



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, October 02, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

Mayor and City Council

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

SPECIAL BUSINESS

1. **Proclamation:** 90th Anniversary of Palm Beach State College. - Barbara Cipriano, Provost and Dean, Palm Beach State College.
2. **Proclamation:** Breast Cancer Awareness Month - October 2023. - Lissette Lahoz, Promise Fund of Florida.
3. **Proclamation:** Community Planning Month - October 2023. - Denise Malone, Director of Development and Neighborhood Services.
4. **Proclamation:** Fire Prevention Week, October 8-14, 2023. - Brian Fuller, Fire Chief, Fire Rescue.
5. **Proclamation:** Florida Government Week, October 16-22, 2023. - Benjamin Dexter II, Youth Programs Supervisor - Teen Programs.

CONSENT AGENDA

6. **Official Council Minutes:** City Council Budget Hearing Meeting, September 18, 2023. - Quintella L. Moorer, City Clerk.
7. **Resolution 2023-48:** Agreement for medical supplies; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
8. **Resolution 2023-49:** Approving the FY 2024 agreement between the City of Greenacres and Florida Vipers, Inc. for the organization, management and operation of the City's

Recreational Youth Basketball League and Programs; use of the City's gym, multi-purpose field, and classroom; and authorizing the Mayor and City Council to approve the agreement and City Officials to effectuate the implementation of the terms of this agreement. - Michele Thompson, Director of Community and Recreation Services.

- 9. Resolution 2023-50:** Approving and authorizing the execution of the third amendment to the Interlocal Agreement for Information Technology Services between the City of Greenacres and Palm Beach County (R2020-1834) for additional telephone lines. - Georges Bayard, Information Technology Director.
- 10. Resolution 2023-51:** Supporting the extension and continuation of the Palm Beach County one-cent sales surtax to fund local infrastructure projects through December 2036. - Andrea McCue, City Manager.

REGULAR AGENDA

- 11. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-16:** Approving the petition for a Special Exception to allow a fast-food drive through restaurant in a Commercial Intensive (CI) zoning district, located within the River Bridge Centre on the southwest corner of Forest Hill Boulevard and South Jog Road, as requested by the petitioner, Andrew Savage, agent for the owner, Publix; providing for repeal of conflicting resolutions; and providing for an effective date.- Denise Malone, Director of DNS. *(Continued from 9/18/2023, Council Meeting).*
- 12. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-17:** Approving a site and development plan to allow for the proposed Chick-Fil-A fast food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. The project consists of 4,680 square foot restaurant with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand as requested by the Petitioner, Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, providing for repeal of conflicting resolutions; and providing for an effective date. - Denise Malone, Director of DNS. *(Continued from 9/18/2023, Council Meeting).*
- 13. Resolution 2023-41:** Repealing Resolution 2021-40 and establishing a Fire Prevention Schedule of Fees for services and functions performed pursuant to Chapter 5 Fire Prevention and Protection of the City of Greenacres Code of Ordinances; and providing for conflicts and an effective date. - Brian Fuller, Fire Chief, Fire Rescue.
- 14. Comprehensive Plan EAR GOP Review:** Denise Malone, Director of Development and Neighborhood Services.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

ADJOURNMENT

Upcoming City Council Meetings

October 16, 2023.

November 6, 2023.

Meeting Records Request

Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

Notice of Council Meetings and Agendas

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested at CityClerk@greenacresfl.gov or 561-642-2006.

Americans with Disabilities Act

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



CITY COUNCIL BUDGET HEARING MEETING

City of Greenacres, Florida

Monday, September 18, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Flores called the meeting to order at 6PM and City Clerk Moorer called the roll. Councilmember Dugo was absent.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Mayor Flores stated the Applicant for Items 15 and 16 were not able to be present regarding Chick-fil-a so those items were requested to be moved to the October 2, 2023, City Council Meeting at 6PM.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to remove Items 15 and 16 to the October 2, 2023 Council Meeting.

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

Second Budget Hearing - Fiscal Year 2024 Proposed Budget.

- 1. PUBLIC HEARING: Ordinance 2023-11: Second Reading:** Establishing a taxable valuation and levying an Ad Valorem Tax on property located within the corporate limits of Greenacres, Florida, as of the year ending December 31, 2023; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read the ordinance by title.

Ms. McCue read Florida State Statute 200.065 and confirmed the requirements were met during the budget process. She said the set 6.3 millage rate would generate \$17 million.

Staff recommended approval of Ordinance 2023-11.

Mayor Flores called for a motion to approve the agenda to confirm it was done correctly.

Motion made by Deputy Mayor Noble, Seconded by Councilmember Diaz to approve the agenda to include the removal of items 15 and 16. Voting Yea: Deputy Mayor Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet

Mayor Flores returned back to Ordinance 2023-11 budget hearing.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2023-11 on second reading.

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

- 2. PUBLIC HEARING: Ordinance: 2023-12: Second Reading:** Adopting an operating budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read the ordinance by title.

Ms. McCue thanked the Council for the leadership during the budget process, and she also thanked Staff and especially Ms. Beiriger for her hard work.

Ms. McCue stated the ordinance was adopting an operating budget of over \$63 million. Staff recommended approval.

Mayor Flores thanked Staff for their hard work.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2023-12 on Second Reading.

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

SPECIAL BUSINESS

- 3. Proclamation:** National Hispanic Heritage Month, 2023. - Maria S. Antuña, Hispanic Chamber of Commerce of PBC, Juan J. Pagan, Florida Hispanic American Chamber of Commerce and Fiesta de Pueblo, Inc., and Marino Garcia, PBC Hispanic Bar Association.

Ms. Moorer read the proclamation title.

Photos were taken.

Ms. Antuna thanked the Council and read some of the achievements of Hispanic residents and their contributions. Mr. Pagan mentioned the history of Hispanic Heritage Month and the demographics of Hispanics. Mr. Pagan thanked the City. Mr. Garcia thanked the Council and the City. He felt it was wonderful to be welcomed to the country.

A representative from Fiesta de Pueblo thanked the City and was happy to be a part of the country.

- 4. Proclamation:** Legacy Church Ministries' 50th Golden Anniversary, October 7, 2023. - Dr. David Donnelly, Pastor/President, Legacy Church Ministries.

Ms. Moorer read the proclamation by title.

Pastor Donnelly thanked the Council for the recognition and mentioned the many community events they have participated in and the history of the City. He said they were happy to be of help for the City and County.

Photos were taken.

- 5. Proclamation:** IT Professionals Day, September 19, 2023, and Cyber Security Month, September 2023. - Georges Bayard, Director of IT.

Ms. Moorer read the proclamation by title.

Photos were taken.

The Council thanked the IT team for all of their hard work.

CONSENT AGENDA

- 6. Official Council Minutes:** City Council Meeting, September 5, 2023. - Quintella Moorer, City Clerk.
- 7. Resolution 2023-29:** Approving Addendum Ten (10) to the Law Enforcement Services Agreement (LESA) with the Palm Beach County Sheriff's Office (PBSO), providing for an effective date. - Andrea McCue, City Manager.
- 8. Resolution 2023-40:** Amending the Collective Bargaining Agreements (attached hereto as Exhibit A and B) between the City of Greenacres and the Professional Firefighters/Paramedics and Supervisory Bargaining Units of Palm Beach County Local 2928, IAFF, Inc, for the period of October 1, 2023, through September 30, 2026; and authorizing the appropriate City Officials to effectuate the terms of agreement. - Suzanne Skidmore, Director of Human Resources and Risk Management.
- 9. Resolution 2023-42:** Authorizing participation in the Public Emergency Medical Transportation (PEMT) supplemental payment program for Medicaid managed care patients; delegating authority to execute letter(s) of agreement with the State of Florida relating to intergovernmental transfers to the state; delegating authority to execute other documents necessary to participate in the program; and providing an effective date - Teri Lea Beiriger, Director of Finance.
- 10. Resolution 2023-43:** Authorizing budget adjustments within the FY 2023 total operating budget. - Teri Lea Beiriger, Director of Finance.
- 11. Resolution 2023-44:** Adopting a Capital Improvements Program for fiscal years 2023-2029. - Teri Lea Beiriger, Director of Finance.
- 12. Resolution 2023-45:** Providing for automatic amendment of the fiscal year 2024 budget to reflect outstanding encumbered orders of fiscal year 2023; providing that the cost of those expenditures to be paid from funds carried forward from fiscal year 2023. - Teri Lea Beiriger, Director of Finance.
- 13. Resolution 2023-46:** Authorizing Staff actions to procure those items approved in the fiscal year 2024 budget. - Teri Lea Beiriger, Director of Finance.
- 14. Resolution 2023-47:** Authorizing an amendment to the City Attorney Agreement between the City of Greenacres and Torcivia, Donlon, Goddeau & Rubin, P.A. - Andrea McCue, City Manager.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve the Consent agenda.

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

REGULAR AGENDA

15. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-16: Approving the petition for a Special Exception to allow a fast-food drive through restaurant in a Commercial Intensive (CI) zoning district, located within the River Bridge Centre on the southwest corner of Forest Hill Boulevard and South Jog Road, as requested by the petitioner, Andrew Savage, agent for the owner, Publix; providing for repeal of conflicting resolutions; and providing for an effective date.- Denise Malone, Director of DNS. *(Continued from 9/5/2023, Council Meeting).*

16. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2023-17: Approving a site and development plan to allow for the proposed Chick-Fil-A fast food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. The project consists of 4,680 square foot restaurant with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand as requested by the Petitioner, Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, providing for repeal of conflicting resolutions; and providing for an effective date. - Denise Malone, Director of DNS. *(Continued from 9/5/2023, Council Meeting).*

17. Board Appointment: Council Liaison Appointment to the Education Advisory Committee. - Andrea McCue, City Manager.

Ms. McCue stated the appointment was to select a Council Liaison. Mayor Flores suggested Councilmember Diaz. The Council agreed. Councilmember Diaz accepted the position and was grateful for the recommendation.

Motion made by Deputy Mayor Noble, Seconded by Councilmember Tharp to appoint Councilmember Diaz as the Committee Liaison.

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

DISCUSSION ITEM

18. Diversity Celebration - Mayor Joel Flores.

Mayor Flores felt the discussion was needed to create some sort of celebration to welcome different heritages and diversity. He suggested something on the trails, i.e. flags, and/or sculptures.

Councilmember Tharp did like the idea but was concerned about safe guarding whom to honor.

Councilmember Diaz was concerned about individual honoring, she felt honoring the multicultural City and suggested viewing other cities for some ideas and ways to use art in public places.

Councilmember Bousquet questioned what it would look like. Deputy Mayor Noble was concerned about complete diversity and not isolating other cultures.

Ms. McCue stated they could look into art in public places, do some research and incorporate what makes up the City as a whole, she would do some research and return to the Council.

Some of Council agreed to have Staff review and return with ideas. Deputy Mayor Noble said he may consider.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

None.

CITY MANAGER'S REPORT

19. Community Recreation Services Department Report.

20. DNS Report.

21. Economic Development Report.

22. Finance Department Report.

23. Fire Rescue Report.

24. Palm Beach County Sheriff's Office District 16 Report.

25. Public Works Report.

26. Purchasing Report.

27. Youth Programs Report.

Ms. McCue mentioned the upcoming Let's Talk series and the Senior Fair. She reminded Council to review the monthly departments reports. She asked for a consensus on supporting the Penny Surtax. After some discussion the Council agreed to support the Surtax ensuring the spending would be explained in detail.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Noble: stated Ms. Joe Button's concern regarding the hurricane shutter code and warned everyone to be aware of hackers.

Mayor Flores: reminded everyone about the October 6, 2023 Leadership Summit.

ADJOURNMENT

7:05PM.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____



ITEM SUMMARY

MEETING DATE: October 2, 2023
FROM: Monica Powery, Director, Purchasing
SUBJECT: Award of Bid No. 24-004 Medical Supplies

BACKGROUND

The City of Greenacres desires to hire an experienced and qualified companies to provide medical supplies to the City on as "as needed" basis. The bid was advertised by the City's Purchasing Department on August 16, 2023.

ANALYSIS

The proposals were opened on September 14, 2023 with five (5) bidders responding. The attached tabulation sheet summarized the results received. City staff has evaluated the proposal and recommends award to Bound Tree Medical, LLC, Henry Schein Inc., and Life-Assist, Inc. Per the Item 2-6 Agreement Award & Term of the bid document, the City reserves the right to not award to vendors for less than twenty (20) items, therefore, Agni Enterprises, LLC and School Health Corporation will not be awarded an agreement.

FINANCIAL INFORMATION

Funds will be expensed as needed throughout the Fiscal Year. Sufficient funds are budgeted in the Fire Rescue Department.

LEGAL

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

STAFF RECOMMENDATION

Approval of Resolution No. 2023-48 authorizing execution of a one-year agreement with the option for three (3) additional one-year renewals for Bid No. 24-004 Medical Supplies to Bound Tree Medical, LLC, Henry Schein Inc., and Life-Assist, Inc.

RESOLUTION NO. 2023-48

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN AGREEMENT FOR MEDICAL SUPPLIES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City is in need of medical supplies for the Fire Rescue Department;

and

WHEREAS, The Purchasing Department issued Invitation to Bid No. 24-003 (the "BID");

and

WHEREAS, the Director of Purchasing recommends approval of the Agreement; and

WHEREAS, the BID was advertised on the legal notices section of the Palm Beach Post on August 16, 2023, and a notice was also sent to one hundred ninety-five (195) prospective bidders via DemandStar; and

WHEREAS, on September 14, 2023 at 3:00 p.m. EST, the BID closed and the Purchasing Department (the "Department") received five (5) responses which were reviewed by the Department to ensure the responses met the BID requirements and the bidders were both responsive and responsible; and

WHEREAS, the Department recommends that the City Council approved award of the BID to Bound Tree Medical, LLC, Henry Schein Inc., and Life-Assist, Inc. and authorize the execution of the contracts.

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

SECTION 1. The City Council hereby authorizes the Agreement for Medical Supplies between the City of Greenacres and Bound Tree Medical, LLC, Henry Schein Inc., and Life-Assist, Inc.

SECTION 2. The City Council authorizes the appropriate City Officials to execute the

Resolution No. 2023-48 | Medical Supplies

Page No. 2

Agreement.

SECTION 3. This Resolution shall be effective upon its adoption.

RESOLVED AND ADOPTED this 02 of day of October 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

CITY OF GREENACRES BID TABULATION

Notice of Bid: August 16, 2023
Advertisement in Palm Beach Post/City Website: August 16, 2023
Bid Number: 24-004
Description: Medical Supplies

Department: Fire Rescue
Opening Date: September 14, 2023
Opened By: Monica Powery
Witnessed By: Randi Whitcomb

Vendor Name:	Agni Enterprises, LLC*	Bound Tree Medical, LLC	Henry Schein Inc.	Life-Assist, Inc.	School Health Corporation*
Address:	7950 NW 155th Street, Suite 103 Miami Lake, FL 33016	5000 Tuttle Crossing Blvd. Dublin, OH 43016	135 Duryea Rd. Melville, NY 11747	11277 Sunrise Park Drive Rancho Cordova, CA 95757	5600 Apollo Dr. Rolling Meadows, IL 60008
Phone:	(305) 712-6653	(800) 533-0523	(800) 845-3550	(800) 824-6016	(866) 323-5465
Email:	cservice@headtoheels.net	submitbids@boundtree.com	emsbids@henryschein.com	quotes@life-assist.com	bids@schoolhealth.com

Item	Description	Estimated Quantity	Unit of Measure	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	1 cc Syringes (100/bx) (Luer Lock); Luer Slip Tip TB Syringe with Cap 1ml	2	box	14.1438	28.2876	11.5600	23.1200	13.9200	27.8400	8.5000	17.0000	-	-
2	10 cc Syringes (100/bx) (Luer Lock); Luer Slip Tip TB Syringe with Cap 1ml	4	box	19.4641	77.8564	30.0000	120.0000	9.7700	39.0800	12.5000	50.0000	-	-
3	2 port AMSafe Needleless IV Sets/10 drop; 10 drop ml 83"	500	each	-	-	2.4200	1,210.0000	1.3500	675.0000	1.3500	675.0000	-	-
4	2 port AMSafe Needleless IV Sets/60 drop; 60 drop ml 83"	50	each	-	-	4.4600	223.0000	1.6400	82.0000	1.3500	67.5000	-	-
5	20 cc Syringes (100/bx) (Luer Lock)	2	box	34.5725	69.1450	81.0000	162.0000	16.0000	32.0000	9.1500	18.3000	-	-
6	3 cc Syringes (100/bx) (Luer Lock)	4	box	12.5725	50.2900	8.0000	32.0000	3.5500	14.2000	7.0000	28.0000	-	-
7	30 cc Syringes (100/bx) (Luer Lock)	1	box	60.0000	60.0000	99.0000	99.0000	26.4400	26.4400	14.0000	14.0000	-	-
8	5 cc Syringes (100/bx) (Luer Lock)	4	box	16.6063	66.4252	26.0000	104.0000	7.8400	31.3600	8.0000	32.0000	-	-
9	60 cc Syringes (100/bx) (Luer Lock)	1	box	90.4667	90.4667	109.0000	109.0000	43.0000	43.0000	11.2500	11.2500	-	-
10	Abdominal Pads 5x9	100	each	0.1665	16.6500	0.1716	17.1600	0.1000	10.0000	0.1200	12.0000	1.2900	129.0000
11	AirLife Misty Max Small Volume Nebulizer ** (Must be complete set)	150	each	17.3180	2,597.7000	1.4900	223.5000	8.8000	1,320.0000	0.9600	142.5600	-	-
12	Airway Adapter-Pedi/Adult	50	each										
13	Alcohol Prep Pads Medium (100/bx); Sterile	50	box	2.2740	113.7000	0.8650	43.2500	0.5800	29.0000	1.8000	90.0000	1.4500	72.5000
14	Ambu A Blade Laryngoscope King Vision Size 3 Adult	20	each	39.7409	794.8180	11.4200	228.4000	12.5600	251.2000	12.0000	240.0000	-	-
15	Ambu King Vision Video Laryngoscope Disposable 18 mm Blade, Non-Channelled	40	each	-	-	36.0000	1,440.0000	12.5600	502.4000	41.9900	1,679.6000	-	-
16	Ammex Black PF Nitrile Glove Large (100/bx)	2	box	8.5800	17.1600	-	-	6.0800	12.1600	4.9500	9.9000	8.6700	17.3400
17	Ammex Black PF Nitrile Glove XL (100/bx)	2	box	8.5800	17.1600	-	-	6.0800	12.1600	4.9500	9.9000	8.6700	17.3400
18	Ammonia Inhalants; Ampules	2	box	82.0250	164.0500	2.7200	5.4400	4.3600	8.7200	2.5000	5.0000	4.9500	9.9000
19	Arm Boards, Long; 3' x 17.5"; IV Administration boards Vinyl	20	each	1.8791	37.5820	4.7100	94.2000	1.8100	36.2000	0.8500	17.0000	-	-
20	Arm Boards, Short; 2" x 6"; IV Administration boards Vinyl	20	case	136.7880	2,735.7600	144.0000	2,880.0000	25.4000	508.0000	29.9900	599.8000	-	-
21	Armboard Infant Disposable; 2" x 6"	30	case	67.7880	2,033.6400	304.0000	9,120.0000	25.4000	29.9900	29.9900	899.7000	-	-
22	Asherman Chest Seals	15	each	41.1480	617.2200	10.3200	154.8000	10.0500	150.7500	8.9900	134.8500	-	-
23	Bandages - Elastic 3 in (50 rolls/case); Non-Sterile 3" X 4.5 yards	2	case	87.9500	175.9000	22.7000	45.4000	20.5000	41.0000	27.5000	55.0000	36.5000	73.0000
24	Bandages - Elastic 4 in (50 rolls/case); Non-Sterile 4" X 4.5 yards	2	case	98.1375	196.2750	28.9500	57.9000	23.5000	47.0000	36.5000	73.0000	59.5000	119.0000
25	Bandages - Triangular 26in x 51in; 40 x 40 x 56"	30	each	0.7755	23.2650	0.3558	10.6740	0.3400	10.2000	0.4500	13.5000	0.7000	21.0000
26	Band-Aid , (100/bx) Has to be Non-Assorted; 3/4 x3 Tan	10	box	7.5188	75.1880	7.2500	72.5000	0.9800	9.8000	1.3500	13.5000	2.0200	20.2000
27	Bite Sticks; Standard Size Green	15	each	2.9148	43.7220	0.6600	9.9000	0.3070	4.6050	0.4000	6.0000	3.4600	51.9000
28	Black Shears; 7.5"	10	each	22.1880	221.8800	0.6800	6.8000	0.6200	6.2000	0.8500	8.5000	4.3700	43.7000
29	Blood Pressure Cuff, Adult for Zoll X Series , Size 11 Arm (Blue)	6	each	72.6750	436.0500	23.1700	139.0200	20.5900	123.5400	19.1500	114.9000	-	-
30	Blood Pressure Cuff, Adult Large for Zoll X Series , Size 12 Arm (Burgandy)	6	each	75.7625	454.5750	26.5000	159.0000	23.8400	143.0400	22.4000	134.4000	-	-
31	Blood Pressure Cuff, Adult Regular and Large Adult Manual	30	each	72.5760	2,177.2800	6.6500	199.5000	5.2400	157.2000	18.7550	562.6500	-	-
32	Blood Pressure Cuff, Child for Zoll X Series , Size 15-21 cm	6	each	71.2250	427.3500	21.9100	131.4600	19.6400	117.8400	18.4500	110.7000	-	-
33	Blood Pressure Cuff, Child Manual; Latex Free 2 Tube Veridian Health Care	10	each	34.7880	347.8800	6.6500	66.5000	5.0600	50.6000	18.4500	184.5000	14.1400	141.4000
34	Blood Pressure Cuff, Pediatric Manual; Latex Free 2 Tube Veridian Health Care	10	each	35.3880	353.8800	6.6500	66.5000	4.9200	49.2000	17.7500	177.5000	-	-
35	Bulb Syringes	15	each	23.7480	356.2200	1.1200	16.8000	0.3500	5.2500	0.8500	12.7500	3.9000	58.5000
36	Buretrol Sets; Non-Vented 150 Length With 2 Ports	20	each	18.8609	377.2180	9.2500	185.0000	5.6600	113.2000	6.0000	120.0000	-	-
37	Burn Sheets 60" x 96"	10	each	23.1240	231.2400	2.5000	25.0000	1.8700	18.7000	2.1500	21.5000	-	-
38	Carbon Dioxide Detector, Adult	40	each	67.5480	2,701.9200	9.5500	382.0000	9.5300	381.2000	9.0000	360.0000	-	-
39	Carbon Dioxide Detector, Pediatric	20	each	18.4917	369.8340	9.5500	191.0000	9.6400	192.8000	9.0000	180.0000	-	-
40	Cardboard Splints, 12"	20	each	1.2163	24.3260	0.3325	6.6500	0.6100	12.2000	0.6000	12.0000	-	-
41	Cardboard Splints, 18"	20	each	1.4597	29.1940	0.4536	9.0720	0.7600	15.2000	0.7500	15.0000	-	-
42	Cardboard Splints, 24"	20	each	1.9763	39.5260	0.6961	13.9220	1.3500	27.0000	0.6000	12.0000	-	-
43	Cardboard Splints, 36"	20	each	2.5430	50.8600	0.9783	19.5660	1.8300	36.6000	0.9750	19.5000	-	-
44	CaviCide Disinfectant 1 gal (4/case)	20	case	158.0250	3,160.5000	116.9200	2,338.4000	120.7200	2,414.4000	71.0000	1,420.0000	115.6800	2,313.6000
45	Cervical Collars, Infant; 22 1/2" High Size 1	10	each	29.7480	297.4800	3.0200	30.2000	3.3900	33.9000	3.7500	37.5000	13.8700	138.7000
46	Cervical Collars, Pediatric; 22 1/2" High Size 2	10	each	29.7480	297.4800	3.0200	30.2000	3.3900	33.9000	3.7500	37.5000	8.8500	88.5000
47	Coban Self-Adherent Wrap; Tan 2" x 5" yd	250	each	3.2458	811.4500	0.8300	207.5000	0.5200	130.0000	1.7500	437.5000	2.7000	675.0000
48	Cold Packs Instant 5.5x8	600	each	1.3895	833.7000	0.2900	174.0000	0.7400	444.0000	0.6500	390.0000	9.4600	5,676.0000
49	ConMed IV Dressing Transparent Adult Veni-Guard (100/bx)	15	box	136.7880	2,051.8200	48.0000	720.0000	20.0000	300.0000	29.0000	435.0000	-	-
50	Cpap Sets	200	each	-	-	47.5400	9,508.0000	44.4100	8,882.0000	38.9900	7,798.0000	-	-
51	CPR Stat Pads for Adult Zoll X Series (pr)	48	box	115.9063	5,563.5024	717.0000	34,416.0000	648.4000	31,123.2000	-	-	694.0500	33,314.4000
52	Devilbiss Suction Battery; Drive Medical Designs 7305p-614	2	each	256.7266	513.4532	305.0000	610.0000	70.9600	141.9200	-	-	-	-

