementation project continues with the Development & Neighborhood Services Department, to manage all Permitting, Planning & Zoning, Code Enforcement and BTR activities. Staged Go-Live is planned for early summer this year.
  5. Conducted site visits and responded to questions for RFP 25-004 AV System Upgrade and Equipment Replacement, to replace aging hardware in the Council Chamber and Community Center banquet hall.
-

## SERVICE DESK REQUESTS

### April 2025

DEPARTMENT	CURRENT PERIOD	FY 2025 YTD	FY 2025 BUDGET
Administration	21	100	-
Community & Recreation Services	4	39	-
Development & Neighborhood Svcs.	6	56	-
Finance	4	24	-
Fire Rescue	12	44	-
Information Technology	4	27	-
Public Works	4	32	-
Purchasing	2	10	-
Youth Programs	2	36	-
<b>Total Service Desk Requests</b>	<b>59</b>	<b>368</b>	<b>800</b>



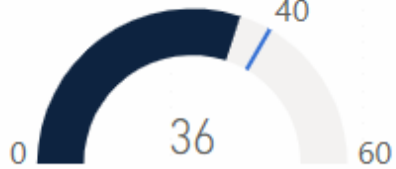
# IT Department Monthly Activity Report - April, 2025

### Number of Total Tickets

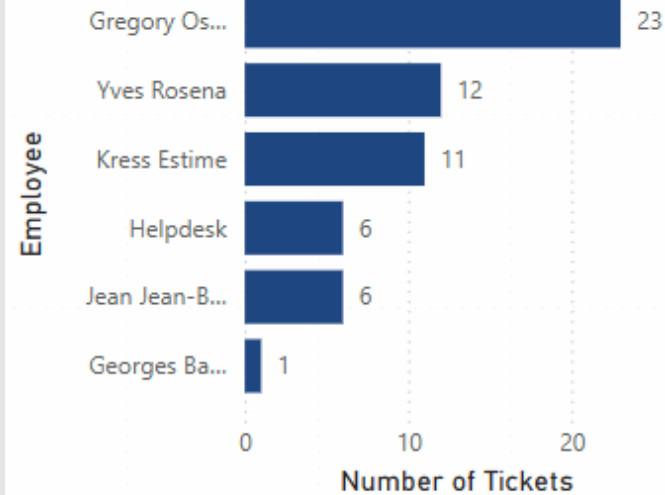