CITY OF GREENACRES BID TABULATION

Notice of Bid: August 16, 2023
Advertisement in Palm Beach Post/City Website: August 16, 2023
Bid Number: 24-004
Description: Medical Supplies

Department: Fire Rescue
Opening Date: September 14, 2023
Opened By: Monica Powery
Witnessed By: Randi Whitcomb

Vendor Name:	Agni Enterprises, LLC*	Bound Tree Medical, LLC	Henry Schein Inc.	Life-Assist, Inc.	School Health Corporation*
Address:	7950 NW 155th Street, Suite 103 Miami Lake, FL 33016	5000 Tuttle Crossing Blvd. Dublin, OH 43016	135 Duryea Rd. Melville, NY 11747	11277 Sunrise Park Drive Rancho Cordova, CA 95757	5600 Apollo Dr. Rolling Meadows, IL 60008
Phone:	(305) 712-6653	(800) 533-0523	(800) 845-3550	(800) 824-6016	(866) 323-5465
Email:	cservice@headtoheels.net	submitbids@boundtree.com	emsbids@henryschein.com	quotes@life-assist.com	bids@schoolhealth.com

Item	Description	Estimated Quantity	Unit of Measure	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
53	Disposable Manual Resuscitators, Adult	50	each	23.8271	1,191.3550	8.8300	441.5000	5.2400	262.0000	9.2500	462.5000	25.7600	1,288.0000
54	Disposable Manual Resuscitators, Child	10	each	85.7913	857.9130	9.8200	98.2000	5.0600	50.6000	9.2500	92.5000	24.1400	241.4000
55	Disposable Manual Resuscitators, Infant	10	each	31.0277	310.2770	9.8200	98.2000	4.9200	49.2000	9.2500	92.5000	22.9600	229.6000
56	Dual Lumen Stomach Tube 6F (#8888264929)	20	each	13.2000	264.0000	2.1500	43.0000	8.0300	160.6000	7.4500	149.0000	-	-
57	Dual Lumen Stomach Tube 8F (#8888264929)	20	each	13.2000	264.0000	7.8700	157.4000	7.9500	159.0000	7.4500	149.0000	-	-
58	Dual Lumen Stomach Tube 10F (#8888264929)	20	each	3.2965	65.9300	2.1500	43.0000	2.2200	44.4000	2.1000	42.0000	-	-
59	Dual Lumen Stomach Tube 12F (#8888264929)	20	each	3.2965	65.9300	2.1500	43.0000	2.2200	44.4000	2.1000	42.0000	-	-
60	Dual Lumen Stomach Tube 16F (#8888264929)	20	each	3.2565	65.1300	2.1500	43.0000	2.1900	43.8000	2.1000	42.0000	-	-
61	Dual Lumen Stomach Tube 18F (#8888264929)	20	each	3.2565	65.1300	2.1500	43.0000	2.1900	43.8000	2.1000	42.0000	-	-
62	Dynarex Rolled Splint w/Adhering Wrap 4.25" x 36"	100	each	-	-	3.9600	396.0000	4.0000	400.0000	3.7500	375.0000	-	-
63	EKG paper for Zoll X Series Thermal Paper w/Grid 80M - ITEM NOT AWARDED	300	each	14.1333	4,239.9900	1.4500	435.0000	-	-	5.4000	1,620.0000	-	-
64	Electrodes, Pediatric	100	each	1.1705	117.0500	0.2433	24.3300	0.1700	17.0000	0.2464	24.6400	-	-
65	Emergency Blanket Yellow 54x80	200	each	3.2228	644.5600	2.3100	462.0000	1.8500	370.0000	1.9200	384.0000	6.9200	1,384.0000
66	Endotracheal Tube Cuffed w/Stylette 6.0 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
67	Endotracheal Tube Cuffed w/Stylette 6.5 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
68	Endotracheal Tube Cuffed w/Stylette 7.0 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
69	Endotracheal Tube Cuffed w/Stylette 7.5 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
70	Endotracheal Tube Cuffed w/Stylette 8.0 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
71	Endotracheal Tube Cuffed w/Stylette 8.5 (10/bx)	2	box	85.0800	170.1600	14.4000	28.8000	16.1000	32.2000	17.2500	34.5000	-	-
72	Endotracheal Tube Uncuffed w/Stylette 2.5 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	18.3000	18.3000	19.6600	19.6600	-	-
73	Endotracheal Tube Uncuffed w/Stylette 3.0 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	16.1000	16.1000	17.2500	17.2500	-	-
74	Endotracheal Tube Uncuffed w/Stylette 3.5 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	16.1000	16.1000	17.2500	17.2500	-	-
75	Endotracheal Tube Uncuffed w/Stylette 4.0 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	16.1000	16.1000	17.2500	17.2500	-	-
76	Endotracheal Tube Uncuffed w/Stylette 4.5 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	16.1000	16.1000	17.2500	17.2500	-	-
77	Endotracheal Tube Uncuffed w/Stylette 5.0 (10/bx)	1	box	85.0800	85.0800	12.8000	12.8000	16.1000	16.1000	17.2500	17.2500	-	-
78	Endotracheal Tube Uncuffed w/Stylette 5.5 (10/bx)	1	box	71.1480	71.1480	65.8000	65.8000	18.3000	18.3000	19.6600	19.6600	-	-
79	Face Mask w/shields; Ventflo Adult ETCO2	15	each	0.2973	4.4595	2.3800	35.7000	0.6100	9.1500	1.6000	22.6000	44.4300	666.4500
80	FilterLine Set etCO2 Sampling Line; 02 Oral Nasal Cannula 7" it has to be specific to the Zoll X-Series	100	each	14.3092	1,430.9200	6.8500	685.0000	5.2200	522.0000	7.1500	715.0000	-	-
81	Gallant Prep Razors (50/pk)	3	pack	62.3880	187.1640	19.5000	58.5000	17.5500	52.6500	18.9900	56.9700	5.0000	15.0000
82	Gauze Roll Non-Sterile 3 in	50	each	0.4790	23.9500	0.3317	16.5850	0.0950	4.7500	1.9500	97.5000	5.3000	265.0000
83	Gauze Roll Non-Sterile 4 in	50	each	0.5290	26.4500	0.4475	22.3750	0.1050	5.2500	2.2900	114.5000	6.5000	325.0000
84	Gauze, Sterile 4 x 4 12ply	50	each	0.0893	4.4650	0.0600	3.0000	0.0324	1.6200	5.9900	299.5000	7.4200	371.0000
85	Gauze, Unsterile 4 x 4 (200/pk)	50	pack	9.2838	464.1900	5.3900	269.5000	2.8000	140.0000	5.2500	262.5000	2.8600	143.0000
86	Glove Dispenser Triple Enamel; clear plastic 5.70w x 9.85 H x 3.95D	1	each	106.2375	106.2375	46.9600	46.9600	29.9500	29.9500	15.9900	15.9900	31.3400	31.3400
87	i-gel O2 Resus Pack Size 1.5	30	each	-	-	15.8000	474.0000	16.2400	487.2000	14.9900	449.7000	-	-
88	i-gel O2 Resus Pack Size 2	30	each	-	-	15.8000	474.0000	16.2400	487.2000	14.9900	449.7000	-	-
89	i-gel O2 Resus Pack Size 2.5	30	each	-	-	15.8000	474.0000	16.2400	487.2000	14.9900	449.7000	-	-
90	i-gel Single Airway Size 3	30	each	-	-	26.7700	803.1000	27.0700	812.1000	26.9500	808.5000	-	-
91	i-gel Single Airway Size 4	30	each	-	-	26.7700	803.1000	27.0700	812.1000	26.9500	808.5000	-	-
92	i-gel Single Airway Size 5	50	each	-	-	26.7700	1,338.5000	27.0700	1,353.5000	26.9500	1,347.5000	-	-
93	Intubation Detection Bulb	7	each	39.3000	275.1000	-	-	-	-	9.2500	64.7500	-	-
94	Isolation Gownss; Gown Tri-Layer AAM12 Protective Gown Large and XL-Large	300	each	3.6530	1,095.9000	2.0500	615.0000	-	-	1.3300	399.0000	0.4400	132.0000
95	IV Catheters 14g 2 inch	10	each	1.0491	10.4910	1.9200	19.2000	1.4700	14.7000	1.8500	18.5000	-	-
96	Kendall #8970 Sharps Box, Large	60	each	6.7575	405.4500	4.0700	244.2000	4.8700	292.2000	3.8500	231.0000	-	-
97	Laerdal Cervical Collar Stiffneck, Adult; One size Adult Plastic part # 980010	125	each	19.8917	2,486.4625	5.4400	680.0000	5.5900	698.7500	5.2500	656.2500	16.6800	2,085.0000
98	Laerdal Sta-Blok Head Immobilizer	50	each	13.6277	681.3850	4.1500	207.5000	4.2000	210.0000	3.9500	197.5000	6.9300	346.5000
99	Laerdal Suction Unit Battery	3	each	274.2101	822.6303	124.5000	373.5000	128.5500	385.6500	116.7600	350.2800	-	-
100	Laerdal Thomas Endotracheal Tube Holder, Child	10	each	-	-	2.8700	28.7000	2.9300	29.3000	2.8000	28.0000	-	-
101	Laerdal Thomas Select Tube Holder, Adult	50	each	8.7557	437.7850	2.8700	143.5000	2.9300	146.5000	2.8000	140.0000	-	-
102	Laryngoscope Blade MIL #1	2	each	28.7880	57.5760	4.0100	8.0200	8.0500	16.1000	3.7500	7.5000	10.4000	20.8000
103	Laryngoscope Blade MIL #2	2	each	28.7880	57.5760	4.0100	8.0200	8.0500	16.1000	3.7500	7.5000	10.4000	20.8000
104	Laryngoscope Blade MIL #3	2	each	28.7880	57.5760	4.0100	8.0200	8.0500	16.1000	3.7500	7.5000	164.8300	-

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Department: Fire Rescue
Opening Date: September 14, 2023
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Vendor Name: Agni Enterprises, LLC*
 Address: 7950 NW 155th Street, Suite 103
 Miami Lake, FL 33016
 Phone: (305) 712-6653
 Email: cservice@headtoheels.net

Bound Tree Medical, LLC
 5000 Tuttle Crossing Blvd.
 Dublin, OH 43016
 (800) 533-0523
 submitbids@boundtree.com

Henry Schein Inc.
 135 Duryea Rd.
 Melville, NY 11747
 (800) 845-3550
 emsbids@henryschein.com

Life-Assist, Inc.
 11277 Sunrise Park Drive
 Rancho Cordova, CA 95757
 (800) 824-6016
 quotes@life-assist.com

School Health Corporation*
 5600 Apollo Dr.
 Rolling Meadows, IL 60008
 (866) 323-5465
 bids@schoolhealth.com

Item	Description	Estimated Quantity	Unit of Measure	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
105	Laryngoscope Blade MIL #4	2	each	28.7880	57.5760	4.0100	8.0200	8.0500	16.1000	3.7500	7.5000	183.9200	367.8400
106	Laryngoscope Bulb, Large	10	each	13.9176	139.1760	10.9400	109.4000	1.8900	18.9000	2.3000	23.0000	-	-
107	Laryngoscope Bulb, Small	10	each	13.9176	139.1760	14.0700	140.7000	1.8900	18.9000	2.3000	23.0000	-	-
108	Macintosh Laryngoscope Blade Size 1; Metal, Conventional, Reusable	2	each	-	-	16.3500	32.7000	8.0500	16.1000	3.7500	7.5000	-	-
109	Macintosh Laryngoscope Blade Size 2; Metal, Conventional, Reusable	2	each	40.5480	81.0960	16.3500	32.7000	8.0500	16.1000	3.7500	7.5000	10.4000	20.8000
110	Macintosh Laryngoscope Blade Size 3; Metal, Conventional, Reusable	2	each	40.5480	81.0960	16.3500	32.7000	8.0500	16.1000	3.7500	7.5000	10.4000	20.8000
111	Macintosh Laryngoscope Blade Size 4; Metal, Conventional, Reusable	2	each	40.5480	81.0960	16.3500	32.7000	8.0500	16.1000	3.7500	7.5000	10.4000	20.8000
112	Mask Procedure ASTM Level 1 Blue	20	box	9.3500	187.0000	7.0000	140.0000	4.8300	96.6000	8.9500	179.0000	7.1100	142.2000
113	Meconium Aspirator	10	each	31.5480	315.4800	4.9000	49.0000	5.4200	54.2000	4.4900	44.9000	-	-
114	MedSource ClearSafe Comfort Safety IV Catheters 14g x 1 1/4 (50/bx)	2	box	-	-	58.5000	117.0000	60.0000	120.0000	80.0000	160.0000	-	-
115	MedSource ClearSafe Comfort Safety IV Catheters 16g x 1 1/4 (50/bx)	2	box	-	-	58.5000	117.0000	60.0000	120.0000	80.0000	160.0000	-	-
116	MedSource ClearSafe Comfort Safety IV Catheters 18g x 1 1/4 (50/bx)	40	box	-	-	58.5000	2,340.0000	60.0000	2,400.0000	80.0000	3,200.0000	-	-
117	MedSource ClearSafe Comfort Safety IV Catheters 20g x 1 1/4 (50/bx)	40	box	-	-	58.5000	2,340.0000	60.0000	2,400.0000	80.0000	3,200.0000	-	-
118	MedSource ClearSafe Comfort Safety IV Catheters 22g x 1 (50/bx)	2	box	-	-	58.5000	117.0000	60.0000	120.0000	80.0000	160.0000	-	-
119	MedSource ClearSafe Comfort Safety IV Catheters 24g x 3/4 (50/bx)	2	box	-	-	58.5000	117.0000	60.0000	120.0000	80.0000	160.0000	-	-
120	MedSource I.V. Infusion Needleless Male Luer PRN Adapter	1500	case	-	-	114.5600	171,840.0000	85.0000	127,500.0000	88.5000	132,750.0000	-	-
121	Mega MoversPlus Stretcher	100	each	37.6188	3,761.8800	12.6500	1,265.0000	26.1900	2,619.0000	16.2500	1,625.0000	-	-
122	Microflex SafeGrip Powder Free Latex Gloves, Large (50/bx)	400	case	17.0500	6,820.0000	125.3000	50,120.0000	115.8000	46,320.0000	120.0000	48,000.0000	-	-
123	Microflex SafeGrip Powder Free Latex Gloves, Medium (50/bx)	30	case	17.0500	511.5000	125.3000	3,759.0000	115.8000	3,474.0000	120.0000	3,600.0000	-	-
124	Microflex SafeGrip Powder Free Latex Gloves, Small (50/bx)	1	case	17.0500	17.0500	125.3000	125.3000	115.8000	115.8000	120.0000	120.0000	-	-
125	Microflex SafeGrip Powder Free Latex Gloves, Xlarge (50/bx)	400	case	17.0500	6,820.0000	125.3000	50,120.0000	115.8000	46,320.0000	120.0000	48,000.0000	-	-
126	Moldex 1513 Mask, Assorted Sizes (20/bx); Medium and Large	100	box	92.3530	9,235.3000	26.0800	2,608.0000	-	-	24.9999	2,499.9999	-	-
127	Moldex N95 Mask, Assorted Sizes (20/bx); Medium and Large	100	box	36.4000	3,640.0000	27.5100	2,751.0000	-	-	15.0000	1,500.0000	-	-
128	Multi Trauma Dressing; 12 x 30 Dressing	20	each	21.5880	431.7600	0.9400	18.8000	0.7000	14.0000	0.8000	16.0000	-	-
129	Nasal Atomization Device w/o Syringe; MAD Device	220	each	12.1356	2,669.8320	3.0800	677.6000	7.1200	1,566.4000	5.2500	1,155.0000	-	-
130	Nasal Cannula Adult	500	each	1.2238	611.9000	0.2800	140.0000	0.3200	160.0000	0.3500	175.0000	1.4300	715.0000
131	Nasal Cannula Pediatric	50	each	1.2238	61.1900	0.2800	14.0000	0.4000	20.0000	0.7800	36.5000	26.0200	1,301.0000
132	Nasopharyngeal Airways Size 12F; 60mm	10	each	27.5880	275.8800	3.2200	32.2000	2.1700	21.7000	2.3000	23.0000	-	-
133	Nasopharyngeal Airways Size 14F; 72mm	10	each	27.5880	275.8800	1.5600	15.6000	2.1700	21.7000	2.3000	23.0000	-	-
134	Nasopharyngeal Airways Size 16F; 85mm	10	each	27.5880	275.8800	1.5600	15.6000	2.1700	21.7000	2.3000	23.0000	-	-
135	Nasopharyngeal Airways Size 18F; 105mm	10	each	27.5880	275.8800	1.5600	15.6000	2.1700	21.7000	2.3000	23.0000	-	-
136	Nasopharyngeal Airways Size 20F; 115mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
137	Nasopharyngeal Airways Size 22F; 125mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
138	Nasopharyngeal Airways Size 24F; 130mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
139	Nasopharyngeal Airways Size 26F; 140mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
140	Nasopharyngeal Airways Size 28F; 155mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
141	Nasopharyngeal Airways Size 30F; 165mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
142	Nasopharyngeal Airways Size 32F; 170mm	10	each	28.5480	285.4800	1.5600	15.6000	1.9500	19.5000	1.8900	18.9000	-	-
143	O2 Cylinder Gaskets (Nylon)	50	pack	-	-	30.0000	1,500.0000	27.0000	1,350.0000	25.0000	1,250.0000	-	-
144	O2 Wrench	20	each	24.3480	486.9600	8.5000	170.0000	0.9800	19.6000	1.4000	28.0000	-	-
145	OB Kits	10	each	16.5188	165.1880	7.4200	74.2000	4.8300	48.3000	6.7500	67.5000	10.4500	104.5000
146	Oral Airways 100 mm; Guedel	20	each	3.9588	79.1760	0.2000	4.0000	0.5400	10.8000	0.7400	14.8000	-	-
147	Oral Airways 110 mm; Guedel	20	each	3.9588	79.1760	0.2000	4.0000	0.5400	10.8000	0.7400	14.8000	-	-
148	Oral Airways 120 mm; Guedel	20	each	5.9725	119.4500	2.1750	43.5000	-	-	3.8500	77.0000	-	-
149	Oral Airways 40 mm; Guedel	20	each	5.9725	119.4500	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
150	Oral Airways 55 mm; Guedel	20	each	10.1238	202.4760	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
151	Oral Airways 60 mm; Guedel	20	each	5.9725	119.4500	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
152	Oral Airways 70 mm; Guedel	20	each	5.9725	119.4500	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
153	Oral Airways 80 mm; Guedel	20	each	3.9588	79.1760	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
154	Oral Airways 90 mm; Guedel	20	each	5.9725	119.4500	0.2000	4.0000	0.4600	9.2000	0.7400	14.8000	-	-
155	Oval Eye Pads	8	each	0.6910	5.5280	0.1166	0.9328	0.0800	0.6400	0.1500	1.2000	11.4800	91.8400
156	Oxygen Tubing (50/cs)	1	case	70.7880	70.7880	26.0000	26.0000	16.0000	16.0000	16.9000	16.9000	-	-

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Opened By: Monica Powery
Witnessed By: Randi Whitcomb

Vendor Name:	Agni Enterprises, LLC*	Bound Tree Medical, LLC	Henry Schein Inc.	Life-Assist, Inc.	School Health Corporation*
Address:	7950 NW 155th Street, Suite 103 Miami Lake, FL 33016 (305) 712-6653	5000 Tuttle Crossing Blvd. Dublin, OH 43016 (800) 533-0523	135 Duryea Rd. Melville, NY 11747 (800) 845-3550	11277 Sunrise Park Drive Rancho Cordova, CA 95757 (800) 824-6016	5600 Apollo Dr. Rolling Meadows, IL 60008 (866) 323-5465
Phone:					
Email:	cservice@headtoheels.net	submitbids@boundtree.com	emsbids@henryschein.com	quotes@life-assist.com	bids@schoolhealth.com

Item	Description	Estimated Quantity	Unit of Measure	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
157	Pediatric Defibrillator Pads	20	each	152.6625	3,053.2500	18.2200	364.4000	44.5200	890.4000	107.0000	2,140.0000	120.6100	2,412.2000
158	Pen Lights	10	each	5.1980	51.9800	0.6500	6.5000	0.7700	7.7000	0.7500	7.5000	6.7100	67.1000
159	Petroleum Gauze 3 x 9	30	each	1.3241	39.7230	0.4800	14.4000	0.4200	12.6000	0.6500	19.5000	1.2900	38.7000
160	Probe Oral & Well Kit f/01692 w/92 ft Cord	2	each	164.6750	329.3500	103.1300	206.2600	105.3900	210.7800	86.0000	172.0000	104.1300	208.2600
161	Protective Arm Sleeves; Arms length	100	each	7.6000	760.0000	0.6500	65.0000	0.1350	13.5000	0.4500	45.0000	-	-
162	Red Biohazard Bags, 10 gallon; 23inch 1.2 mill	1800	each	0.2068	372.2400	0.0900	162.0000	0.1100	198.0000	0.1100	198.0000	-	-
163	Red Lock Out Tags with numbers (100/bg)	200	bag	94.8000	18,960.0000	16.8500	3,370.0000	26.9900	5,398.0000	12.0000	2,400.0000	-	-
164	Restraint Strap Disposable Orange 2 piece 5 ft (50/cs)	2	case	750.9840	1,501.9680	121.5000	243.0000	86.5000	173.0000	68.2500	136.5000	-	-
165	Restraints, Adult Limb Holder (50/cs)	2	case	564.0625	1,128.1250	190.5000	381.0000	177.5000	355.0000	-	-	-	-
166	Ring Cutters	10	each	22.6068	226.0680	5.9100	59.1000	5.3200	53.2000	6.3000	63.0000	54.5000	545.0000
167	Safety Goggles	30	each	20.5320	615.9600	2.4500	73.5000	1.8100	54.3000	2.8000	84.0000	2.3100	69.3000
168	Safety Lancets (100/bx); 21g 2.2mm	15	box	36.7080	550.6200	6.2700	94.0500	4.5900	68.8500	9.5000	142.5000	20.9300	313.9500
169	Safety Needles, 18g (100/bx) No Syringe/Needle Only; 1.5 inch	4	box	16.5713	66.2852	29.0200	116.0800	11.7900	47.1600	-	-	-	-
170	Safety Needles, 21g (100/bx) No Syringe/Needle Only; 1 inch	4	box	32.8457	131.3828	29.0200	116.0800	11.7900	47.1600	-	-	-	-
171	Safety Needles, 22g (100/bx) No Syringe/Needle Only; 1 inch	4	box	32.8457	131.3828	29.0200	116.0800	11.7900	47.1600	-	-	-	-
172	Safety Needles, 25g (100/bx) No Syringe/Needle Only; 5/8 inch	4	box	16.5713	66.2852	29.0200	116.0800	11.7900	47.1600	-	-	-	-
173	Seals Nylon Red Padlock Numbered	200	packs	55.7880	11,157.6000	18.9200	3,784.0000	26.9900	5,398.0000	22.7500	4,550.0000	-	-
174	Shaprs Container, 4.7 Qt Rectangular Polypropylene Locking Cap Red/Black	30	each	23.5677	707.0310	14.5000	435.0000	17.0400	511.2000	14.0000	420.0000	-	-
175	Sharps Container, 1 Qt 3.5" x 3.5" x 7"	200	each	2.5417	508.3400	1.5900	318.0000	1.6700	334.0000	3.2500	650.0000	2.8600	572.0000
176	Sharps Container, Dynarex 6.37" x 1.22", 24/cs	72	each	7.3637	530.1864	1.3700	98.6400	1.4300	102.9600	1.7500	126.0000	-	-
177	Silver Swaddler Baby Blanket	7	each	27.8160	194.7120	2.5000	17.5000	4.1500	29.0500	5.9900	41.9300	-	-
178	Silvon Diaphoretic Electrodes (600/cs)	100	case	307.7188	30,771.8800	95.5200	9,552.0000	110.0000	11,000.0000	-	-	-	-
179	<i>Small Sharp Shafts Container</i>	100	each	54.9000	5,490.0000	2.0700	207.0000	1.4300	143.0000	1.5500	155.0000	105.0900	10,509.0000
180	Soft Suction Catheter 10Fr	10	each	1.4710	14.7100	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
181	Soft Suction Catheter 12Fr	10	each	0.9598	9.5980	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
182	Soft Suction Catheter 14Fr	10	each	1.4278	14.2780	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
183	Soft Suction Catheter 16Fr	10	each	0.9598	9.5980	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
184	Soft Suction Catheter 18Fr	10	each	1.3763	13.7630	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
185	Soft Suction Catheter 6Fr	10	each	1.3763	13.7630	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
186	Soft Suction Catheter 8Fr	10	each	0.9598	9.5980	0.1300	1.3000	0.2000	2.0000	0.2700	2.7000	-	-
187	Soft Tactical Tourniquet; SOF Tactical Tourniquet 1.5"	40	each	73.7880	2,951.5200	20.5200	820.8000	31.9500	1,278.0000	25.0000	1,000.0000	33.8300	1,353.2000
188	Splint Sager Adult/Child	5	each	1,254.1781	6,270.8905	748.1700	3,740.8500	544.8600	2,724.3000	495.0000	2,475.0000	-	-
189	Stethoscopes, Adult; 22inch long dual head	10	each	6.6677	66.6770	31.1000	311.0000	2.2300	22.3000	3.1500	31.5000	11.4300	114.3000
190	Stethoscopes, Pediatric	5	each	7.9922	39.9610	2.5300	12.6500	5.1100	25.5500	34.0000	170.0000	122.9300	614.6500
191	Stylettes 10F	10	each	23.1480	231.4800	0.9200	9.2000	1.4400	14.4000	1.8500	18.5000	-	-
192	Stylettes 12F	10	each	23.1480	231.4800	2.0800	20.8000	1.4400	14.4000	1.8500	18.5000	-	-
193	Stylettes 14F	10	each	23.1480	231.4800	0.9200	9.2000	1.4400	14.4000	1.8500	18.5000	-	-
194	Stylettes 6F	10	each	5.3238	53.2380	0.9200	9.2000	1.4400	14.4000	2.9500	29.5000	-	-
195	Suction Canister, 1200 cc	50	each	4.7148	235.7400	3.5900	179.5000	3.2300	161.5000	3.2000	160.0000	-	-
196	Suction Canister, 800 cc	50	each	2.9523	147.6150	3.4400	172.0000	2.1300	106.5000	3.1200	156.0000	-	-
197	Suction Tip, Yankauer	50	each	1.4470	72.3500	0.4400	22.0000	0.4200	21.0000	0.7500	37.5000	-	-
198	Suction Tubing; 3/16 x 6	50	each	2.0278	101.3900	1.7300	86.5000	0.6300	31.5000	0.8000	40.0000	-	-
199	SureTemp ® Plus 690 Probe Covers (250/bx)	2	box	36.5880	73.1760	9.5500	19.1000	9.4200	18.8400	8.9900	17.9800	10.6900	21.3800
200	Syringe 60ml Catheter Tip Hypodermic	100	each	0.9047	90.4700	1.1200	112.0000	0.3200	32.0000	0.4500	45.0000	-	-
201	Tape, 1 in Clear Porous Tape (2/bx)	2	box	13.6229	27.2458	7.0200	14.0400	6.3500	12.7000	13.9200	27.8400	8.8000	17.6000
202	Tape, 2 in Clear Porous Tape (12/bx)	2	box	27.2458	54.4916	21.0600	42.1200	6.3500	12.7000	-	-	-	-
203	Tape, 3 in Clear Porous Tape (12/bx)	2	box	40.8688	81.7376	21.0600	42.1200	6.3500	12.7000	150.0000	300.0000	-	-
204	Total Non-Rebreather Mask, Adult (50/cs)	10	case	111.4000	1,114.0000	37.0000	370.0000	45.0000	450.0000	40.5000	405.0000	-	-
205	Total Non-Rebreather Mask, Infant (50/cs)	1	case	138.5250	138.5250	51.5000	51.5000	61.0000	61.0000	65.0000	65.0000	-	-
206	Total Non-Rebreather Mask, Pediatric (50/cs)	1	case	111.4000	111.4000	35.5000	35.5000	61.0000	61.0000	66.0000	66.0000	-	-
207	Tourniquets (100/bx); 1" wide 18" long	10	box	16.3638	163.6380	7.6320	76.3200	17.8500	178.5000	18.0000	180.0000	39.0300	390.3000
208	VentFLO Adult ETCO2/O2 Oral/Nasal Cannula 7"	200	each	4.8475	969.5000	4.7500	950.0000	8.6900	1,738.0000	6.7500	1,350.0000	-	-

CITY OF GREENACRES BID TABULATION

Advertisement in Palm Beach Post/City Website: August 16, 2023
Notice of Bid: August 16, 2023
Bid Number: 24-004
Description: Medical Supplies

Department: Fire Rescue
Opening Date: September 14, 2023
Opened By: Monica Powery
Witnessed By: Randi Whitcomb

Vendor Name:	Agni Enterprises, LLC*	Bound Tree Medical, LLC	Henry Schein Inc.	Life-Assist, Inc.	School Health Corporation*
Address:	7950 NW 155th Street, Suite 103 Miami Lake, FL 33016	5000 Tuttle Crossing Blvd. Dublin, OH 43016	135 Duryea Rd. Melville, NY 11747	11277 Sunrise Park Drive Rancho Cordova, CA 95757	5600 Apollo Dr. Rolling Meadows, IL 60008
Phone:	(305) 712-6653	(800) 533-0523	(800) 845-3550	(800) 824-6016	(866) 323-5465
Email:	cservice@headtoheels.net	submitbids@boundtree.com	emsbids@henryschein.com	quotes@life-assist.com	bids@schoolhealth.com

Item	Description	Estimated Quantity	Unit of Measure	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
209	Vomex Convenience Bags; no Dimension Part # VOMEX	500	each	2.7701	1,385.0500	-	-	1.3000	650.0000	0.3500	175.0000	15.1600	7,580.0000
	Primary		Primary Total	\$	-	\$	33,018.33	\$	262,206.33	\$	21,752.15	\$	-
	Secondary		Secondary Total	\$	-	\$	53,435.28	\$	39,724.26	\$	248,480.58	\$	-

CITY OF GREENACRES TABULATION

Note: All recommendations for award are unofficial until City Council approval

*Per the Item 2-6 Agreement Award & Term of the bid document, the City reserves the right to not award to vendors for less than twenty (20) items

Note: Item prices that have been striked through are unapproved substitutions.



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Michele Thompson, Community & Recreation Services Director

SUBJECT: RESOLUTION NO. 2023 – 49 APPROVING THE RECOGNIZED SPORTS PROVIDER AGREEMENT WITH FLORIDA VIPERS, INC.

BACKGROUND

In an effort to maintain levels of service and maximize efficiency the CRS Department entered in an Independent Contractor Agreement on November 1, 2022 with Florida Vipers, Inc., a Florida not-for-profit corporation established in 2017, to facilitate the City's FY23 Basketball League. The CRS Department has been extremely satisfied with this service provider and wishes to execute a Recognized Sports Provider Agreement with FL Vipers, Inc. to facilitate the City's Youth Basketball league, skills clinics, and summer sports camp programs.

ANALYSIS

Pursuant to the agreement, FL Vipers, Inc. responsibilities include:

- Facilitate the City's Basketball programs; provide personnel to professionally facilitate the City's Basketball programs; conduct Level II background checks on personnel and coaches.
- List the City as an "Additional Insured" on the Certificate of Insurance.
- Obtain sponsors and grants to expand the program services, as applicable.
- Adopt and promote the City's Coaching Incentive policy; the City's Employee discount program; and the City's Athletic Scholarship program.

The City's responsibilities include:

- Execute the agreement; collect fees; register participants; monitor compliance.
- Advertise and promote programs.
- Provide and maintain facilities; classroom, gym, outdoor basketball courts, IVB North field.
- Promote and process athletic scholarships.
- Process payment to Contractor; process any required refunds to participants.

The agreement will be for a one (1) year term, with three (3) additional one (1) year annual renewable terms upon satisfactory performance and mutual written consent from both parties.

FINANCIAL INFORMATION

Under the terms of the agreement, the City will pay FL Viper's a fixed rate of \$14,300 for the Winter/Summer Leagues and seventy percent (70%) of the total revenue received for the Skill Development Program & Sports Camp. Any additional programs or services may be coordinated by Florida Vipers, Inc. through sponsorships and grants that they write and receive.

LEGAL

Resolution No. 2023-49 has been prepared in accordance with the applicable requirements outlined in the City Code, City's Administrative Directive #45, and due diligence on behalf of the CRS Department. The CRS Department requests the City Council to waive the requirement for competitive selection in the Procurement Code and approve the agreement. The section of the Procurement Code states; Sec. 2-213 – Waiver of Competitive Selection.

The City Council may waive all or specific provisions of this procurement code if it finds that it is in the best interest to do so, and that the waiver of any competitive solicitation requirements will not inure to the financial disadvantage of the city. In no case competitive solicitation requirements, be waived where said waiver would constitute a violation of state or federal law or grant requirement.

Approving the agreement and waiving the competitive selection requirements will not constitute a violation of state or federal law. Furthermore, the Agreement is not funded by any City awarded grant funds.

STAFF RECOMMENDATION

The CRS Department recommends the City Council waive the competitive selection requirements of the City's Procurement Code and requests approval of Resolution No. 2023-49 authorizing the execution of the FY24 Recognized Sports Provider agreement with Florida Vipers, Inc.

RESOLUTION NO. 2023-49

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE FY 2024 AGREEMENT BETWEEN THE CITY OF GREENACRES AND FLORIDA VIPERS, INC. FOR THE ORGANIZATION, MANAGEMENT AND OPERATION OF THE CITY'S RECREATIONAL YOUTH BASKETBALL LEAGUE AND PROGRAMS; USE OF THE CITY'S GYM, MULTI-PURPOSE FIELD, AND CLASSROOM; AND AUTHORIZING THE MAYOR AND CITY COUNCIL TO APPROVE THE AGREEMENT AND CITY OFFICIALS TO EFFECTUATE THE IMPLEMENTATION OF THE TERMS OF THIS AGREEMENT.

WHEREAS, Florida Vipers, Inc. is a Not-for-Profit Florida Corporation established in 2017, and the City entered into an Independent Contractor Agreement with Florida Vipers, Inc. on November 1, 2022, and;

WHEREAS, the City has experienced very satisfactory performance, program growth, mentoring opportunities, and good stewardship of City property with this provider, and;

WHEREAS, the City wishes to enter into a Recognized Sports Provider Agreement with Florida Vipers, Inc. to organize, manage and administer the City's Recreational Youth Basketball Leagues, Basketball Developmental Skills Clinics, and Camp Programs, and:

WHEREAS, the City will provide Florida Vipers, Inc. with use of the City's classroom, gym, outdoor basketball courts, and Ira Van Bullock multi-use field;

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

SECTION 1. The City Council grants authorization for the execution of the FY 2024 Agreement with Florida Vipers, Inc. to organize, manage and operate all components of the City's Recreational Youth Basketball League and programs; including use of the City's gym, outdoor basketball courts, and multi-use field, and classroom, as needed for a one (1) year period, beginning October 3, 2023, with three (3) additional one (1) year terms, upon satisfactory performance.

RESOLVED AND ADOPTED this 2nd day of October 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, *Deputy Mayor*

Voted:

Judy Dugo, Council Member, *District III*

Voted:

Suzy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Georges Bayard, Information Technology Director

SUBJECT: Amendment to the Interlocal Agreement with PBC for Information Technology Services (R2020-1834), for additional telephone lines

BACKGROUND

The City of Greenacres has an existing interlocal agreement (R2020-1834), with Palm Beach County Information Systems Services (ISS), to provide the City with its primary connection to the Internet, the inter-connections between the City's locations at City Hall, Fire Rescue Headquarters and the Community Center, as well as to 5 of its parks for security camera systems.

In 2020, the agreement was amended to add basic telephone service for the City, transferring existing lines from the previous service provider and providing new IP-based handsets, for a total of 101 lines. Four (4) lines were added on March 8, 2022 and seven (7) more were added on July 11, 2023 for a current total of 112. The rate paid by the City for telephone service is \$10 per line per month, for a total annual cost of \$13,440.

ANALYSIS

The budget for fiscal year 2024 includes several new staff positions, all requiring new phone lines. The proposed amendment to the Interlocal agreement adds five (5) new lines of telephone service, for a grand total of 117 lines and handsets, providing enough lines for the incoming new positions.

FINANCIAL INFORMATION

The total annual cost for telephone service based on the amended agreement will increase to \$14,040, which has been included in the City's FY 2024 budget.

LEGAL

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

STAFF RECOMMENDATION

Approval of Resolution 2023-50.

Agreement with Palm Beach County and City of Greenacres
Re: Palm Beach County ISS Services

Third Amendment

This Third Amendment (“Amendment”) for information technology (“IT”) services is entered into this ____ day of _____, 2023, by and between the City of Greenacres (“LOCAL GOVERNMENT”) and Palm Beach County (“COUNTY”) a political subdivision of the State of Florida.

WHEREAS, the parties entered into the Agreement **R2020-1834** dated December 8, 2020 as amended, hereinafter referred to as the “Agreement”, under which the COUNTY provides telephone services as stated in that Agreement, to LOCAL GOVERNMENT. The COUNTY and LOCAL GOVERNMENT wish to amend that Agreement.

WHEREAS, the parties hereby amend the Agreement as follows:

Item #1: Exhibit B, Section E: Fees and Charges for Basic Telephone Services. Replace the billing matrix with the following:

LOCAL GOVERNMENT Basic Telephone Service and Billing Matrix					
Location	Service Start Date	Installation Charges	Number of Handsets	Monthly County Charges	Annual Charges (excl. Install)
City of Greenacres	12/1/2020*	N/A	117	\$1,170	\$14,040
TOTALS		N/A	117	\$1,170	\$14,040
<p><u>Explanation of Charges:</u></p> <p><u>Installation Charges</u> – This is an estimated cost. The actual final cost for this installation will be billed to the LOCAL GOVERNMENT as a one-time invoice based on (1) the billing statement from the vendor for this work and (2) the actual cost to COUNTY of the equipment installed and labor.</p> <p><u>Monthly COUNTY Charges</u> – The monthly charge paid by the LOCAL GOVERNMENT based on the COUNTY Rate Sheet for Network Services.</p> <p><u>Annual Charges</u> – The total annual recurring charges, excluding installation charges, paid by the LOCAL GOVERNMENT.</p> <p>*Original phone service start date is 12/1/2020 with 101 handsets. March 8, 2022 an additional 4 lines were added for a total of 105. Seven (7) lines were added on July 11, 2023 for a total of 112 handsets. An additional 5 lines will be added with this agreement in</p>					

Agreement with Palm Beach County and City of Greenacres
Re: Palm Beach County ISS Services

November 2023 for a grand total of 117 handsets.