59

Total Tickets

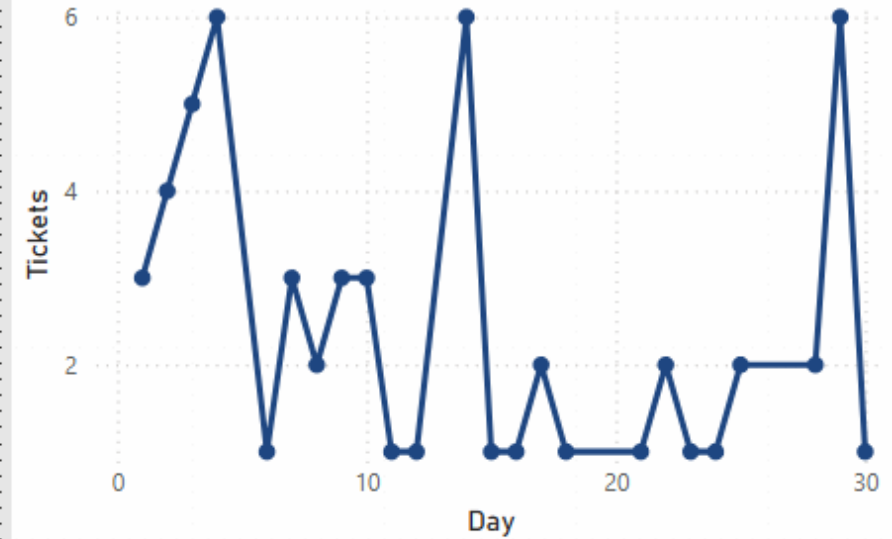
### Tickets Resolved



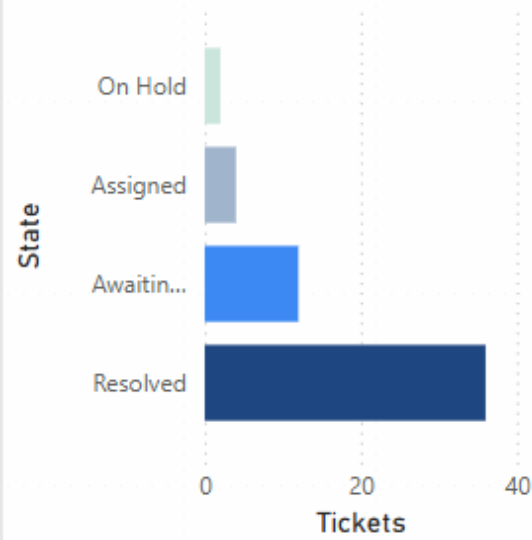
### Number of Tickets by Employee



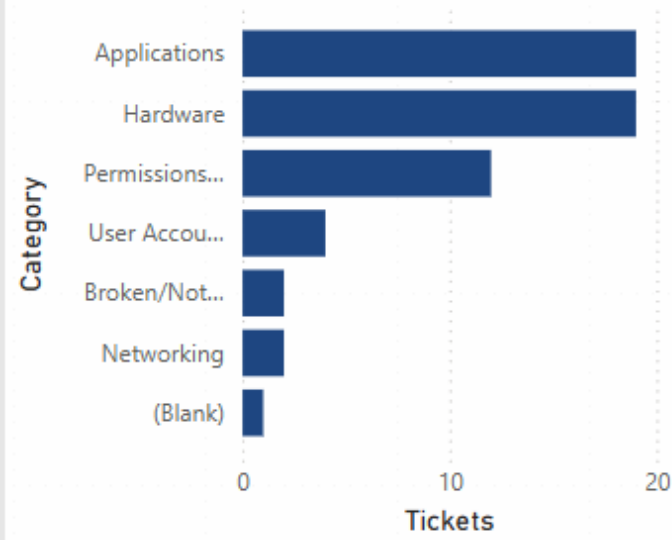
### Tickets by Day



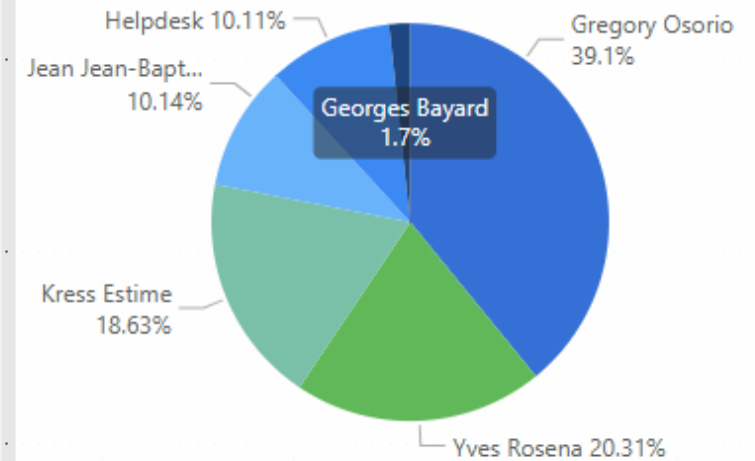
### Tickets by State



### Tickets by Category



### Tickets by Employee





## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Captain Craig Turner, PBSO District 16

**SUBJECT:** PBSO District 16 Report – April 2025

### CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks	1,297
Traffic Stops	897
Calls for Service	1,808
<b>All CAD Calls - Total</b>	<b>4,002</b>
<b>Total Calls for Service – FY 2025</b> (October 2024 – September 2025)	<b>26,984</b>

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 4,002 generated calls within the District and 55% of these calls were self-initiated.

### TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL	
Total Citations	Total Warnings
358	393

Data Source: CAU / TraCS

PBSO MOTORS UNIT	
Total Citations	Total Warnings
415	152

Data Source: Traffic Unit

### COMMUNITY POLICING EVENTS

- 04/03/25 – 04/04/25: Hosted D2C Class at the Greenacres Community Center
- 04/19/25: Eggstravaganza at Samuel J. Ferreri Community Park



- 04/22/25: Stroll with a Deputy event at the Greenacres Community Center
- 04/24/25: Bicycle helmet drop-off at Cholee Lake Elementary School

### STREET CRIMES UNIT

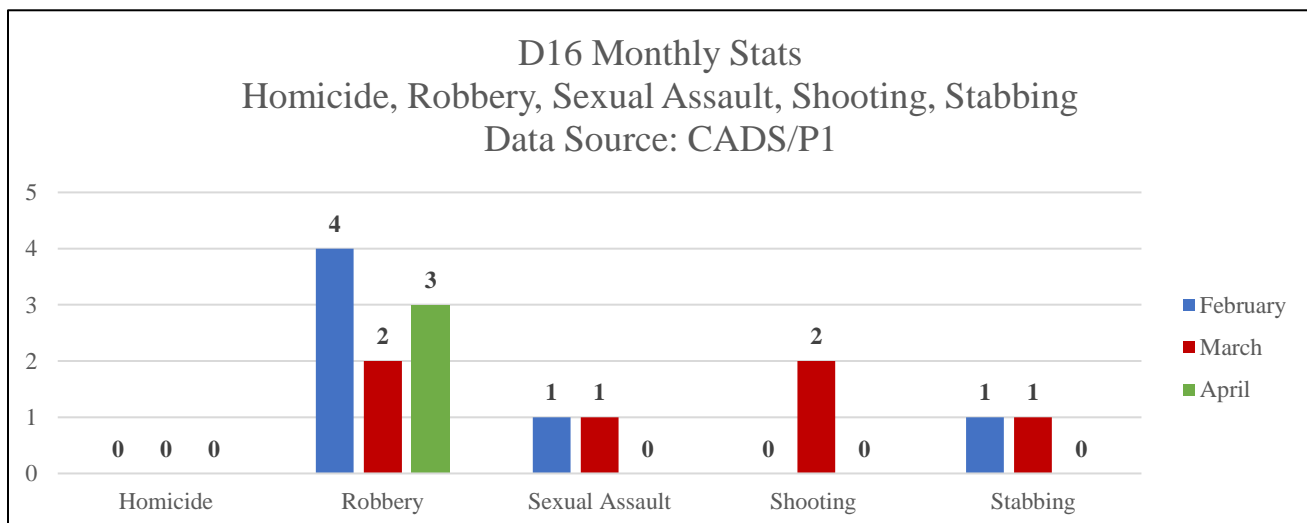
- The District 16 Street Crimes Unit responded to a possible burglary and apprehended a suspect who matched the description of past burglaries. The amount of \$4,149 was seized from the suspects backpack, along with a collection of old coins and burglary tools. Burglary investigation still pending.
- The District 16 Street Crimes Unit stopped a vehicle of interest for narcotic sales for multiple traffic infractions. The passenger was found to be in possession of over 30 crack rocks and admitted to selling crack within the city and was charged accordingly.
- The District 16 Street Crimes Unit conducted a traffic stop. Probable cause to search the vehicle was developed. Crack cocaine and paraphernalia were found. The driver was on probation for weapons violations and charged accordingly.