All other provisions of the aforementioned Agreement, as amended, are hereby confirmed and, except as provided herein, are not otherwise altered or amended and shall remain in full force and effect.

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Agreement with Palm Beach County and City of Greenacres
Re: Palm Beach County ISS Services

IN WITNESS WHEREOF, the COUNTY and LOCAL GOVERNMENT have each caused this Agreement to be executed by its duly authorized official as of the date first set forth above.

ATTEST:

PALM BEACH COUNTY

Joseph Abruzzo, Clerk & Comptroller

**Palm Beach County, By Its
Board of County Commissioners**

By: _____
Deputy Clerk

By: _____
Mayor

(SEAL)

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
County Attorney

By: _____
Archie Satchell, CIO, ISS

CITY OF GREENACRES

By: _____
Quintella Moorer, City Clerk

By: _____
Joel Flores, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Andrea McCue, City Manager, Administration

SUBJECT: Resolution 2023-51 Continuation of the One-Cent Surtax

BACKGROUND

In November 2016, the voters of Palm Beach County approved an increase to the local sales tax from six (6) cents per dollar to seven (7) cents per dollar that became effective on January 1, 2017 and will automatically sunset upon the earlier occurrence of December 31, 2026 or the generation of \$2.7 billion in total revenue divided between the School District of Palm Beach County (50%), Palm Beach County (30%), and the 39 Palm Beach County municipalities (20% shared amongst them). The one-cent sales surtax can only be used for infrastructure projects.

ANALYSIS

The City's allocation of the one-cent sales surtax is \$23 million which has been used to provide for projects which directly impact the health, wellbeing, and quality of life of residents of the City. As required, all projects are approved by the Palm Beach County Surtax Oversight Committee and project expense reporting is also submitted to the Committee for review and approval.

FINANCIAL INFORMATION

Allocations are based on approval of continuation of the Surtax.

LEGAL

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

STAFF RECOMMENDATION

Staff is recommending approval of Resolution 2023-51 in support of seeking voter approval to continue the one-cent sales surtax revenue for infrastructure projects until December 31, 2036.

RESOLUTION NO. 2023-51**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, SUPPORTING THE EXTENSION AND CONTINUATION OF THE PALM BEACH COUNTY ONE-CENT SALES SURTAX TO FUND LOCAL INFRASTRUCTURE PROJECTS THROUGH DECEMBER 2036; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, in November 2016, the voters of Palm Beach County approved an increase to the local sales tax from six (6) cents per dollar to seven (7) cents per dollar; and

WHEREAS, the one-cent sales surtax increase became effective on January 1, 2017, and will automatically sunset upon the earlier occurrence of either December 31, 2026, or the generation of \$2.7 billion in total revenue; and

WHEREAS, the generated one-cent sales surtax revenue is divided between the School District of Palm Beach County (50%), Palm Beach County (30%), and the 39 Palm Beach County municipalities (20% shared amongst them); and

WHEREAS, the generated one-cent sales surtax revenue may only be utilized for infrastructure projects such as roads, sidewalks, bridges, schools, parks, and government buildings and facilities; and

WHEREAS, infrastructure projects provide access to clean water, electricity, transportation, and other projects which directly impact the health, well-being, and quality of life of individuals, families, and the wider community; and

WHEREAS, the City of Greenacres has received one-cent sales surtax revenue in the amount of \$21,633,354 Since January 1, 2017, which has allowed the City to improve and add to its infrastructure; and

WHEREAS, the City of Greenacres recognizes the direct and beneficial impact the one-cent sales surtax revenue for infrastructure projects has provided to Greenacres residents, the

Resolution No. 2023-51 | Continuation of the One-Cent Surtax

Page No. 2

thirty-eight (38) other municipalities in Palm Beach County, the School District of Palm Beach County, and Palm Beach County: and

WHEREAS, the City of Greenacres supports a collaboration with the School District of Palm Beach County, Palm Beach County and the other municipalities of Palm Beach County to extend and continue the one-cent sales surtax revenue for infrastructure projects beyond its current automatic sunset deadlines; and

WHEREAS, the City of Greenacres specifically supports seeking voter approval to continue the one-cent sales surtax revenue for infrastructure projects until December 31, 2036.

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

SECTION 1. The above recitals are true and correct and are hereby incorporated into this section of this Resolution as if fully set forth herein.

SECTION 2. The Greenacres City Council hereby expresses its support for seeking voter approval to continue the one-cent sales surtax revenue for infrastructure projects until December 31, 2036.

SECTION 3. The City Manager is directed to forward this Resolution to each of the Palm Beach County Commissioners with a copy to the Palm Beach County Administrator, the Palm Beach County League of Cities, and the School District of Palm Beach County.

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

Resolution No. 2023-51 | Continuation of the One-Cent Surtax

Page No. 3

RESOLVED AND ADOPTED this 2nd of day of October 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

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

SUBJECT: **Resolution 2023-16, SE-21-03**
River Bridge Center Drive-in/Fast-Food Restaurant Special Exception

BACKGROUND

A request from Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC for Special Exception (SE) approval for a drive-in/fast food restaurant use in the Commercial Intensive Zoning District (CI). CI allows a drive-in/fast food restaurant as a use subject to special exception approval. A proposed site plan petition is being processed concurrently to construct a 4,680 square foot fast-food restaurant (Chick Fil-A) with a drive-through facility in the River Bridge Shopping Center. The proposed restaurant will have access only through the River Bridge Shopping Center.

ANALYSIS

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. The majority of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store and professional office space. Since that time, there have been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time with the exception of the movie theater converting into a gym in accordance with SP-85-12(X).

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a 5-0 vote at their meeting on May 11, 2023. At the June 5, 2023 City Council meeting, the Special Exception was postponed to a later date to be concurrent with the site plan application request. The City Council continued Special Exception SE-21-03 through Resolution 2023-16 to the September 5, 2023 City Council Meeting to afford more time for crafting additional proposed conditions of approval relating to the drive-thru. The City Council continued Special Exception SE-21-03 through Resolution 2023-16 to the September 18, 2023 City Council Meeting. The City Council continued Special Exception SE-21-03 through Resolution 2023-16 to the October 2, 2023 City Council Meeting to provide additional time to finalize proposed conditions of approval.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with six (6) conditions of approval. Specifically, the proposed use will not create a nuisance factor detrimental to the adjacent and nearby properties since it will provide

enhanced landscaping, it is compatible with the existing character of this commercial area, the use has been reviewed by staff for automobile, pedestrian, and fire safety, and the proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site, as reviewed by the City's Traffic Consultant.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2023-16 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SE-21-03 with conditions through the adoption of Resolution 2023-16.

SE-21-03 (Res 2023-16)

Exhibit "A"

May 4, 2023

Revised 05/11/2023 09/18/2023

08/21/2023

09/05/2023



DEVELOPMENT REVIEW COMMITTEE REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2023-16: SE-21-03 Special Exception for Drive-Thru at River Bridge Center

Consideration of Approval: A request from Andrew Savage, PE Bohler Engineering, agent for REAL SUB, LLC, for Special Exception approval of a fast-food restaurant with drive-thru facilities within the River Bridge Centre located at 6714 Forest Hill Boulevard.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☒ Quasi-Judicial

☐ Legislative

☒ Public Hearing

Originating Department: Planning & Engineering Project Manager _____ Denise Malone, DNS Director	Reviewed By: Director of Development & Neighborhood Services _____ Denise Malone
Approved By: City Manager _____ Andrea McCue	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 4/27/23, 5/25/23, 8/10/23 Paper: Lake Worth Herald Mailing <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required

Attachments: Aerial Resolution 2023-16	City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions. <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____
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I. Executive Summary

The applicant is requesting special exception approval for a drive-in/fast food restaurant use in the Commercial Intensive (CI) zoning district. In the Commercial Intensive (CI) Zoning District, a drive-through is permitted subject to special exception approval. The current petition being processed for River Bridge Centre is to construct a 4,997 square foot fast-food restaurant (Chick Fil-A) with a drive-through facility. The fast-food restaurant is a permitted use, while the drive-thru requires a special exception. The proposed restaurant will have access only through the River Bridge Shopping Center.

II. Site Data:

Existing Use:	Commercial Center, Vacant, paved parking
Proposed Use:	Fast-food restaurant with drive-thru facilities
Parcel Control Number(s) :	18-42-44-10-13-000-0010
Parcel Size:	1,197,034.2 square feet (27.48 acres)
Existing Future Land Use Designation:	Commercial (CM)
Existing Zoning District:	Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: Subject Parcel and Plaza			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Olive Tree PUD (Fairway Isle)	Residential (RS-MD)	Residential Medium-2 (RM-2)
	Woodbridge Plaza	Commercial (CM)	Commercial Intensive (CI)
<i>South</i>	River Bridge Centre	Commercial (CM)	Commercial Intensive (CI)
	River Bridge PUD	Residential Medium (RS-MD)	Residential Medium – 2 (RM-2)
<i>East</i>	Applebee's Grill and Bar	Commercial (CM)	Commercial Intensive (CI)
	The Pines PUD	Residential-High Density (RS-HD)	Residential High (RH)
<i>West</i>	Trafalgar Square	Commercial (CM)	Commercial Intensive (CI)
	IHOP	Commercial (CM)	Commercial Intensive (CI)
	River Bridge PUD	Residential-Medium Density (RS-MD)	Residential Medium-2 (RM-2)

III. Annexation/Zoning History:

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. The majority of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store and professional office space. Since that time, there have

been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time with the exception of the movie theater converting into a gym in accord with SP-85-12(X). The current petition being processed for River Bridge Centre is to construct a 4,997 square foot fast-food restaurant with a drive through facility. In the Commercial Intensive (CI) Zoning District, a drive-through is permitted subject to special exception approval. The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping Center.

IV. Applicable Code Provisions:

- Sec. 16-171 through 178 pertaining to Special Exception.
- Sec. 16-499 (14) pertaining to Drive-ins/Fast Food.
- Sec. 16-496 through 16-506 pertaining to the CI zoning district.
- Sec. 16-1266 through 16-1312 pertaining to landscaping.
- Sec. 16-1331 through 16-1340 pertaining to off-street parking.

V. Summary Of Proposed Development Concept Plan Details:

Plan Details: The petitioner's Conceptual Site Layout Plan (stamp-dated June 20, 2023) depicts the following:

1. Total land area of 1,197,034.2 sq. ft. (27.48 acres) for the plaza.
2. The removal of 93 parking spaces and four terminal landscape islands.
3. A total existing building floor area of 227,272 sq. ft. for the inline shopping center and an additional 4,680 square foot fast food restaurant with a drive-thru located at the north portion of the site. The project will include 19 new parking spaces.
4. A total of 1345 parking spaces and 43 handicapped spaces. A total of 490 parking spaces for the Outparcels and 19 handicapped parking spaces. Overall, the parking for the plaza will be reduced by seventy-four (74) spaces, but the parcel is still overparked by 185 spaces.
5. One vehicular ingress/ egress access points to Forest Hill Blvd, two access points to Jog Road, and one access to River Bridge Boulevard. The Chick Fil-A restaurant will only have access via the internal accessways within the plaza.
6. Dumpster and recycling area with masonry wall enclosure and opaque gates.
7. Conceptual Engineering Plan.
8. Boundary Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Existing Building Floor Area	227,272 sq. ft.	5.22	18.99 %
Proposed Expansion	4,680 sq. ft.	0.107	0.0039 %
Existing Site Landscape Area	164,897 sq. ft.	3.78	13.77 %
Total Proposed Landscape Area	170,771 sq. ft.	3.92	14.27 %
Total Proposed Building Floor Area	231,952 sq. ft.	5.327	0.194 FAR

V. Staff Analysis:

Background:

The approximately 27.47-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. The majority of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store, and professional office space. Since that time, there have been twelve site plan approvals and twenty-four modifications related to River Bridge Centre. The uses have remained the same within that time with the exception of the movie theater converting into a gym in accordance with SP-85-12(X).

The current petition being processed for River Bridge Centre is to construct a 4,680 square foot fast-food restaurant with a drive through facility. In the Commercial Intensive (CI) Zoning District, a drive-through is permitted subject to special exception approval. The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping Center.

The Development Review Committee on October 13 and 20, 2022 reviewed the special exception request.

Development Review Committee Comments:

Traffic/Engineering:	Incorporated into the staff report.
Building Division:	No comments.
Planning Division:	Incorporated into the staff report.
PBSO District 16.:	No comments.
Public Works Dept.:	No comments
Fire Department:	Incorporated into the staff report
CRS Department:	No comments

VI. Special Exception Criteria And Findings Of Fact:

1. The proposed use complies with all relevant Elements of the Comprehensive Plan;

Finding: The proposed fast-food restaurant with drive through window complies with the Future Land Use, Infrastructure, Intergovernmental and Transportation relevant Elements of the City of Greenacres' Comprehensive Plan. The request complies with the objectives and policies of the City of Greenacres Comprehensive Plan directing growth and development to appropriate areas. A fast-food restaurant is a permitted use in the Commercial Intensive Zoning District and the drive through facility is subject to special exception approval to address and mitigate any impacts from the use of the drive-thru.

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

proposed special exception;

Finding: Ingress/egress, for two-way traffic, to the site will be provided from the interior of the River Bridge Shopping Center. The plans have been reviewed by staff for automobile, pedestrian and fire safety and they meet all Code requirements. The City's traffic consultant has reviewed the traffic flow and control of the site for compliance with City Code and has determined that it meets all necessary requirements to ensure safe and efficient vehicular movements. The applicant will be required to maintain a traffic management plan to address service hour queuing and ensure queuing will not block any access points of ingress or egress for the plaza, and address planning for emergency events.

3. Off-street parking and loading is provided where required, with particular attention to the items in (2) above will not adversely affect public health and safety;

Finding: Provided off-street parking meets or exceeds the City's code requirements. Since this site is not an outparcel but part of the River Bridge main shopping area, parking spaces are available and accounted for within the shopping center itself. The applicant has designated parking spaces outside their parcel which will be dedicated to the Chick-Fil-A use. A defined loading area has been provided in the front of the store and will only be used during non-operational hours.

4. Refuse and service areas provided with particular reference to items (2) & (3) above will not adversely affect public health and safety;

Finding: Waste Management will serve the site for all refuse collection. The recycling and refuse area will be east of the proposed building. The refuse area meets the City code requirements.

5. The proposed use will not create a nuisance factor detrimental to adjacent and nearby properties and the City as a whole;

Finding: The proposed development has commercial uses to the north, east, and west. The proposed development is in keeping with the commercial approval for the River Bridge Center. The property will be landscaped along the site's perimeter as well as provided interior landscaping in accordance with code requirements. Any noise generated will not be outside the realm of the commercial shopping center. The proposed use is in keeping with the overall intensive commercial character of the area and will not create any nuisance factors detrimental to adjacent properties. A fast-food restaurant is a permitted use. The drive-through traffic and flow has been evaluated by the City traffic engineer consultant and will not create a nuisance detrimental to the plaza or nearby properties.

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

Finding: All utilities will be provided underground. The site will be served by Palm Beach County Water Utilities. All other utilities will also be provided to the site. Utility easements shall be provided, as necessary.

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

Finding: The proposed site plan provides a three (3) foot landscape buffer to the east and west side of the property, and eleven-point five (11.5) foot landscape buffer on the north side of the property, respectively. A landscape buffer is not required on the south side since the parcel fronts the inner roadway of the shopping center. Interior landscaping will also be provided. The buffering will consist of trees, hedges, and ground cover. Air conditioning units will also be screened from view of adjacent properties.

The existing landscape buffer along Forest Hill Boulevard is a non-conforming buffer that was installed after the original approval in 1987. The current requirement would be 25 feet in width, but since the applicant is actually adding width and materials to the buffer, thus reducing the non-conformity, the non-conformity does not require a variance.

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

Finding: The proposed signs will meet the requirements of the City's Zoning Code. All exterior lighting shall meet City code requirements for limiting spills onto adjacent roadways and the interior of the shopping center.

9. The requested use appears to meet the required yards and other open space;

Findings: The project complies with interior and perimeter landscaping, and open space requirements. Since the site is not an outparcel but a part of the overall shopping center, the addition of the site does not result in the yard or open space requirements of the overall shopping center being in violation of code. The Chick-Fil-A building will be fifty feet from the front property line, twenty-nine feet from the west property line and 130 feet from the east property line, all which meet or exceeds the setback requirements within a Commercial Intensive zoning district.

10. Proposed general use is compatibility with adjoining properties and other property in the district;

Finding: The proposed commercial land use (fast food restaurant) is compatible with the existing commercial nature of the River Bridge shopping center and adjacent uses. There are existing fast food restaurants with drive-thrus within the site. The use will not adversely impact any residential use to the south because of the significant distances between the uses, as well as existing buildings. The property is zoned Commercial

Intensive (CI) which permits a fast-food restaurant as a permitted use and a drive-through facility as a special exception use.

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

Finding: The proposed drive through fast food restaurant is in scale with the surrounding commercial uses. In the River Bridge Center there are existing restaurants on outparcels and several in-line restaurants and many of them include drive-thru lanes. The use also provides service to the surrounding River Bridge PUD residents.

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

Finding: Special requirements for a drive-through facility are that each drive-in stacking lane be clearly defined and designed so as not to conflict or interfere with other traffic utilizing the site. The drive-thru includes two lanes, one of which will be a by-pass lane, as required by Code. According to the documentation submitted, the need of a by-pass lane is minimal during the day and when the restaurant use is heavy, the petitioner shall utilize employees to take orders and move cars along if necessary. An emergency plan has been provided.

VII. Staff Recommendation:

Approval of SE 21-03 through the adoption of Resolution 2023-16, with the following conditions:

1. The most stringent requirements of Exhibit "A" Development Review Committee Staff Report and Recommendations dated May 4, 2023, and Exhibit "B" Conceptual Site Plan, stamp-dated April 12, 2023, as hereafter defined shall apply. (Planning & Zoning)
2. Site and development plan approval shall be required prior to issuance of development permits. (Planning and Zoning)
3. The Special Exception is limited to a 4,680 square foot Drive-In/Fast Food Restaurant. Any modifications to the use or size of the building or change in ownership will require a new or amended Special Exception. (Planning and Zoning)
4. Hours of operation for the Drive-In/Fast Food Restaurant shall be limited to 6:30am to 10:00 pm Monday through Saturday, Closed Sundays. (Planning and Zoning)
5. The applicant shall be required to maintain a City approved traffic management plan to address peak service hour queuing within the plaza site and to address means of emergency aide when the by-pass lane is utilized for queuing. Negative impacts to the plaza will need to be addressed by the property owner and management staff. Queuing shall not be permitted to block any access points of ingress or egress for the plaza or the outparcels. (Planning & Zoning)
6. The special exception approval is for the Chick Fil-A Drive-in/Fast Food Restaurant franchise. Any applicants, successors or assigns shall require a new special exception

application for review and approval by the City if the franchise vacates the location. New users shall be required to address the criteria for the special exception. (Planning & Zoning)

PLANNING AND ZONING BOARD OF APPEALS RECOMMENDATION
May 11, 2023

The Planning and Zoning Board of Appeals on a motion made by Board Member Fitzgerald and seconded by Board Member Hayes, by a vote of five (5) to zero (0) ***recommended approval*** of ***SE-21-03 (Chick-Fil-A)*** as presented by staff.

GREENACRES CITY COUNCIL ACTION – June 5, 2023

On June 5, 2023, Special Exception ***SE-21-03 (Chick-Fil-A)*** was postponed to a later date to coincide with the review of the companion site plan request.

GREENACRES CITY COUNCIL ACTION – August 21, 2023

The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Special Exception SE-21-03 as presented by staff through Resolution ***2023-16 to the September 5, 2023 City Council Meeting*** to afford more time for crafting additional proposed conditions of approval relating to the drive-thru.

GREENACRES CITY COUNCIL ACTION – September 5, 2023

The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Special Exception SE-21-03 as presented by staff through Resolution ***2023-16 to the September 18, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

GREENACRES CITY COUNCIL ACTION – September 18, 2023

The City Council on a motion made by Council Member Diaz and seconded by Council Member Bousquet, voting four (4) to zero (0), *continued* Special Exception SE-21-03 as presented by staff through Resolution ***2023-16 to the October 2, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

GREENACRES CITY COUNCIL ACTION – October 2, 2023

RESOLUTION NO. 2023-16

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE PETITION FOR A SPECIAL EXCEPTION TO ALLOW A FAST-FOOD DRIVE THROUGH RESTAURANT IN A COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, LOCATED WITHIN THE RIVER BRIDGE CENTRE ON THE SOUTHWEST CORNER OF FOREST HILL BOULEVARD AND SOUTH JOG ROAD, AS REQUESTED BY THE PETITIONER, ANDREW SAVAGE, AGENT FOR THE OWNER, PUBLIX; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Andrew Savage, Bohler Engineering, hereafter “Petitioner”, as agent for the owner, REAL SUB, LLC has submitted a petition for a Special Exception approval to allow a fast-food drive through restaurant to be located within a Commercial Intensive (CI) zoning district, located at 6714 Forest Hill Blvd, pursuant to Section 16-499, Commercial Intensive (CI) regulations of the Zoning Code; and

WHEREAS, the Petitioner presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Development and Neighborhood Department which, in turn, recommended approval of the Special Exception to allow for a Fast-Food Drive Through Restaurant within a Commercial Intensive (CI) zoning district, with the conditions identified in the Development Review Committee Staff Report and Recommendation, Exhibit “A” dated May 4, 2023, as revised; and

WHEREAS, the Planning and Zoning Board of Appeals reviewed the petition in a public hearing on May 11, 2023, for compliance with the Special Exception Criteria as indicated by the Findings of Fact contained in the Development Review Committee Staff Report and Recommendation and has found that the project is in compliance with said criteria; and

WHEREAS, the Planning and Zoning Board of Appeals made a recommendation on the petition to the City Council for approval; 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 Fast-Food Drive Through Restaurant within a Commercial Intensive (CI) zoning district subject to the conditions stipulated in the Development Review Committee Report.

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

SECTION 1. The Petition, (SE-21-03), a Special Exception to allow for a Fast-Food Restaurant within a Commercial Intensive (CI) zoning district, is hereby approved. The special exception approval is for the Chick Fil-A Drive-in/Fast Food Restaurant franchise. Any applicants, successors or assigns shall require a new special exception application for review and approval by the City if the franchise vacates the location. New users shall be required to address the criteria for the special exception.

SECTION 2. The approval of Petition SE-21-03 is subject to all conditions contained in the Development Review Committee Staff Report and Recommendation, Exhibit "A", dated May 4, 2023, as revised (attached).

SECTION 3. All resolutions in conflict herewith are hereby repealed.

SECTION 4. This resolution shall be effective upon its adoption subject to the conditions of Petition SE 21-03 and SP 85-12RR.

RESOLVED AND ADOPTED this 2nd of day of October, 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

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

SUBJECT: **Resolution 2023-17, SP-85-12RR**
River Bridge Center Drive-in/Fast-Food Restaurant Site Plan

BACKGROUND

A request from Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, for approval of a proposed fast-food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard.

The applicant is requesting approval for a 4,680 square foot fast-food restaurant with drive-thru (Chick Fil-A) on the 27.48-acre River Bridge Centre master site. The development is located adjacent to Forest Hill Boulevard between the developed outparcels for International House of Pancakes and Applebee's Restaurant, and egress and ingress is provided from the River Bridge access points along Forest Hill Boulevard and South Jog Road

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on July 13, 2023. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the September 5, 2023 City Council Meeting to afford more time for crafting additional proposed conditions of approval relating to the drive-thru. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the September 18, 2023 City Council Meeting. The City Council continued Site Plan SP-85-12RR through Resolution 2023-17 to the October 2, 2023 City Council Meeting to provide additional time to finalize proposed conditions of approval.

ANALYSIS

The proposed site and development plan is for a fast-food restaurant with drive-thru facilities. In the Commercial Intensive (CI) Zoning District, a fast-food restaurant is a permitted use and a drive thru is permitted subject to special exception approval (see companion Resolution 2023-16 Special Exception). The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping center. The restaurant will have one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand.

FINANCIAL INFORMATION

The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable

area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING)

The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public art. (PLANNING)

LEGAL

Resolution 2023-17 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SP-85-12 RR with conditions through the adoption of Resolution 2023-17.

SP-85-12RR (Resolution 2023-17)
Exhibit "A"
Date: July 7, 2023

Revised: 07/13/2023 09/18/2023
08/21/2023
09/05/2023



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2023-17: SP-85-12RR River Bridge Centre Fast Food Drive-Thru Restaurant

Consideration of Approval: A request from Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, for approval of a proposed fast-food restaurant with drive-thru modifying the Master Site Plan. The project consists of 4,680 square foot restaurant (Chick Fil-A) with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☐ Legislative

☐ Public Hearing

Originating Department:

Planning & Engineering

Project Manager

Denise Malone, AICP, Director DNS

Reviewed By:

Director of Development and Neighborhood Services

Denise Malone, AICP, Director DNS

Approved By:

City Manager

Andrea McCue

Public Notice:

☐ Required
☒ Not Required

Dates:

Paper:

Mailing

☐ Required
☒ Not Required

Notice Distance:

Attachments:

- Survey
- Development and Site Plans
- Aerial Map
- Resolution 2023-17

City Council Action:

☐ Approval
☐ Approve with Conditions
☐ Denial
☐ Continued to: _____

I. Executive Summary

The applicant is requesting approval for a 4,680 square foot Chick Fil-A restaurant with drive-thru on the 27.48-acre River Bridge Centre master site. The development is located adjacent to Forest Hill Boulevard between the developed outparcels for International House of Pancakes and Applebee's Restaurant, and egress and ingress is provided from the River Bridge access points along Forest Hill Boulevard and South Jog Road. A concurrent petition for a Special Exception (SE-21-03, Resolution 2023-16) for a drive-thru is being processed.

II. Site Data:

Existing Land Use:	Commercial Center, Vacant, paved parking
Proposed Land Use:	Fast-food restaurant with drive-thru facilities
Parcel Control Number(s):	18-42-44-10-13-000-0010
Parcel Size:	1,197,034.2 square feet (27.48 acres)
Future Land Use Designation:	Commercial (CM)
Existing Zoning:	Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: Subject Parcel			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Olive Tree PUD Woodbridge Plaza	Residential (RS-MD) Commercial (CM)	Residential Medium-2 (RM-2) Commercial Intensive (CI)
<i>South</i>	River Bridge Center	Commercial (CM)	Commercial Intensive (CI)
<i>East</i>	Applebee's Grill and Bar	Commercial (CM)	Commercial Intensive (CI)
<i>West</i>	IHOP	Commercial (CM)	Commercial Intensive (CI)

III. Annexation/Zoning History:

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. Most of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store, and professional office space. Since that time, there have been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time except for the movie theater converting into a gym in accordance with SP-85-12(X). The current petition being processed for River Bridge Centre is to construct a 4,680 square foot fast-food restaurant with a drive through facility. In the Commercial Intensive (CI) Zoning District, a fast-food restaurant is a permitted use and a drive-thru is permitted subject to

special exception approval. The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping Center.

IV. Applicable City Code Provisions:

Sec. 16-196 through 16-202 pertaining to site and development plans.

Sec. 16-496 through 16-520 pertaining to the CI District.

Sec. 16-1241 through 16-1330 pertaining to landscaping.

Sec. 16-1331 through 16-1335 pertaining to off-street parking.

Sec. 16-698 pertaining to access for commercial uses.

V. Summary Of Proposed Site and Development Plan Details:

Plan Details: The petitioner's site and development plan (stamp-dated June 20, 2023) depict the following:

1. Total land area of 1,197,034.2 sq. ft. (27.48 acres) for the plaza.
2. The removal of 93 existing parking spaces on-site and two terminal landscape islands.
3. A total proposed building floor area of 231,952 sq. ft. for the plaza (including 4,680 sq. fast food restaurant expansion)
4. A total of 1345 parking spaces and 43 handicapped spaces. A total of 490 parking spaces for the Outparcels and 19 handicapped parking spaces. Overall, the parking for the plaza will be reduced by seventy-four (74) spaces, but the parcel is still overparked by 185 spaces.
5. One vehicular ingress/ egress access points to Forest Hill Blvd, two access points to Jog Road, and one access to River Bridge Boulevard. The Chick Fil-A restaurant will only have access via the internal accessways within the plaza.
6. Dumpster and recycling area with masonry wall enclosure and opaque gates.
7. Landscaping Plan.
8. Conceptual Engineering Plan.
9. Building Plans and Elevations.
10. Boundary Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Existing Building Floor Area	227,272 sq. ft.	5.22	18.99 %
Proposed Expansion	4,680 sq. ft.	0.107	0.0039 %
Existing Site Landscape Area	164,897 sq. ft.	3.78	13.77 %
<i>Total Proposed Landscape Area</i>	170,771 sq. ft.	3.92	14.27 %
<i>Total Proposed Building Floor Area</i>	231,952 sq. ft.	5.327	0.194 FAR

VI. Staff Analysis:

The proposed site and development plan is for a Chick-Fil-A fast food restaurant with drive-thru facilities. In the Commercial Intensive (CI) Zoning District, a drive thru is permitted subject to

special exception approval (SE-21-03, Resolution 2023-16). The proposed Chick-Fil-A restaurant will have access only through the River Bridge Shopping center. The Development Review Committee reviewed the Site and Development Plans on October 13 and 20, 2022.

Development Review Committee Comments:

Fire Department:	Incorporated into the staff report.
Building Division:	No comments.
Planning Division:	Incorporated into the staff report.
PBSO District 16.:	No comments.
Public Works Dept.:	No comments
CRS Department:	No comments
Traffic/Engineering:	Incorporated into the staff report

Outside Agencies

PBC Traffic Div.:	Project's traffic is vested from original approval.
PBC Water Utilities:	Water and sewer available.
LWDD:	Project will be permitted to discharge into its system.
Palm Tram:	Project will have no adverse affect.

Standards And Staff Findings

- | | | |
|----|-------------------------------|---|
| 1. | Minimum Lot Requirements: | Site area of 27.479 acres meets the minimum site area of 2 acres minimum Lot width of 1,666.639 feet exceeds the minimum width of 200 feet. |
| 2. | Maximum Lot Coverage: | Building coverage of 18.99% does not exceed the maximum of 30% . |
| 3. | Minimum Yard Requirements: | Building setbacks meet all yard requirements of 50' front, 25' side corner, 20' side interior and 30' rear. |
| 4. | Height Restrictions: | The 1-story building height of 20'4.5" does not exceed the allowable 35' . |
| 5. | Off-Street Parking & Loading: | The 1345 parking spaces for the master site, including 43 handicapped parking spaces exceeds the 1160 required parking spaces. The proposed Chick Fil-A will remove 93 spaces and add 19 parking spaces near the restaurant including two (2) handicapped parking spaces. |
| 6. | Landscaping: | The landscaping plan complies with the landscape |

- code requirements.
7. Sign Regulations: Signage requirements will be reviewed during Building Permits process.
 8. Utilities: The proposed water, sanitary, sewer and drainage systems **will meet** code requirements subject to final permitting.
 9. Concurrency Considerations: Project traffic **meets** traffic concurrency per the Palm Beach County traffic concurrency letter and City traffic consultant analysis. Water and Sewer service and capacities are available to serve the site.
 10. Comp Plan Considerations: The proposed development is **consistent** with the land use classification of Commercial (CM).
 11. Color Scheme: The colors of the building shall be white, brushed pewter, and mineral deposit, which are shades of white and gray. The roof metal coping shall be mineral deposit and the storefront shall be clear anodized aluminum.

VII. Issues:

Site Circulation and Queuing

The applicant has requested a concurrent application for the special exception approval (SE-21-03) of a drive-thru facility for the proposed fast-food restaurant. The code requires a by-pass lane for one-way traffic flow patterns. The site is proposing a one-way drive pattern, so the drive-thru includes a by-pass lane. The applicant is proposing to utilize the by-pass land for additional car queuing during peak service hours in order to provide additional storage on site. The code does not require a management plan for drive-thru facilities, but the proposed user does consistently manage the demand for their products effectively on other sites throughout the County and State, and has agreed to do the same for this site. Staff is requesting as a condition of approval the City approval of a management plan to address emergency situations and queuing of the drive-thru.

The applicant's proposed development has been reviewed by and granted traffic concurrency by Palm Beach County Traffic division. The City's Traffic Consultant has reviewed the request for concurrency and the impacts on local roads as well. The applicant has addressed the concerns of the City's Traffic Engineer relative to the signalized intersection at River Bridge Boulevard and possible impacts.

In addition, the applicant has studied the car storage demand from other sites in the area during peak demand hours and has provided the data to the City for review. The applicant has provided

16 queuing storage spaces in the drive-thru lanes from the entrance to the take-out window, which is more spaces than is required to meet the demand studied at other locations in the County. The site is located interior to the plaza and additional queuing can utilize internal drive aisles and will not impact the ingress/egress points in the plaza or adjacent roadways. Staff has included conditions of approval requiring the applicant to address problems with the management of the demand, as well as addressing issues that arise from utilization of the by-pass lane during peak demand. The applicant has agreed to the conditions of approval.

VIII. Staff Recommendation:

Based on the preceding analysis, the Development Review Committee recommends approval of SP-85-12RR for a Chick-Fil-A fast food restaurant with drive-thru facilities with the following conditions:

1. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated July 6, 2023, and Exhibit "B" Site and Development Plans including the following shall apply:
 - a. Landscaping Plans prepared by Bohler and stamp-dated May 1, 2023 (C-701-C-709)
 - b. Architectural Plans prepared by Chick-fil-A and stamp-dated September 19, 2022 (A-201 and A-301)
 - c. Paving, Grading and Drainage Plans prepared by Bohler and stamp-dated June 20, 2023 (C-401)
 - d. Site Plan prepared by Bohler and stamp-dated June 20, 2023 (C-101-C-103, C-201, C-301-C-303,
 - e. Survey prepared by Brown and Phillips, Inc. and stamp dated September 19, 2022 (PLANNING-ZONING)
2. The site shall be developed in accordance with the approved Special Exception (SE 21-03) (PLANNING-ZONING)
3. Permits from the South Florida Water Management District and Lake Worth Drainage District for the stormwater management system must be obtained prior to the issuance of building permits (ENGINEERING)
4. Permits from the Health Department for the water and sewer system must be obtained prior to the issuance of building permits if the shopping center's water and sewer systems were not designed to accommodate the outparcel. (ENGINEERING)
5. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of the S.F.W.M.D. must be submitted for review along with complete paving, drainage, water, and sewer construction plans prior to the issuance of building permits. (ENGINEERING)
6. All utilities shall be provided underground. (ENGINEERING)

7. The project shall participate in the City Tree Dedication Program; one (1) tree to be donated per 1,000 sq. ft. of building area or a fraction thereof, therefore **five (5)** 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-ZONING)
8. The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING-ZONING)
9. The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public art. (PLANNING-ZONING)
10. The building shall be required to be protected with automatic fire detection and alarm systems in accordance with standard 72 of the NFPA. The systems shall be monitored by an approved central station. (FIRE)
11. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (PLANNING-ZONING)
12. A bicycle rack accommodating a minimum of 5 bikes is required on site. Current site plan has it located on the south side of the building. (PLANNING-ZONING)
13. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (PLANNING-ZONING)
14. Other than the approved menu board speaker at the Drive-In/Fast Food Restaurant drive-thru, no outdoor speakers shall be permitted. (PLANNING-ZONING)
15. Outdoor storage of materials and equipment (i.e., merchandise, pallets, etc....) is prohibited. (PLANNING-ZONING)
16. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in table 16-1271 of the City of Greenacres Code. (PLANNING-ZONING)
17. 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, 2024 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (PLANNING-ZONING)

18. All roof top mechanical equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted equipment (air conditioning, backflow preventor, etc....) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (PLANNING-ZONING)
19. 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-ZONING)
20. The site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (PLANNING-ZONING)
21. A Certificate of Occupancy shall be issued only after compliance with all conditions of approval. (PLANNING-ZONING)
22. Non-compliance with any of the conditions of approvals will result in withholding of the issuance of building permits or the certificate of occupancy. (PLANNING-ZONING)
23. The applicant shall be required to maintain a City approved traffic management plan to address peak service hour queuing within the plaza site and to address means of emergency aide when the by-pass lane is utilized for queuing. Negative impacts to the plaza will need to be addressed by the property owner and management staff. Queuing shall not be permitted to block any access points of ingress or egress for the plaza or the outparcels. (PLANNING-ZONING)

PLANNING AND ZONING BOARD OF APPEALS RECOMMENDATION – July 13, 2023

The Planning and Zoning Board of Appeals on a motion made by Board Member Edmundson and seconded by Board Member Litowsky, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-85-12RR***, as presented by staff.

GREENACRES CITY COUNCIL ACTION – August 21, 2023

The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the September 5, 2023 City Council Meeting*** to afford more time for crafting additional proposed conditions of approval relating to the drive-thru.

GREENACRES CITY COUNCIL ACTION – September 5, 2023

The City Council on a motion made by Council Member Tharp and seconded by Council Member Bousquet, voting five (5) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the September 18, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

GREENACRES CITY COUNCIL ACTION – September 18, 2023

The City Council on a motion made by Council Member Diaz and seconded by Council Member Bousquet, voting four (4) to zero (0), ***continued*** Site Plan SP-85-12RR as presented by staff through Resolution ***2023-17 to the October 2, 2023 City Council Meeting*** to provide additional time to finalize proposed conditions of approval.

GREENACRES CITY COUNCIL ACTION – October 2, 2023

RESOLUTION NO. 2023-17

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE APPLICATION FOR SITE PLAN APPROVAL TO CONSTRUCT A CHICK-FIL-A FAST FOOD RESTAURANT WITH DRIVE THROUGH IN A COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, LOCATED WITHIN THE RIVER BRIDGE CENTER AT THE SOUTHWEST CORNER OF SOUTH JOG ROAD AND FOREST HILL BOULEVARD, AS REQUESTED BY THE PETITIONER, ANDREW SAVAGE, AGENT FOR THE OWNER, REAL SUB, LLC; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Andrew Savage., hereinafter "Petitioner", as agent for the owner, REAL SUB LLC, has made an application for Site Plan approval for construction of a Chick-Fil-A fast food drive through restaurant within a Commercial Intensive (CI) zoning district, located within the River Bridge Center at the Southwest corner of South Jog Road and Forest Hill Boulevard; and

WHEREAS, the petitioner presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Planning and Engineering Division which, in turn, recommended approval of the Site Plan to allow for construction of a Chick-Fil-A fast food drive through restaurant within the River Bridge Centre with the conditions identified herein; and

WHEREAS, the Planning and Zoning Board of Appeals held a public hearing on July 13, 2023, reviewed the Petitioner's request, and made a recommendation on the petition 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 Plan for construction of a Chick-Fil-A fast food drive through restaurant within a Commercial Intensive (CI) zoning district located within the River Bridge Center, subject to the conditions of approval and staff recommendation at the August 21, 2023 Public Hearing.

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

SECTION 1. The Petition, SP-85-12RR, a Site Plan is hereby APPROVED for construction of a Chick-Fil-A fast food drive through restaurant with drive through within a Commercial Intensive (CI) zoning district located within the River Bridge Center at the Southwest corner of South Jog Road and Forest Hill Boulevard, 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: 18-42-44-10-13-000-0010 and 18-42-44-10-13-000-0030

Parcel 1, River Bridge Centre, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 53, Page 186, said lands situate, lying and being in Palm Beach County, Florida

AND

Parcel 3, River Bridge Centre, according to the plat thereof on file in the office of the Clerk of the Circuit Courts in and for Palm Beach County, Florida recorded in Plat Book 53, Page 186, said lands situate, lying and being in Palm Beach County, Florida

SECTION 2. This approval is subject to the following conditions, which shall be the responsibility of and binding upon the Applicant, its successors, or assigns:

1. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated July 7, 2023, and Exhibit "B" Site and Development Plans date stamped June 20, 2023, including the following shall apply:
 - a. Overall Site Plan prepared by Bohler and dated May 24, 2023 (Sheet C-4).

Resolution No. 2023-17 | SP-85-12RR Chick-Fil-A

Page No. 3

- b. Landscaping Plans prepared by Bohler and dated May 1, 2023 (C-701 through C-709)
 - c. Architectural Plans prepared by Chick-fil-A and dated March 31, 2023 and May 10, 2023 (A-201 (May 10, 2023) and A-301 (March 31, 2023))
 - d. Paving, Grading and Drainage Plans prepared by Bohler and dated May 1, 2023 (C-401 through C-402, C-501, C- 601, C-602, and C-901 through C-913)
 - e. Site Layout Plans and Photometric prepared by Bohler and dated May 1, 2023 (C-101 through C-103, C-201, C-301 through C-303)
 - f. Survey prepared by Brown and Phillips, Inc. and dated January 14, 2021 (Sheets 1 and 2)
2. The site shall be developed in accordance with the approved Special Exception (SE 21-03) (PLANNING)
 3. Permits from the South Florida Water Management District and Lake Worth Drainage District for the stormwater management system must be obtained prior to the issuance of building permits (ENGINEERING)
 4. Permits from the Health Department for the water and sewer system must be obtained prior to the issuance of building permits if the shopping center's water and sewer systems were not designed to accommodate the outparcel. (ENGINEERING)
 5. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of the S.F.W.M.D. must be submitted for review along with complete paving, drainage, water, and sewer construction plans prior to the issuance of building permits. (ENGINEERING)
 6. All utilities shall be provided underground. (ENGINEERING)
 7. The project shall participate in the City Tree Dedication Program; one (1) tree to be donated per 1,000 sq. ft. of building area or a fraction thereof, therefore **five (5)** 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)
 8. The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING)
 9. The building shall be required to be protected with automatic fire detection and alarm systems in accordance with standard seventy-two of the NFPA. The systems shall be monitored by an approved central station. (FIRE)
 10. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (PLANNING)

11. A bicycle rack accommodating a minimum of 5 bikes is required on site. Current site plan has it located on the south side of the building. (PLANNING)
12. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate the protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if the existing material to remain is unsuitable for buffer purposes. (PLANNING)
13. Other than the approved menu board speaker at the Drive-In/Fast Food Restaurant drive-thru, no outdoor speakers shall be permitted. (PLANNING)
14. Outdoor storage of materials and equipment (i.e., merchandise, pallets, etc....) is prohibited. (PLANNING)
15. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in table 16-1271 of the City of Greenacres Code. (PLANNING)
16. 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, 2024 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (PLANNING)
17. All roof top mechanical equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted equipment (air conditioning, backflow preventor, etc....) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (PLANNING)
18. 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)
19. If required, the site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (PLANNING)
20. A Certificate of Occupancy shall be issued only after compliance with all conditions of approval. (BUILDING)
21. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or the certificate of occupancy. (PLANNING)
22. The applicant shall be required to maintain a traffic management plan to address peak service hour queuing within the plaza site. Negative impacts to the plaza will need to be

addressed by the property management staff. Queuing shall not be permitted to block any access points of ingress or egress for the plaza. The management plan shall include planning for emergency events when the by-pass lane is being used for queuing. (PLANNING)

SECTION 3. This resolution shall be effective upon its adoption.