### PROPERTY DETECTIVES

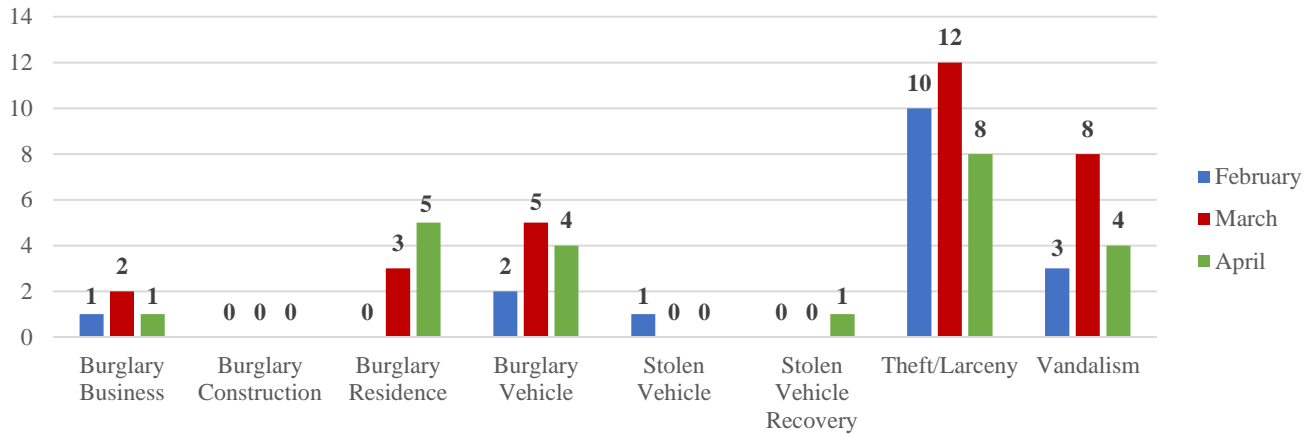
- The victim in this case notified Detectives that they were contacted via letter by their ex who is currently incarcerated for burglarizing their residence. There is an active no contact order in place so the suspect sent the victim a letter using a different inmate's name and return address in an attempt to mask their identity. Additionally, within the letter, the suspect pleaded to the victim to help them get out of jail. The suspect was charged accordingly and this case was cleared by arrest.

### DATA ANALYSIS

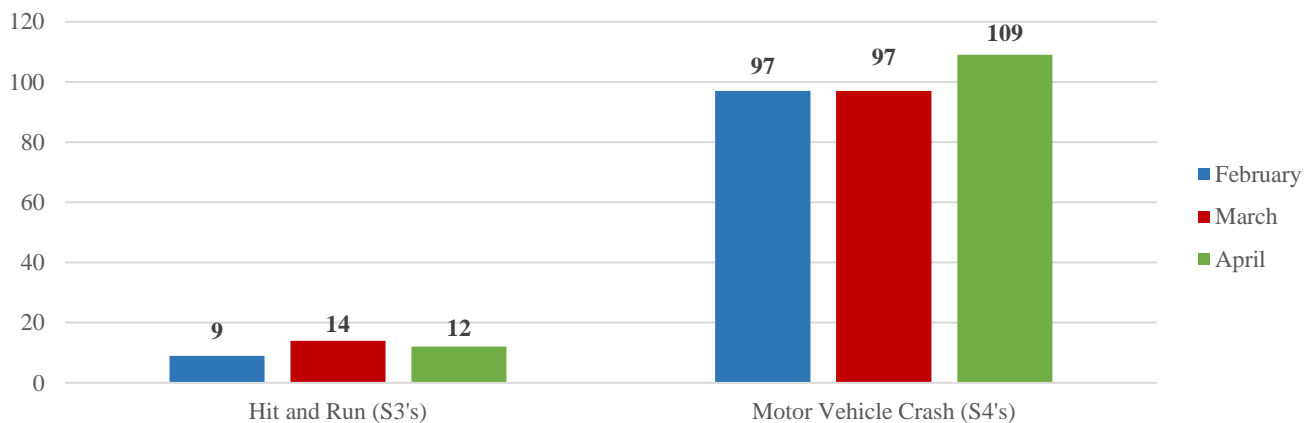
The data included in this report is charted and graphed to illustrate and compare changes over a specific time period. These charts and graphs are utilized to assist in determining crime trends and to measure enforcement efforts. This data is utilized in conjunction with other analysis to develop directed 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 Recovery, Theft & Vandalism**  
 Data Source: CADS/P1