[The remainder of this page intentionally left blank.]

RESOLVED AND ADOPTED this 2nd of day of October 2023

Voted:

Joel Flores, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Brian Fuller, Fire Chief, Fire Rescue

SUBJECT: Resolution 2023-41 – Repeal and replace Resolution 2021-40 Fire Prevention Fee Schedule with an updated Fee Schedule consistent with market pricing and additional charges for expanded services.

BACKGROUND

The current Fire Prevention Schedule of Fees was adopted through Resolution 2021-40. This schedule provided for the establishment of fees for fire plan reviews, inspections, false fire alarm fees and annual fire inspections. With the adoption of the Florida Fire Prevention Code 7th edition and amendments, the Fire Prevention Fee Schedule was reviewed, and it was determined that it needed to be revised.

ANALYSIS

Resolution 2023- 41 repeals the Fire Prevention Fee Schedule that was previously established in Resolution 2021-40 and increases fees to reflect the actual cost incurred by the City in providing those services.

FINANCIAL INFORMATION

The establishment of the new fees for expanded services and the revised fees for functions performed pursuant to Chapter 5, Fire Prevention and Protection of the City of Greenacres Code of Ordinances, will result in an estimated increase of \$10,000.00 dollars in revenue. These fees are consistent with surrounding jurisdictions and are an accurate reflection of the costs incurred and is in the best interests of the City, and those we serve.

LEGAL

The resolution has been prepared in accordance with City Code requirements and has been approved for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff recommends approval of Resolution 2023-41.

RESOLUTION NO. 2023-41

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, REPEALING RESOLUTION 2021-40 AND ESTABLISHING A FIRE PREVENTION SCHEDULE OF FEES FOR SERVICES AND FUNCTIONS PERFORMED PURSUANT TO CHAPTER 5 FIRE PREVENTION AND PROTECTION OF THE CITY OF GREENACRES CODE OF ORDINANCES; AND PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Section 5-5 of the City of Greenacres Code of Ordinances provides for the establishment of fees for services and functions performed under Chapter 5 Fire Prevention and Protection to be adopted by resolution of the City Council; and

WHEREAS, the City Council of the City of Greenacres previously adopted a schedule of fire prevention fees through Resolution No. 2021-40; and

WHEREAS, the annual inspection fees have not changed since 2021; and

WHEREAS, using the valuation of work to calculate plan review fees is consistent with surrounding jurisdictions and an accurate reflection of the costs incurred in performing said plan review; and,

WHEREAS, the City Council has determined that all of the fees set forth in this Resolution are reasonable and based upon the actual costs incurred in the performance of the Fire Prevention and Protection functions; and

WHEREAS, the City Council has also determined that amending the fees as set forth in this Resolution is in the best interests of the City and serves a valid public purpose.

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

SECTION 1. A schedule of fees for services and functions performed pursuant to Chapter 5 Fire Prevention and Protection of the City of Greenacres Code of Ordinances is hereby established as follows:

Resolution No. 2023-41 | Fire Prevention Fee Schedule

Page No. 2

I. Plan Review Fees

Fees for plan review and associated inspections for new construction and alterations to existing buildings shall be as follows:

A. The following formula, which is based on the valuation of the proposed work, shall be used to determine plan review fees.

1) \$0.00 up to \$125,000	Charge 0.5% total valuation of work, with a minimum of \$100.00
2) \$125,001 to \$300,000	Charge \$625.00 for the first \$125,000 and then charge 0.25% of the balance of the value
3) \$300,001 to \$1,000,000	Charge \$1,062.50 for the first \$300,000 and then charge 0.125% of the balance of the value
4) \$1,000,001 to \$2,000,000	Charge \$1937.50 for the first \$1,000,000 and then charge 0.0625% of the balance of the value
5) \$2,000,001 and up	Charge \$2562.50 for the first \$2,000,000 and then charge 0.03125% of the balance of the value

B. Plan Revision	\$20 for first page plus \$10.00 for each additional page
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C. Open Burning	\$58 effective for 30 days with a \$29 renewal fee
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Resolution No. 2023-41 | Fire Prevention Fee Schedule

Page No. 3

II. INSPECTIONS

Fees for Inspections performed by the Fire Marshal for all occupancies required to obtain a business tax receipt are hereby established as follows:

- A. For all new buildings, and alterations to existing buildings that have received a certificate of occupancy, or certificate of completion within 30 days of an application for business tax receipt, the inspection fee will be waived.
- B. In existing buildings where permits are not required for interior renovations, or where a certificate of occupancy or completion was issued over 30 days from the date of the application for the business tax receipt, the inspection fees shall be as follows:

- 1. Residential Rental Inspections

Initial inspection per unit: \$50.00

- 2. All Occupancies other than Residential

Initial inspection per business location: \$75.00

- C. Annual Inspections per Building based on Fixed Property Use

FIXED PROPERTY USE	FEES
A. Assembly	
50 - 299 Maximum Occupancy	\$75.00
300 – 1,000 Maximum Occupancy	\$100.00
1,001 - 5,000 Maximum Occupancy	\$150.00
5,001 and over Maximum Occupancy	\$200.00
B. Educational	
Day Care Nursery	\$75.00
All Others	\$200.00
C. Health Care, Hospital, Nursing Home	
5,000 sq ft & under	\$75.00
5,001 - 15,000 sq ft	\$100.00
15,001 - 30,000 sq ft	\$150.00
30,001 - 100,000 sq ft	\$200.00
100,001 - 200,000 sq ft	\$300.00
200,001 - 500,000 sq ft	\$400.00
500,001 – and over	\$550.00
D. Hotel/Motel	
Under 25 Units/Rooms	\$75.00

Resolution No. 2023-41 | Fire Prevention Fee Schedule

Page No. 4

25- 100 Units/Rooms	\$125.00
101 - 500 Units/Rooms	\$200.00
501 - and over	\$250.00
E. Mercantile, Business, and Storage Facilities	
1,000 sq ft and under	\$50.00
1,001 sq ft - 5,000 sq ft	\$75.00
5,001 - 25,000 sq ft	\$125.00
25,001 - 50,000 sq ft	\$150.00
50,001 - 75,000 sq ft	\$200.00
75,001 - 100,000 sq ft	\$275.00
100,001 - 150,000 sq ft	\$350.00
150,001- 200,000	\$400.00
Over 200,001	\$450.00
F. Commercial LP Gas Facilities	
All	\$100.00
G. Temporary Structures	
All	\$50.00
H. Residential (units per community)	
Under 12 Units	\$40.00
12- 25 Units	\$50.00
26 - 100 Units	\$100.00
101 – 500 Units	\$200.00
I. Mobile Home Parks & Individual Mobile Homes	
Mobile home park with 1-100 lots	\$250.00
Mobile home park with 101-200 lots	\$500.00
Mobile home park with 200-300 lots	\$1000.00
Mobile home park with 300-400 lots	\$1,500.00
Mobile home park with 400-500 lots	\$2,000.00
Mobile home park with 500-600 lots	\$2,500.00
J. Fire Systems Inspection fees	
In addition to annual inspection fees, the following fees shall apply to inspections of the following fire systems whether located in commercial, residential, or other property. Prices are for each.	
Flow tests	\$350.00
Fire Sprinkler System (per riser)	\$50.00
Fire Standpipe System (per standpipe)	\$50.00
Fire Alarm System (per fire alarm panel)	\$50.00
Kitchen Hood Suppression System	\$50.00
Fire Line Backflow	\$50.00
Fire Pump	\$50.00
Emergency Generator	\$50.00

Resolution No. 2023-41 | Fire Prevention Fee Schedule

Page No. 5

K. Commercial buildings with common areas	
50,000 sq ft and under	\$75.00
50,000 sq ft – 100,000 sq ft	\$150.00
1000,001 sq ft – 200,000 sq ft	\$200.00
Over 200,000 sq ft	\$300.00
L. Complaint/Out of service life safety systems inspection	
Complaint inspection	\$75.00
Life safety system out of service	\$250.00
M. Re-inspection (For all inspection types)	
1 st Re-inspection (violations not corrected)	\$50.00
2 nd Re-inspection	\$100.00
3 rd Re-inspection (if 3 rd inspection is failed the violation will go to Code Enforcement)	\$150.00
Additional fee for each BTR in same physical location	\$20.00
N. Fire watch (per hour)	\$60.00

III. Excessive False Fire Alarm fees are hereby established as follows:

A. Number of False Fire Alarms within a 12 month period	Service Fee
1-3	No Charge
4-6	\$100 per occurrence
7-9	\$200 per occurrence
10 and more	\$350 per occurrence
B. False alarm caused by fire alarm technician. To be billed to fire alarm technician's company.	\$100.00 per occurrence

Section 2. All Resolutions in conflict herewith are hereby repealed.**Section 3.** This Resolution shall become effective upon adoption.

Resolution No. 2023-41 | Fire Prevention Fee Schedule

Page No. 6

RESOLVED AND ADOPTED this 2nd day of October 2023.

Voted:

Joel Flores, Mayor

John Tharp, Council Member, District I

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Deputy Mayor, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: October 2, 2023

FROM: Denise Malone, AICP, Director

SUBJECT: Comprehensive Plan EAR GOP Review

BACKGROUND

The City Comprehensive Plan (Plan) operates under the State's Growth Management Act that was passed in 1985 (Chapter 163, Part II, F.S.). This Act requires all local governments in the State to maintain comprehensive planning programs based upon an adopted local government comprehensive plan. As part of this process, the local government must monitor changing conditions and utilize this information to guide periodic amendments to the local comprehensive plan. This process is known as the Evaluation and Appraisal Review (EAR) process.

Under the EAR process and pursuant to Chapter 73C-4 Florida Administrative Code, the Florida Department of Commerce (DOC) [fka Florida Department of Economic Opportunity (DEO)] requires that every seven years each jurisdiction must evaluate their Comprehensive Plan. The Goals, Objectives, and Policies (GOPs) of the Plan are examined to determine if they are in compliance with current State requirements and regulations, and measurable targets are assessed to determine if the GOPs are performing as intended. The EAR-Based Amendment process remedies any deficiencies found during the EAR process. The planning horizon is extended, objectives are modified, and policies and data are updated as applicable. DOC and the review agencies review the EAR-based recommended amendments to ensure the Plan meets statutory requirements and issues an Objection, Recommendations, or Comments (ORC) letter. Once the DOC input is received, the City determines if additional changes are required or it adopts the EAR-based amendments as transmitted.

ANALYSIS

The City EAR process started over a year ago with numerous actions being taken since including the hiring of consultants to assist City Staff with this project, holding of stakeholder and community meetings, and workshops with the Planning and Zoning Board of Appeals and City Council.

As staff prepares for the transmittal of the EAR documents (GOPs, Data and Analysis Support Documents, Map Series) to DOC, this item is to provide another opportunity to review proposed GOPs of some key Elements and provide for additional comments prior to discussion at the transmittal hearing. Following this meeting, staff will finalize all of the EAR GOP language and associated transmittal documents. Additional input and comment opportunities will be provided at the Transmittal Hearing anticipated to be on the October 16, 2023 agenda.

FINANCIAL INFORMATION

N/A

LEGAL

N/A

STAFF RECOMMENDATION

N/A

TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL TE 1: ~~It shall be the goal of the City of Greenacres to~~ It shall be the goal of the City of Greenacres to develop a multimodal transportation system that includes enhanced facilities for walking, bicycling, transit, vehicles, including electric, and roadways to provide a safe, efficient movement of people, goods, and services within and through the community at a reasonable cost with a minimum detriment to the environment.

Objective 1.1

Address mobility through a multi-modal transportation system that includes pedestrian, bicycling, transit, recreational, and roadway facilities.

Policies:

- 1.1.1. Prioritize overall mobility over traditional vehicular level of service.
- 1.1.2. Coordinate with the Palm Beach Transportation Planning Agency (TPA), the Florida Department of Transportation (FDOT), and other agencies to address mobility throughout the City.
- 1.1.3. Support the complete street and design principles TPA's Lake Worth Road Corridor Study. Support the additional pedestrian crossings, pedestrian facilities, and transit facilities.
- 1.1.4. Prioritize transportation modes with consideration to environmental, social, accessibility and equity factors.

~~Develop an efficient and effective roadway network which meets existing and future needs.~~

Policy a)

~~Provide current and future land use plans socioeconomic data for use by the Palm Beach TPA in developing regional transportation plans upon request.~~

Policy b)

~~Require engineering review to coordinate street access of existing and new development to enhance traffic safety, traffic capacity, traffic flow of all users along arterial and collector roadways.~~

Policy c)

~~Provide coordination of City and required private development roadway improvements with programmed County and State roadway improvements.~~

Policy d)

~~Require conveyance of roadway, intersection, and interchange right of way consistent with the adopted Palm Beach County Thoroughfare Right of Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.~~

TRANSPORTATION ELEMENT

Policy e)

The City shall continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.

Policy f)

The City adopts peak hour level of Service Standard "D" for all roads within the City's jurisdiction. Development Orders issued by the City shall be consistent with the level of service standards set forth in Palm Beach County's Transportation Element and the Countywide Traffic Performance Standard Ordinance.

Policy g)

The City shall investigate the creation of a Transportation Master Plan to analyze the existing conditions of automobile, transit, pedestrian and bicycle infrastructure to identify strategies for improvement of facilities related to users of all modes. The plan should identify specific projects and improvements targeted towards, each of the four modes, along with cost estimates, prioritization and funding sources.

Policy h)

Development projects shall provide, to the maximum extent possible, vehicular and pedestrian connections to more than one adjacent roadway. Adjacent projects shall be coordinated to provide, whenever possible, vehicular and pedestrian cross connections to reduce vehicle trips and reduce demand on the arterial and collector roadway systems.

Policy i)

To improve efficiency of service delivery to existing City residents, future annexation areas, and the City of Atlantis, the City shall seek the dedication of road right of way and the construction of vehicular and pedestrian improvements to create a local street connection between Haverhill Road and Military Trail south of the L-14 Canal and north of Lantana Road. This may be accomplished in conjunction with new development and redevelopment in the area and through other appropriate means.

Objective TE 1.2

Encourage the use of all modes of travel, including pedestrian and bicycle, by developing a citywide Mobility Plan.

Policies:

- 1.2.1. Develop a Mobility Plan to determine the overall mobility needs of all users, including motorists, pedestrians, and bicyclists, and will outline a range of mobility improvements needed to foster mobility.
- 1.2.2. Collaborate with residents, regional agencies, school districts, community planning groups, community activists, public health professionals, developers, law enforcement officials, and others to better realize the mobility, environmental, and health benefits of a walkable and bikeable community through educational outreach activities.
- 1.2.3. Identify in the plan existing bicycle routes and facilities, pedestrian paths and establish a network of interconnected paths and trails that link residential neighborhoods with parks, open spaces, schools, recreation opportunities, and key destinations.
- 1.2.4. Evaluate establishing a Level of Service Standard "E" for City roadways as part of the Mobility

TRANSPORTATION ELEMENT

Study.

Objective TE 1.3

Development an efficient and effective roadway network which meets existing and future needs.

Policies:

- 1.3.1. Provide current and future land use plans socioeconomic data for use by the Palm Beach TPA in developing regional transportation plans upon request.
- 1.3.2. Require engineering review to coordinate street access of existing and new development to enhance safety and flow of all users along roadways.
- 1.3.3. Provide coordination of City and required private development roadway improvements with programmed County and State roadway improvements.
- 1.3.4. Require conveyance of roadway, intersection, and interchange rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.
- 1.3.5. Adopt peak hour level of Service Standard "D" for all roads within the City's jurisdiction. Development Orders issued by the City shall be consistent with the level of service standards set forth in Palm Beach County's Transportation Element and the Countywide Traffic Performance Standard Ordinance.
- 1.3.6. Development proposals that cause a roadway facilities to exceed the adopted level of service on a City roadway shall provide mitigation deemed appropriate by the City to offset the overall impact through mobility improvements.
- 1.3.7. To improve efficient of service delivery to existing City residents, future annexation areas, and the City of Atlantis, the City shall seek the dedication of road right-of-way and the construction of vehicular and pedestrian improvements to create a local street connection between Haverhill Road and Military Trail south of the L-14 Canal and north of Lantana Road. This may be accomplished in conjunction with new development and redevelopment in the area and through other appropriate means.
- 1.3.8. Support local agencies in their efforts to identify emergency evacuation routes and create policies, and to continue to provide support to the evacuation shelter at John I. Leonard High School.
- 1.3.9. Coordinate with and support efforts by FDOT, Palm Beach County and other strategic partners to implement Transportation System Management principles on roadways within the City, including optimization of traffic signal systems, transit prioritization, and technologies benefiting pedestrian and bicyclist movement at signalized intersections.
- 1.3.10. Coordinate with and support efforts by FDOT, Palm Beach County and other strategic partners to reduce congestion at major intersections within the City, such as but not limited to Jog Road & Forest Hill Boulevard and Jog Road & Lake Worth Road.

Objective TE 1.4

Preserve and protect existing and future rights-of-way from building encroachment by strict adherence to the Palm Beach County Thoroughfare Right-of-Way Protection Map.

Policies:

- 1.4.1. Require conveyance of roadway, intersection, and interchange rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.

Objective TE 1.5

Provide adequate design standards to improve safety, reduce congestion, and reduce maintenance.

Policies:

- 1.5.1. Development projects shall provide, to the maximum extent possible, vehicular and pedestrian connections to more than one adjacent roadway. Adjacent projects shall be coordinated to provide, whenever possible, vehicular and pedestrian cross-connections to reduce vehicle trips and reduce demand on the arterial and collector roadway system. Cross-connectivity shall include bicycle and pedestrian accommodations except where infeasible due to natural or environmental constraints.
- 1.5.2. The City shall implement complete streets principles in the planning, programming, and construction of all new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users.
- 1.5.3. Further develop and maintain design standards that are compatible with the County and State design standards. The City shall coordinate with the Palm Beach TPA, FDOT and Palm Beach County to implement complete streets principles on roadways within the City.
- 1.5.4. Require private development to conform to the Manual on Uniform Traffic Control Devices for on-site traffic control.
- 1.5.5. Require engineering review for safe vehicular and non-vehicular traffic flow and parking arrangements in private development.
- 1.5.6. Improve the safety and operation of City streets, through site-access control, and other traffic operation improvements.
- 1.5.7. Improve pedestrian safety by providing adequate lighting along sidewalks and in areas accessible to pedestrians. Ensure that adequate lighting is provided while simultaneously providing shade tree canopy

Objective TE 1.6

~~The City will c~~ ~~The City will c~~ Cooperate with other agencies to minimize and reduce the negative impacts and enhance the positive impact of the development and growth of Greenacres.

Policies:

- 1.6.1. ~~Greenacres will work~~ ~~Greenacres will work~~ Work with the Palm Beach County Department of Engineering and Public Works, Palm Beach County MPO and the Florida Department of Transportation to improve State and County roadways within the City's limits.
- 1.6.2. Monitor and provide local input into Palm Beach County's Five (5) Year Roadway Plan to ensure that all county and state roads within the City achieve and maintain the Level of Service standard of "D".
- 1.6.3. Collect Palm Beach County Traffic Impact Fees on all new development within the City and transfer said fees collected to Palm Beach County to fund its 5 year Roadway Plan.

TRANSPORTATION ELEMENT

- 1.6.4. Coordinate with the Palm Beach County Department of Engineering and Public Works to ensure that all developments comply with Roadway Improvements Agreements.

Objective TE 1.7

Develop future plans for traffic circulation consistent with the future land use plan to provide an adequate level of service.

Policy a)~~Policy a)~~

~~Continue to cooperate with the County to implement the County Traffic Performance Standard to ensure traffic conditions on roadways within the City's jurisdiction will operate at levels of Service equal to or better than those in Objective 1, Policy f above.~~

Continue to cooperate with the County to implement the County Traffic Performance Standard to ensure traffic conditions on roadways within the City's jurisdiction will operate at Levels of Service equal to or better than those in Objective 1, Policy f above.

Policies:

- 1.7.1. Proposed land use plan changes, property rezonings, land subdivisions, special exception petitions and site plan approvals and amendments shall be approved only with traffic circulation impact studies and mitigation measures to maintain required level of service on affected facilities.

Objective TE 1.8

The City will continue to develop and refine policies that adjust parking requirements.

Policies:

- 1.8.1. Regularly analyze, assess, and update parking. Requirements in the Land Development Regulations.
- 1.8.2. Consider future parking requirement needs for new development considering the development and growth of ride-sharing, connected vehicles, and vehicle automation.
- 1.8.3. Encourage shared parking principles for mixed use developments and for adjoining properties, where feasible. The City shall allow for reduction in overall parking demand based on professionally accepted standards and qualitative data.

Objective TE 1.9

Maintain safe and efficient operation of its transportation network through optimization of connectivity.

Policies:

- 1.9.1. Continue to strive to develop connectivity between transportation modes and throughout its road system as an integral part of providing overall mobility, including encouraging multiple access points onto the roadway network from neighborhoods and subdivisions.
- 1.9.2. Seek opportunities to provide an interconnected roadway network, especially in areas of the City where a complete network of streets is incomplete. The City shall require new development and redevelopment to provide interconnection to adjacent properties, where feasible, to provide alternative

TRANSPORTATION ELEMENT

vehicular networks.

B. GOAL TE 2: Coordinate the transportation system with the adopted Future Land Use Map series and ensure that existing and proposed population densities, housing, non-residential intensities and employment patterns, and land uses are consistent with the mobility modes and services proposed to serve the City.

Objective 1

~~Continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.~~

Objective TE 1.10

Promote increased development intensity in specific areas that are served by transit or could reduce vehicle-miles-travelled within the City. The sites shall provide an opportunity for dense, multiuse development in specific locations with adequate by transit service, in addition to vehicular, pedestrian and bicycle access.

Policies:

1.10.1. Identify nodes and/or corridors for increased development intensity.

1.10.2. Develop incentives for development of the redevelopment sites, such as reduced parking requirements, increased density allowance, or reduced development fees.

1.10.3. Continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.

C. GOAL TE 3: Coordinate the traffic circulation system of the City with other ground transportation modes such as a bus, bicycle and pedestrian system.

Objective TE 1.11

~~The City shall~~ The City shall ~~develop a bicycle and pedestrian transportation system which provides safe and accessible routes to major public and private facilities.~~

Policies:

1.11.1. ~~By 2013, the City shall~~ develop updated ~~develop a~~ Comprehensive Bicycle and Pedestrian Master Plans.

1.11.2. ~~The City shall~~ The City shall ~~require development to provide adequate pedestrian facilities during site plan approval or the functional equivalent.~~

1.11.3. Pedestrian, micromobility, and bicycle facilities shall provide effective and convenient access to new commercial and multi-family residential structures. Main public entrances to buildings shall include direct pedestrian access points from parking areas and from adjacent sidewalks and bikeways.

1.11.4. To the maximum extent financially feasible, the City shall adopt the following transportation

'Effective XX/XX/2023'

Transportation

6

TRANSPORTATION ELEMENT

strategies to enhance the pedestrian environment:

- a) Assess the City's sidewalks to identify deficiencies in widths, connections, obstructions, and need for handicap accessibility. Sidewalks are recommended to be at least six feet in width on collector and arterial roads to provide a safe and comfortable walking experience.
- b) Develop a program to address any deficiencies identified in the sidewalk assessment that are within the jurisdiction of the City. For sidewalks under the County's or FDOT's jurisdiction, coordinate with the respective agencies to address their deficiencies.
- c) Ensure pedestrian connections between new developments and the surrounding roadways are provided through the land development review process.
- d) Work with developers and business owners to provide transit shelters within their developments when adjacent to existing bus routes or dedicate easements for provision of transit related and pedestrian facilities by the City when not currently served by Palm Tran.

1.11.5. ~~E The City shall~~ evaluate developing Complete Streets policies within its Land Development Regulations. Complete Streets are roadways designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians and transit riders. ~~Complete Streets policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a roadway are included in evaluation and design of roadway cross-section based upon anticipated mobility and accessibility needs compatible within the surrounding environment. Complete Streets policies should address travel along the street as well as crossing the street. Complete Streets policies are context sensitive and should approach each street as unique and avoid standard one-size fits all design.~~

- a) Develop a program to evaluate existing corridors within the City that would benefit from a Complete Streets Evaluation.

1.11.6. Coordinate with FDOT as they complete Resurfacing, Restoration and Rehabilitation (RRR) plans on roadways within the City. Encourage the implementation of bike lanes, where absent, on roads eligible for FDOT RRR projects.

Objective TE 1.12

Ensure that the residents of the City are serviced by the Palm Beach County Bus Transportation System.

Policies:

1.11.7. The City shall coordinate with Palm Tran, South Florida Regional Transportation Authority (SFRTA) and other transit providers to provide and enhance service to all users. The City shall distribute operation information regarding the bus system (PALM TRAN).

1.11.8. Seek to expand transit options that provide connections between the commuter rail-based transit stations and employment centers, high density residential developments, and recreational facilities.

~~1.11.8; 1.11.9.~~ The City will continue Continue to inform the MPOTPA of information pertaining to new developments, building permits and build out rates and annexations through the Land Development Staff review process, concurrency management process and annual reports in order for the TPAMPO to plan and provide the necessary public transportation to ensure compliance with the adopted level of service for mass transit which is .05 percent transit trip for each vehicular trip.

~~1.11.9; 1.11.10.~~ Require that future developments make provisions for public transit facilities and amenities such as covered bus shelters and bus bays, as noted in Palm Tran's design standards. The City shall coordinate closely with transit agencies to ensure that transit facilities and amenities are provided consistent with short and long-range plans of those agencies.

1.11.11. Develop, through the land development code, mechanisms to encourage and provide opportunities for infill and redevelopment to improve transit corridors, including but not limited to, nodes of higher density and Transit Oriented Developments.

~~Objective 3~~

~~The City shall preserve and protect existing and future right-of-ways from building encroachment by strict adherence to the Palm Beach County Thoroughfare Right-of-Way Protection Map.~~

~~Policy a)~~

~~Require conveyance of roadway, intersection, and interchange right-of-ways consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.~~

~~VII. NOTES~~

- ~~1. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, pg. 4~~
- ~~2. Palm Beach County Traffic Division~~
- ~~3. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, page 6~~
- ~~4. Greenacres City Comprehensive Plan, -- Capital Improvements Element, Definitions of Relevant Terms.~~
- ~~5. 1994 Update to the Highway Capacity Manual, Transportation Highway Research Board, 1985.~~
- ~~6. Palm Tran System Route Map~~
- ~~7. West Palm Beach Urban Study Area (WPBUSA) Year 2015 Cost Feasible Plan, Final 1996.~~

REVISION HISTORY

September 15, 2008	Ord. 2008-03
April 15, 2019	Ord. 2018-13



GOALS, OBJECTIVES AND POLICIES

GOAL 1

The City of Greenacres shall ensure that ~~the increasing need for~~ safe, decent, sanitary, and affordable housing for all income levels is made available to the present and future segments of the City's population.

Objective HSNG 1.1

The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ordinances and inducing the development of additional ~~single family detached units~~ unit types that are conducive to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.

Policies:

- 1.1.1. The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing for all income levels by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ~~regulations ordinances and inducing the development of additional single family detached units~~ to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.
 - a) Through the utilization of Planned Unit Development (PUD), cluster housing and other developing techniques, the City will develop density bonus incentives ~~to the private sector for projects that include affordable workforce and attainable,~~ housing units.
- 1.1.2. Practice a development review process for all development, especially affordable workforce and attainable housing, that assures quality control and review while minimizing delays.
- 1.1.3. Review and revise appropriate land development ordinances, and administrative procedures and policies, that may be in excess, and which inordinately increase private sector costs in meeting housing needs.
- 1.1.4. The City shall continue to support the private sector in developing additional single family detached units to meet the existing need to balance with the multifamily inventory.
- 1.1.5. The City shall continue to allow the development of townhouse communities through the use of conventional Zoning Code requirements and without the need for a Planned Unit Development.
- 1.1.6. Provide adequate and affordable housing for all income levels and special needs groups of the City's population to include very low, low, moderate and middle income levels, as calculated annually by the Department of Housing and Urban Development (HUD).
- 1.1.7. Enable the elderly to remain in their own neighborhoods as their needs change by considering the use of accessory dwelling units, associated with a principal dwelling unit, smaller homes, shared housing and co-housing for the elderly.
- 1.1.8. To maintain a diverse housing stock available to all income ranges, the City shall continue to ensure a mix of housing development types, including market-rate and single-family housing units, are not excluded by the Comprehensive Plan and Land Development Regulations.



- 1.1.9. The City shall consider mixed use, townhouse, and multifamily development projects as viable development types to supply affordable, attainable, or workforce units.
- 1.1.10. Through the Future Land Use Element and Map, the City shall project needed lands specifically for affordable, attainable, and workforce housing development in an effort to supply units that will meet residential land projections and affordable housing needs.

Objective HSNB 1.2

The City shall preserve, revitalize, and extend the useful life of the existing housing stock by the elimination of substandard housing units and the implementation of structural and aesthetic improvements.

Policies:

- 1.2.1. Strictly enforce building, plumbing, electrical, housing and other related development codes.
- 1.2.2. Participate in the Palm Beach County Community Development Block Grant Program.
- (a) The City will continue to apply for funds and loans pertaining to housing rehabilitation as well as other funds for related neighborhood improvements.
- 1.2.3. The City of Greenacres shall implement ~~a the~~ Rental Housing Maintenance Inspection Program to protect the integrity of the City's housing stock.
- (a) The City will maintain ~~the a~~ housing database through Code Enforcement, Fire and Building inspections, the implementation of the Rental Housing Maintenance Inspection Program.
- (b) ~~The City shall develop a list of substandard housing units via the inspections program above and develop a demolition schedule for implementation based on the number of substandard units identified in the future.~~
- (b)(c) The City shall target all deficient units for rehabilitation and schedule such units for rehabilitation during the years 2008-2018 over a ten-year planning timeline.
- 1.2.4. The City will continue to enforce building and development codes.
- 1.2.5. The City will continue to develop a list of substandard housing units. To the maximum extent financially feasible, the City will maintain a housing database ~~by the year 2009~~ and establish a housing demolition schedule ~~by 2011~~.
- 1.2.6. The City will coordinate with appropriate agencies to remedy the substandard housing conditions, including rehabilitation efforts or demolition.

Objective HSNB 1.3

The City will ensure that adequate sites are available to meet the housing needs for very low, low, ~~and moderate and middle income range~~ workforce housing as defined by Palm Beach County's workforce housing program. ~~income persons.~~

Policies:

- 1.3.1. ~~Informally support~~ encourage and pursue programs that enable very low, low, ~~and moderate and middle income~~ families to acquire home ownership by providing available information and technical assistance on public and private funding programs, to be distributed by the City of



~~Greenacres Building Department and Planning and Engineering Department~~Development & Neighborhood Services.

- 1.3.2. The City shall informally assist very low, low and moderate income families in pursuit of loans and funding from the Palm Beach County Community Development Block Grant Program and other governmental and private sources of funding.
- 1.3.3. ~~By 2013, the~~ The City's Planning Commission shall assess the status of very low, low and moderate income family housing needs and recommend further programs to implement the goals, objectives and policies of this Comprehensive Plan.
- 1.3.4. The City shall continue to meet the current and projected housing needs for low-moderate income housing sites through current City development regulations, which allow for 50' x 130' lots with minimum living areas of 1,000 s.f. in the ~~Residential Low~~ Residential Low (RS-LD) density district (Lots subdivided prior to 1925 shall be allowed a minimum living area of 750 s.f. in the Residential Low density zoning district) and through the promotion of mixed-use districts which include multi-family residential units.
- 1.3.5. The City shall establish incentives for developers to locate very low and low-moderate income housing and other special housing needs near ~~City spheres of activity centers~~ as indicated in the Future Land Use Plan Element where those activity centers ~~spheres~~ include schools, recreation, transit, and health care facilities that are adequate to meet the needs of those residents.
- 1.3.6. The City shall avoid locating affordable housing in concentrated areas throughout the City- and promote design of mixed-income affordable housing projects that ensure the geographical distribution of affordable housing. ~~Rather, affordable housing sites shall be located at spheres of activity centers as identified in the Future Land Use Element of the Comprehensive Plan.~~
- 1.3.7. Any density bonuses for affordable workforce and attainable housing projects through local, county, or state incentives shall consider projects that meet a set of criteria, including favoring locations near transit, employment centers, schools, and day-to-day services and amenities.
 - (a) A density study that may include height bonus will need to be performed to evaluate further, including incentives for affordable workforce housing to achieve desired outcomes.
- 1.3.8. The City shall minimize the need for additional public services in affordable housing sites through the proper siting of developments projects and through ~~review at the Land Development Staff~~ the development review process, prior to issuance of development orders.
- 1.3.9. Through capital projects and infrastructure planning, the City shall target public improvements in optimal areas for affordable workforce and attainable housing – including activity centers – to incentivize desired projects by reducing overall development costs.
- 1.3.10. The City shall work with other local municipalities and the County on the siting of affordable housing developments.
- 1.3.11. ~~The City shall work cooperatively with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.~~
- 1.3.11. The City shall continue to review development standards against available recommended benchmarks, and make adjustments when warranted, in order to continue to reduce unnecessary cost burdens on the provision of housing.



1.3.12 The City shall incorporate Palm Beach County's Housing and Community Development Target Areas map and Florida Federally Designated Targeted Area Maps (when applicable) and any associated siting criteria into the Future Land Use Element and Housing Element to determine optimal locations for new housing.

1.3.13 To optimize housing locations, the City may create a prioritized housing area map series using a list of criteria that considers infrastructure needs or other observed indicators, i.e., substandard housing stock, disconnected pedestrian network, inadequate drainage, population income below median income or poverty level, food or digital deserts, or lack of green space.

1.3.14 The City shall continually monitor and assess the progress and validity of Housing Element goals, objectives, and policies upon subsequent Comprehensive Plan updates and amendments.

Objective HSNB 1.4

The City shall preserve and protect historically significant housing through coordination with the Palm Beach County Historic Preservation Board and assistance with State and Federal funding programs.

Policies:

- 1.4.1. The City shall cooperate with the Palm Beach County Historic Preservation Board should it be determined the existence of properties that may be worthy of a historic designation.
- 1.4.2. The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance program.

Objective HSNB 1.5

The City shall provide adequate sites for licensed residential group homes care facilities, community residential facilities, adult congregate assisted living facilities, and foster care facilities in residential areas through the long-term planning horizon.

Policies:

- 1.5.1. The City of Greenacres shall continue to provide for the location of group homes residential group care facilities and foster care facilities as permitted uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.
- 1.5.2. The City of Greenacres shall continue to allow Adult Congregate Living Facilities assisted living facilities (AGLF) and community residential facilities as an allowable uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.
- 1.5.3. Provide and support the provision of infrastructure and public facilities necessary for the sustenance and encouragement of group homes and thus inhabitants.
- 1.5.4. The City shall consider the limited allowance of licensed residential group homes care facilities in single family areas cognizant to restrictions on the composition and number of occupants, and the character and appearance of the structure.
- 1.5.5. Continue to assess regulation of the placement of residential group homes care facilities by addressing maximum densities and the number of group homes and foster care facilities allowed within a geographically defined area.



Objective HSNB 1.6

The City shall ensure that City-approved sites are provided and maintained for mobile home parks, and subdivisions, and manufactured housing.

Policies:

- 1.6.1. Enhance the Residential Mobile Home (RMH) zoning regulations ~~by adding "state-of-the-art" provisions~~ wherever appropriate.

Objective HSNB 1.7

Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policies:

- 1.7.1. Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
- 1.7.2. Promote equity throughout the housing development process to end systemic inequities by stabilizing existing very low, low, and moderate-income neighborhoods and by incentivizing new housing types that close the financial gap in prioritized areas.

Objective HSNB 1.8

Collaborate with other agencies and jurisdictions to coordinate efforts and focus resources to supply affordable, attainable, and workforce housing in the community.

- 1.8.1. The City shall collaborate with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.
- 1.8.2. To increase supply of affordable and workforce housing units, the City shall, through the State Housing Initiatives Partnership (SHIP) Program, consider developing a Local Housing Assistance Plan (LHAP) outlining housing priorities and initiatives.
- 1.8.3. The City shall reference and incorporate objectives, strategies, or action items – specifically the Initiatives & Actions lists – from Palm Beach County’s “Housing for All” Action Plan and shall seek to participate in subsequent updates to ensure coordination between interagency efforts.⁸
- 1.8.4. The City shall utilize the Bond Proceeds Allocation Process Recommendations in the County’s “Housing for All” Action Plan to expand financing opportunities for projects that increase the supply of affordable housing.⁸
- 1.8.5. The City shall coordinate with the Palm Beach County Workforce Housing Program to seek developers, homebuilders, and property owners to build Low, Moderate 1, Moderate 2, and Middle-Income for-sale or rental housing projects within the City, specifically targeting those employed or seeking employment in Greenacres.⁹

GOAL 2

Be a strong and sustainable community with character.

Objective HSNB 2.1



Preserve and revitalize the livability of the City of Greenacres neighborhoods and create a sense of place.

Policies:

- 2.1.1. Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses, as well as a variety of mixed housing typologies.
- 2.1.2. Incorporate Crime Prevention through Environmental Design (CPTED), to ensure that issues of community safety and crime prevention are adequately considered in land use, development and redevelopment activities, to assist in the integration of safety and security concerns throughout the development review process for all residential projects.
- 2.1.3. Promote energy efficiency, use of alternative energy, water conservation and climate adaptation methods in the construction and rehabilitation of new and existing buildings.
- 2.1.4. Collaborate with residential neighbors through the Code Enforcement Division, to foster the preservation and revitalization of our neighborhoods, prevent blight, and educate our neighbors on property maintenance standards.
- 2.1.5. Ensure through land development regulations that land use provides for healthy neighborhoods, including easy accessibility to food, locally determined needs for goods and services and amenities that encourage physical activity.

Objective HSNG 2.2

Require residential design that implements the objectives and policies of other Comprehensive Development Plan elements and supports Green Design.

Policies:

- 2.2.1. Continue to phase residential development with the availability of urban services and infrastructure in accordance with the Concurrency Management System.
- 2.2.2. Minimize traffic on local residential streets by instituting site plan controls which will limit traffic generated by the commercial areas from directly accessing local residential streets.
- 2.2.3. Encourage new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.
- 2.2.4. Encourage the use of renewable building materials in the construction of new or redevelopment of existing housing.

NOTES

1. "Attainable" housing is considered units that are affordable to households earning around the Area Median Income (AMI), calculated on an annual basis by the Department of Housing and Urban Development (HUD) (Palm Beach County: \$98,300 in 2023). The definition is made to focus housing production on units that reduce the cost burden on households earning between 60% and 140% of the AMI.
2. Florida Dept. of Community Affairs, Chapter 9J-5, F.A.C., Section 9J-5.010 HOUSING ELEMENT.



3. The City of Greenacres Zoning Regulations Chapter 16.
4. U.S. Dept. of Commerce, BUREAU OF THE CENSUS, Metropolitan Housing Characteristics, Nov.1983.
5. Standard Housing Code, Chapter XIII, Building and Housing, adopted 1982.
6. Palm Beach County Housing and Community Development, City of Greenacres Code Enforcement Area (CEA), HCD Improvements, REHABILITATION.
7. State of Florida, Dept. of Community Affairs, Robert G. Nave, Chief, Bureau of Local Planning, MEMO -Feb.21, 1989.
8. "Housing for All: Palm Beach County's Housing Action Plan", 2022. [Link to document.](#)
9. Figures and definitions are provided by Palm Beach County's Workforce Housing Program (WHP).

REVISION HISTORY

March 16, 1998	Ord. 97-09
December 6, 1999	Ord. 99-16
September 15, 2008	Ord. 2008-03



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL FLU 1: It shall be the goal of the City of Greenacres to achieve a high-quality living environment by ensuring that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by the citizenry while respecting the integrity of the natural environment by minimizing the threat to health, safety and welfare posed by incompatible land use and environmental degradation.

Objective FLU 1.1

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development. (CONCURRENCY)

Policies:

- 1.1.1. The City shall adopt the levels of service standards set forth in this plan in Objective 1, Policy a) of the Infrastructure Element.
- 1.1.2. Higher intensities and densities of development shall be located within ~~spheres of a~~ Activity Centers (as depicted on Map No. 5 ~~FLU.7~~) and along major corridors where public facilities are available and land use compatibility can be achieved.
- 1.1.3. The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, public safety service and recreational facilities.
- 1.1.4. Future development orders and permits shall be conditioned on the following two standards:
 - a) Existing facilities and services meet established levels of service and are concurrent with the impact of development; and
 - b) Additional public facilities and services are provided to service proposed development when such facilities and services are necessary.

Objective FLU 1.2

The City shall continue to plan for future redevelopment and revitalization activities in targeted areas.

Policies:

- 1.2.1. The City shall continue to implement a housing maintenance program to improve substandard housing.
 - 1) Housing units within the Original Section, Villa Del Trio, Palm Beach Villas Plat 1, Lake Worth Hills and Palm Beach Villas II, or as determined in applicable housing inventories, studies, or plans, will be programmed for maintenance inspections.
 - 2) The City shall target deficient units and schedule such units for rehabilitation.