**D16 Monthly Stats**  
**Hit and Run & Motor Vehicle Crash**  
 Data Source: CADS/P1



**TOP ACCIDENT LOCATIONS FOR APRIL 2025 - CASE NUMBER INCIDENTS**

LOCATION	CASE NUMBER COUNT
S Jog Road / Forest Hill Boulevard	15
S Jog Road / Lake Worth Road	13
Lake Worth Road / S Haverhill Road	7
S Jog Road / Cresthaven Boulevard	5
10th Avenue N / S Military Trail	5
Forest Hill Boulevard / River Bridge Boulevard	4
S Military Trail / Melaleuca Lane	4
10th Avenue N / S Haverhill Road	3



## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Carlos Cedeño, Public Works Director

**SUBJECT:** Public Works Department Report

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### DEPARTMENT HIGHLIGHTS

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Listed below is a brief summary of the activities undertaken by the Public Works Department during the period of April 1, 2025 through April 30, 2025.

#### 1. ADMINISTRATION:

- Staff coordinated and participated in the Arbor Day celebration in collaboration with LC Swain Middle School with a total of 35 student volunteers.
- A total of Fifty (50) volunteers including staff participated in the Great American Clean-up and a new Butterfly Garden was incorporated by the lake behind City Hall.
- CIP updates:
  - Youth Programs Building (CIP-236): All concrete wall panels have been erected, and the roofing is in progress.
  - Gladiator Lake Drainage Enhancements (CIP-226): Seawall installation is near completion. The overall project is 80% complete.

#### 2. ROADS AND DRAINAGE MAINTENANCE

- Broken car stops were replaced throughout parking lots at city buildings.
- Tree roots were grinded, and concrete was replaced of a 6'x6' concrete apron at Villa del Trio.
- A 10' x 3' section of asphalt was replaced at Bowman Park due to root damage.
- Two (2) irrigation time controllers were replaced on the Haverhill and Jog Rd medians.
- Staff participated in the Arbor Day event and the Great American Clean-up

#### 3. VEHICLE MAINTENANCE

- Staff participated in the Arbor Day event and the Great American Clean-up

#### 4. BUILDING SERVICES

- Coordinated the installation of a replacement HVAC unit at the Wic Center Building.

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**5. PARKS MAINTENANCE**

- Staff assisted with the set up and take-down of the Easter *Eggstavaganza Event*.
- Staff participated in the Arbor Day event and the Great American Clean-up



## Department Report

**MEETING DATE:** May 19, 2025

**FROM:** Monica Powery, Director, Purchasing

**SUBJECT:** Department of Purchasing Activity Report

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### DEPARTMENT HIGHLIGHTS

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The following report provides the highlights of activity within the Department of Purchasing for the reporting period from April 1 through April 30.

- a. 24-021 Progressive Design/Build- Emergency Operations Center – Request for Qualifications was advertised on May 29, 2024 and closed on July 1, 2024 with eight (8) proposals received. The Selection Committee met on July 25, 2024, to review, discuss and shortlist the proposals received. Three (3) proposers were shortlisted. On August 6, 2024, the Selection Committee conducted site visits of EOCs completed by each proposer. On August 8, 2024, the Selection Committee met for presentations and the final evaluation. The Selection Committee has recommended awarding the project to Kaufman Lynn Construction, Inc. To go before Council for approval at the meeting to be held on May 5, 2025.
- b. 25-002 Parks Master Plan – Request for Proposal was advertised on March 6, 2025 and closed on April 11, 2025 with five (5) proposals received. The first Selection Committee meeting is scheduled for May 1, 2025 to review, discuss and shortlist the proposals received.
- c. 25-003 Fireworks Display – Request for Proposal was advertised on March 9, 2025 and closed on April 9, 2025 with one (1) proposal received. Award to Zambelli Fireworks Manufacturing Company to go before Council for approval at the meeting to be held on May 5, 2025.
- d. 25-004 AV System Upgrade and Equipment Replacement – RFP was advertised on March 16, 2025 and closed on April 22, 2025 with three (3) proposals received.
- e. 25-005 Rehabilitation of Municipal Complex Pathway – Bid was advertised on March 16, 2025 and opened on April 22, 2025 with eleven (11) bids received. City staff evaluated the proposals and recommends award to RMJ Contractors Inc. as the lowest responsive and responsible bidder.
- f. 25-006 Rehabilitation of Community Park Pathway – Bid was advertised on March 16, 2025 and opened on April 22, 2025 with nine (9) bids received. City staff evaluated the proposals and recommends award to Special Developments LLC as the lowest responsive and responsible bidder.
- g. 25-007 Original Section Sewer Swain Boulevard North Phase 3 – Bid was advertised on March 23, 2025 and opened on April 24, 2025 with six (6) bids received. City staff evaluated the proposals and recommends award to TCLM Enterprise, Inc. as the lowest responsive

and responsible bidder. To go before Council for approval at the meeting to be held on May 5, 2025.

- h. Solicitations In Progress – Furniture for New Youth Programs Building and Technology for New Youth Programs Building; and Background Screening Services.
- i. Training – The Senior Buyer conducted a P-Card training for one (1) new user.

#### DEPARTMENT ACTIVITY

ACTIVITY	CURRENT PERIOD	FY 2025 YTD
Purchase Orders Issued	59	410
Purchase Order Amounts	\$ 299,750.50	\$ 32,856,569.62
Solicitations Issued	0	11
Solicitations in Progress	7	-
Central Store Requests	8	29
Contracts Managed	78	78
Purchasing Card Purchases	341	2,035
Purchasing Card Transactions	\$ 69,658.04	\$ 349,715.06
No. of Training Sessions Conducted	1	5
Towing Revenue	\$ 3,685.00	\$ 21,976.00



## Youth Programs Department Monthly Report

**MEETING DATE:** May 19, 2025

**FROM:** Jowie Mohammed, Director of Youth Programs

**SUBJECT:** April 2025 Department Report

### PROGRAMMING

- Youth Programs provided daily transportation from the following schools:
  - Elementary: Greenacres, Liberty Park, and Heritage.
  - Middle: L.C. Swain and Okeeheelee.
  - High: John I Leonard (on rainy days).
- Twenty-one (21) days of after-school provided & one (1) full day of programming from 7:30a.m. - 5:30p.m.

### PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2025 TO DATE
# of Participants	118	121
# of Participants in Sierra Club ICO	15	15
# of Licenses Coordinated	1	1
# of MOU's Coordinated	2	1
# of Part.'s in Teen Advisory Council (TAC)	8	8
# of Part.'s in TOP Program	40	40
# of Part.'s in Garden Club	34	34
# of Presidential Volunteer Service Hours	804	3,455

### FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2025 TO DATE
Early Learning Coalition	\$15,604.69	\$91,748.08
Parent & Registration Fees	\$9,946	\$78,344.21
Youth Services Department SEL Grant	\$7,700.80	\$46,204.80
Textile Funds	\$00.00	\$660.00

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### **C.A.R.E.S REPORT**

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- Each Wednesday throughout the month of April the our 2<sup>nd</sup> & 3<sup>rd</sup> grade students participated in an extended learning opportunity offered through Prime Time - COX Science Center, where the youth were introduced to fundamental STEM concepts in subjects like chemistry, biology, engineering, robotics, computer science and programming, and physical science.
- On April 25<sup>th</sup>, the CARES Junior Garden Club concluded its season with a presentation from Loggerhead Marine Life about Sea Turtles. Not to mention throwing parties for the youth who completed Garden Club this year. The Garden Club also sent home youth with various plants that they took care of during the school year.

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### **TEEN PROGRAMS REPORT**

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- Teens were introduced to the fast-growing sport of pickleball at Youth Programs. With guidance from city staff and volunteers, students learned the basic rules, practiced techniques, and played friendly matches. The activity encouraged physical fitness, social interaction, and a spirit of friendly competition.
- Middle and high school students participated in the annual Great American Cleanup in partnership with the City of Greenacres. Youth helped beautify local parks and neighborhoods by collecting litter, planting flowers, and spreading mulch. This event taught the importance of environmental stewardship and civic responsibility while fostering teamwork and pride in their community.