- 3) The City shall maintain a list and map of substandard housing units via the inspection programs and demolish units as necessary.
 - 4) The City shall continue to direct funding and resources to the Property Enhancement Grant Program.
- 1.2.2. The City will continue to provide strong code enforcement efforts in designated redevelopment areas by coordinated and consistent code enforcement.
 - 1.2.3. The City shall adopt measures to promote redevelopment that include the potential ~~establishment~~ expansion of a Transportation Concurrency Exception Area (TCEA) and/or a Corridor Master Plan for Lake Worth Road, including appropriate redevelopment densities and intensities and mix of uses.
 - 1.2.4. Promote redevelopment targeting transit-oriented mixed use projects and identify opportunities for such along City major transportation corridors.
 - 1.2.5. In order to maximize compatibility and preserve commercial opportunity, economic vitality, and the tax base, the City shall restrict future land uses in the Lake Worth Road corridor to commercial and mixed-use designations.
 - 1.2.6. The City shall promote a walkable mix of neighborhood land uses by updating the land development code to include properly scaled non-residential land uses that serve local residents with services and amenities.
 - 1.2.7. The City shall continue to support Palm Beach County Transportation System (Palm Tran) in implementing high-frequency transit service to promote transit-oriented mixed use redevelopment.

Objective FLU 1.3

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall, to the extent possible, be eliminated by the year ~~2017~~ 2024.

- 1.3.1. The City shall work towards the reduction and eliminations of incompatible uses by strongly implementing the nonconforming sections of the City's land development regulations.
- 1.3.2. The City shall use the Annexation Element as a guide to determine target areas for redevelopment and fund the removal and reconstruction/renewal of existing land uses categorized as blighted or nonconforming with the budget and grant allocations outlined in the newly adopted Economic Development Element.
- 1.3.3. Redevelopment projects should aim to restore outdated development patterns by providing a balance of uses that promote vibrant neighborhoods and economic development opportunities.
- 1.3.4. The City shall continue to ensure the compatibility of uses on lands in close proximity to large unique areas such as Okeeheelee Park or Pine Jog.

Objective FLU 1.4

The City's land development and future land use regulations shall be revised to include stronger provisions



for the protection of natural resources and historic properties.

1.4.1. The City of Greenacres through the ~~2000~~ Landscape Code provisions will continue to implement water conservation methods as used in the xeriscape concept.

- a) Through the City's adoption of the Palm Beach County Wellfield Protection Ordinance the City will continue to cooperate with the Palm Beach County Department of Environmental Protection in implementing the provisions of the ordinance.
- b) All new development and redevelopment within the wellhead protection area must comply with the operational and material storage restrictions of the Palm Beach County Wellfield Protection Ordinance so as not to impact existing potable water wellheads.

1.4.2. The City's ~~Planning and Engineering~~ Department of Neighborhood Services shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs if any such houses are designated in the future.

- a) ~~By the year 1999, +~~ The City shall conduct a study to determine the historic significance of structures in the original section of the City based on age, architectural and historical significance. The structures shall be classified as having major, minor or no significance.
- b) ~~By the year 2000, +~~ The City's Land Development Regulations shall be amended to include regulations governing the exterior alterations or changes to structures of historical significance in order to protect and preserve those structures of historical significance.
- c) The City of Greenacres shall work with the Palm Beach County Historic Preservation Board and the State of Florida ~~by~~ to compile ing a citywide properties listing every five (5) years.

1.4.3. The City shall protect existing and future vegetative and wildlife communities by utilizing the State of Florida and the Treasure Coast Regional Planning Council's criteria.

1.4.4. All new developments and redevelopment shall submit a written assessment of the ecological and/or environmental impact of such development.

Objective FLU 1.5

The City shall continue to enforce the provisions of the Development of Regional Impact provisions of F.S. Chapter 380.06 - as applicable to various developments.

1.5.1. The City of Greenacres shall continue to work with TCRPC and ~~DCA~~ Florida Department of Commerce to ensure compliance with F.S. Chapter 380.06.

1.5.2. The City of Greenacres shall continue to work with Palm Beach County to ensure that the impacts created by development will not cause adverse effects on the health, safety and welfare of the area's residents.

Objective FLU 1.6

All future development shall have adequate sewer and water hook-up capacity, and drainage, to serve the development at the City's adopted level of service.



- 1.6.1. No certificates of occupancy shall be issued to future developments unless the petitioner can demonstrate that he has provided the necessary water and sewer services.
- 1.6.2. Facilities and services must be available at the adopted level of service and must be available concurrent with the impacts of development, or development orders must be conditioned on the availability of facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized simultaneously with the land use approval.

Objective FLU 1.7

The City of Greenacres shall use innovative land use techniques to promote flexibility of development within the City.

- 1.7.1. The City shall continue to utilize such development techniques as “Planned Unit Development”, “Planned Commercial Development”, and “Mixed-Use Development” with commercial and residential uses integrated in one project.
- 1.7.2. The City shall separate urban and rural land uses by designating appropriate land use densities and intensities in accordance with approved zoning districts based on compatibility with surrounding land uses.
- 1.7.3. New development and redevelopment shall be encouraged to implement innovative technology and sustainability techniques into site and building design.

Objective FLU 1.8

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policies:

- 1.8.1. All development will abide by the provisions of the City's Sign Code.
- 1.8.2. All developments shall use construction methods as outlined in various codes and ordinances that have been adopted or revised by the City and administered through the Building Department.
- 1.8.3. Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below. ~~Table 1 above indicates which zoning districts are compatible with each of the land use designations.~~

- (1) Agricultural Residential - 1.0 residential unit per two and one-half (2½) net acres;
- (2) Estate Residential - 1.0 residential unit per net acre;
- (3) Low Density Residential - 3.0 to 5.0 residential units per net acre;
- (4) Medium Density Residential - 6.0 to 7.0 residential units per net acre;
- (5) High Density Residential - 10.0 residential units per net acre;
- (6) Mobile Home Residential - 6.0 residential units per net acre;



- (7) Mixed Use Development-Residential - 5.0 residential units per net acre, or 0.20 FAR commercial
- (8) Office Professional - 25% lot coverage, 0.35 FAR;
- (9) Commercial Neighborhood - 20% lot coverage, 0.30 FAR;
- (10) Commercial General - 30% lot coverage, 0.35 FAR;
- (11) Commercial Intensive - 30% lot coverage, 0.35 FAR;
- (12) Mixed Use Development–Office, 30% lot coverage, 0.35 FAR for Professional Office Use, and 6.0 residential units per net acre for Residential Use.
- (13) Mixed Use Development-Commercial - 5.0 residential units per net acre, or 0.25 FAR commercial;
- (14) Mixed Use Development–Original Section – 20%-30% lot coverage, 0.30-0.35 FAR for Commercial and Office Uses, and 6 residential units per net acre for Residential Use.
- (15) Public/Institutional Land Use – 0.10-0.35 FAR

Land uses owned, leased or operated by government agencies, such as civic and community centers, libraries, police/fire stations and public schools. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accord with Zoning District Regulations.

- (16) Recreation and Open Space

a. MINI-PARKS/TOT LOTS

Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walk-ways, signage and lighting;

b. NEIGHBORHOOD PARKS

Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas; and

**c. COMMUNITY PARKS**

Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sport fields and swimming pools. Adequate off-street parking may be needed to contain parking overflow.

- 1.8.1. The City, through its land development regulations shall require new development and redevelopment of existing areas to incorporate vehicular parking that will provide stormwater management on premises.
- 1.8.2. The City shall continue to require water quality pretreatment design and construction methods on vehicular parking areas through the use of depressed swale areas and/or direct percolation. The City shall comply with the National Pollution Discharge Elimination System Program and other methods to minimize or eliminate water pollution.
- 1.8.3. The City shall require landscape islands within vehicular parking areas, perimeter landscape areas and landscape areas which separate each vehicular parking area.
- 1.8.4. The City shall continue to utilize the Institute of Transportation Engineer's Manual on safe and convenient on-site traffic flow.
- 1.8.5. The City shall continue to promote development that provides a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects, and projects supportive of an efficient transportation system.
- 1.8.6. The City shall ~~explore the creation of a mixed-use~~ assess and amend as needed the Mixed Development zoning districts to combine ~~ing~~ retail commercial space and high density residential for use at Primary Activity Centers ~~Spheres~~ and along the Lake Worth Road Corridor.

Objective FLU 1.9

The City will undertake a series of programmed studies to implement the components of the Future Land Use Element.

Policies:

- 1.9.1. The City shall investigate the creation of ~~an overlay zone that channels~~ strategies to provide greater density and heights into a ~~Activity Centers spheres and appropriate areas including~~ roadway corridors by 2048 ~~28~~.
- 1.9.2. The City will undertake a study that devises strategies for increasing the supply of ~~single-family~~ diverse housing in the City.
- 1.9.3. The City will utilize its vacant land inventory to make recommendations on the future use of vacant site-specific land in the City.
- 1.9.4. The City will complete a land use ratio study that will determine the proper allocations of land use within the City.
- 1.9.5. New development as projected in this Element shall be targeted to promote workforce and attainable housing in standalone or mixed-use projects.

Objective FLU 1.10

The City of Greenacres shall regulate and control all future land use activities which affect the topography, materials beneath the land's surface and availability of services by implementing the following policies:



Policies:

- 1.10.1. Future land use decisions, in part, shall be based on topography limitations as contained in the Comprehensive Plan and the Land Development Regulations.
- 1.10.2. The City will continue to coordinate the maintenance of publicly and privately owned areas with rare and unique natural features.
- 1.10.3. A written analysis reporting on soil suitability shall be required for the evaluation of all new development activities which are undertaken in the City.
- 1.10.4. Should existing land areas or future land areas via annexation experience seasonal or periodic flooding, those areas shall be designated on the maps series along with the development of a public informational pamphlet on building within flood areas as well as other resources available on the City's website.
- 1.10.5. In reviewing future land use amendments in the City's Future Annexation Area, the City will utilize the Advisory Future Land Use Map (~~Map 9~~) as the basis for the assignment of future land use designations as well as consideration of the goals, objectives and policies contained in this Element and an analysis of the proposal's compatibility with adjacent uses in order to determine the appropriate designation.

Objective FLU 1.11

The City shall discourage the proliferation of urban sprawl by following established land use patterns, promoting appropriate infill and designating future land use densities based upon levels of services and the availability of services and facilities.

Policies:

- 1.11.1. Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. Consistent and compatible with the established land use pattern shall mean:
 - (1) Only uses permitted within the plan's land use designation and the implementing zoning district shall be approved.
 - (2) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
 - (3) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.
 - (4) Developments that adhere to the more accessible grid-like pattern as opposed to more antiquated patterns (radial, strip, isolated, etc.)
- 1.11.2. Infill development shall be promoted within existing areas to discourage the harmful effects of leap frog development.
- 1.11.3. Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.
- 1.11.4. The City will continue to utilize the nodal system (Section VI A.1 and A.2 of the Future Land Use Element) in conjunction with Map 5 to designate Future Land Uses in Activity Centers ~~spheres~~ and infill corridors.



1.11.5. The City shall control the extents of new development through code enforcement to restrict urban sprawl and encourage redevelopment of existing properties as well as increased mixed uses.

Objective FLU 1.12

The City will ensure that future developers set aside and provide suitable land areas for the provision of those utility services and facilities necessary to support the proposed developments.

Policies:

1.12.1. Through the City's site and development plan review process, developers will be required to accomplish the following:

(1) Set aside areas for the provision of urban services and facilities within the developed area as determined by the City and/or the appropriate service provider.

(2) Provide written documentation from the service provider that the adequate capacity for service provision is available to service the site.

1.12.2. The City shall encourage through reasonable standards that adequate and reliable electric infrastructure is available for development and redevelopment. Electric infrastructure should be constructed, to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. ~~By 2018, the City shall modify the Land Development Regulations to include criteria to ensure that there is a balance between the need for electricity and land use compatibility.~~

Objective FLU 13

The City shall enhance public educational opportunities within the City by facilitating the siting and construction of future schools.

Policies:

1.13.1. Schools shall be allowed in all Residential (RS-LD, RS-MD, and RS-HD) and Public Institutional (PI) future land use categories.

1.13.2. The City shall enter into an interlocal agreement with the Palm Beach County School Board to provide for an expedited development review process for public schools.

1.13.3. The City shall continue to coordinate with the Palm Beach County School Board concerning potential development applications which may adversely impact local school-age enrollment levels.

1.13.4. The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with public schools to the maximum extent possible.

Objective FLU 1.14

The City shall promote economic development to aid in the diversification and growth of the economy.

Policies:

1.14.1. The City shall increase tax revenue and stabilize the economy through the provision of job opportunities and engagement in increased capital investments as indicated in the newly adopted Economic Development Plan.

1.14.2. The City shall set forth a Vision and Strategic Action Plan to support economic development and investment as well as advancing the reputation and position of Greenacres in the regional marketplace



to diversify and solidify an efficient economy.

Objective FLU 1.15

The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns.

- 1.15.1. The City shall encourage sustainability by reducing the consumption of water and fossil fuel energy and using more eco-friendly alternatives to promote water and energy efficiency.
- 1.15.2. The City shall use more eco-friendly construction practices to create distinctive buildings and neighborhoods as well as common open space and recreational opportunities to achieve desirable and sustainable communities.
- 1.15.3. The City shall work locally and regionally to improve energy conservation, reduce greenhouse gas emissions and other pollutants that contribute to global warming as well as reduce the use of non-renewable natural resources by government operations and the community.
- 1.15.4. The City will encourage U.S. Green Building Council's LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.
- 1.15.5. The City shall continue to review policies and promote programs which advance greenhouse gas reduction and energy conservation strategies; promote compact, transit-oriented, pedestrian-friendly development; further green construction practices and the design of climate sensitive and energy efficient buildings; encourage cluster development in order to retain or create native vegetative communities.

VIII. SUPPORTING STUDIES

A. RECOMMENDED IMPLEMENTATION STUDIES

~~Since the adoption of this Plan several supporting studies were undertaken to refine and implement the broad concepts outlined within this Plan Element. There are still other studies to be completed. The following studies which have assisted or will assist in implementing the land use component of this Plan are described below:~~

~~1. Neighborhood Planning Areas~~

~~A neighborhood can be defined as a "geographic area whose boundaries are determined for the purposes of preparing a plan for the people who live, work, or have an interest in the area."~~

~~The Neighborhood Planning Area approach can be used to inventory areas on a "micro" scale and refine land use planning for designated areas or a specific sector such as an Activity Center sphere. Furthering the neighborhood planning area approach provides this micro analysis for planning and in essence the opportunity to create area strategies for land use implementation.~~

~~2. The Land Use Ratio Study~~

~~The implementation effort will seek to research and determine two seemingly simple and related land use questions. How much land do we need for residential, commercial, roadways etc. and how do we project these figures for future land use needs? Empirical evidence indicates that land use ratios vary per city with a number of factors accounting for the variance. This study to be conducted by the City in 1991 will be based upon existing and future land use patterns which synthesizes the amounts of land area needed to~~



~~accommodate land use.~~

~~3. Vacant Land Inventory~~

~~This will be a yearly report that maintains a current listing of site specific vacant land parcels and an accompanying set of land use recommendations for each parcel based upon the future land use plan.~~

~~4. Land Use Coding Classification System~~

~~This analysis will develop a manual for coding land use based upon characteristics inherent in the City's overall land use patterns. Said manual derived from the Standard Industrial Classification Manual would be utilized to code all land uses in the City for database management. The work efforts above in concert with other programmed actions throughout this Plan will serve to enhance planning endeavors and ensure a continuing process that will provide proper growth management for the City.~~

IX. NOTES

1. The City of Greenacres "Zoning Ordinance Chapter 32", Article II, Section 32-3, Definitions - Number (58A).
2. Chapter 163 of Florida Statutes
3. Arnold Whiltich, Editor in Chief. Encyclopedia of Urban Planning (1st edition; New York): McGraw Hill, 1974), pg.644.
4. Joel T. Werth and David Bryant, A Guide to Neighborhood Planning, Report 342 Planning Advisory Service. (Chicago: American Planning Association, 1979), p.1.
5. Gregory Longhini and Michael Sutton, Land Use Ratios, PAS Memo (Chicago: American Planning Association: May 1983) p.1.
6. Palm Beach County Future Land Use Element
7. Town of Lantana, Future Land Use Element

REVISION HISTORY

March 16, 1998	Ord. 97-09
July 19, 1999	Ord. 99-09
December 6, 1999	Ord. 99-16
May 6, 2002	Ord. 2001-21
January 6, 2003	Ord. 2002-19
September 15, 2008	Ord. 2008-03
January 23, 2017	Ord. 2016-27



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL ANX 1: It shall be the goal of the City of Greenacres to control its growth and enhance the quality of life for present and future residents by developing an annexation program that emphasizes intergovernmental coordination, consistency, and provides for the balance of environmental, economic, and social needs of the City.

Objective ANX 1.1

Annexation shall be carried forth in a manner that prevents decreases in service delivery efficiency and protects the levels of services provided to the residents of the City of Greenacres.

Policies:

1.1.1. Where economically feasible possible, the City shall assume responsibility for the provision of all City services upon the effective date of annexation.

1.1.2. The City shall ensure that future annexations will be in conformance with Chapter 171 F.S.

~~Policy c)~~

~~The City shall prohibit any annexation which creates an enclave, or pocket area that is not reasonably compact, as provided in Chapter 171, Florida Statutes.~~

~~Policy d)~~

~~The City shall delay the timing of any annexation petition that will lower service level until such service level adjustment measures are taken.~~

Objective ANX 1.2

The City of Greenacres will actively pursue orderly annexation in the future annexation boundaries through coordination with adjacent municipalities and Palm Beach County.

Policies:

1.2.1. Requests for annexations shall be coordinated with Palm Beach County and neighboring communities if appropriate.

1.2.2. The City shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S., if appropriate.

1.2.3. The City shall determine the land use of all land parcels by the Advisory Future Land Use map adopted as part of the Future Land Use Element, and an analysis of the concurrency implications, compatibility, and consistency with the Comprehensive Plan of the proposed future land use designation. The City shall support proposed annexations by providing objective information concerning City services via open houses, the City's website and newsletter, in-person, telephone and email communications and other means.

1.2.4. By the end of 2008, the City shall initiate negotiations with Palm Beach County to create an Interlocal Service Boundary Agreement in accordance with Chapter 171, Part II, Florida Statutes to facilitate and coordinate annexation within a portion of the Future Annexation Area. The City of Greenacres should monitor and comment on development proposals outside of the City with the potential to impact the City and actively



work with Palm Beach County to encourage development patterns consistent with the intent of Greenacres' Comprehensive Plan.

~~Objective 3~~

~~The City shall undertake a rational and controlled expansion of municipal boundaries.~~

~~Policy a)~~

~~Annexation of unincorporated land outside of the boundaries depicted on the Future Annexation Area Map (Map 4), adopted as part of the Annexation Element, is prohibited.~~

Objective 4

Objective ANX 1.3

The City shall support annexations which are deemed necessary to promote the orderly growth of the City and will not adversely impact the City's ability to fulfill other established plans.

Policies:

1.1.1. In all future annexation requests, the City shall be guided by the following:

- a) The area in question must meet statutory requirements pertaining to contiguity, compactness, and irregular shape.
- b) The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
- c) The area shall have a growth potential sufficient to warrant the extension of services.
- d) The deficit of income against expense to the City shall not be unreasonable.
- e) The advantages both to the City of Greenacres and the petitioned area must out-weigh the disadvantages.
- f) The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time. The ability of the City or its designated service providers to provide public services at the City's adopted levels of service.

1.1.2. The City shall undertake an Annexation Feasibility Study (AFS) for every annexation request that is ten (10) acres or greater in size which documents that the guidelines in Section V A.3 a through g above are achieved. The City shall conduct an Annexation Study no later than 2025 to be more proactive in identifying potential annexation areas, project development; the need for annexation (and when it may occur); and the impact of annexation on surrounding residents, landowners, and businesses



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

COMMUNITY HEALTH GOALS, OBJECTIVES AND POLICIES

A. GOAL: It shall be the goal of the City of Greenacres to improve the quality of life for all residents by providing an environment for active living, recreational opportunities, and improved resident health.

Objective 1

The City of Greenacres will increase access to safe, interconnected, and convenient opportunities for recreation and physical activity throughout the community.

Policy a) Continue to encourage and support recreation and physical activity by continuing to provide a system of open space, activity-based parks, resource-based recreation facilities and diverse programming options for all ages which align with the residents' geographical needs.

Policy b) Promote biking and walking through the provision of context-sensitive Complete Streets, where appropriate and a connected system of greenways and trails that encourage recreation, physical activity, and exposure to the natural environment.

Policy c) Encourage and promote public and private efforts and coordinate joint public/private efforts to support a healthy active lifestyle.

Policy d) Create a Parks Master Plan to support strategically, interconnected recreation and physical activity by providing a system of open space, active-based parks, greenways, trails, resource-based recreation facilities, and diverse programming options for all no later than 2025.

Policy e) Support programs and projects that raise awareness of the city's recreational facilities and activities

Objective 2

The City of Greenacres will promote a healthy community for weight management, obesity prevention and other chronic conditions by addressing nutrition and the environment.

Policy a) Continue to encourage civic engagement and volunteer opportunities in community projects that promote community health.

Policy b) Support programs geared to raising awareness of the benefits of good nutrition and physical activity

Policy c) Continue to support outdoor community health events which incorporate physical activity such as running, walking, biking, and swimming and work to increase the community involvement.

Policy d) Create a Community Health Assessment Plan that identifies existing quality of life issues and health concerns and provides recommendations for needed improvements or initiatives to enhance residents' well-being no later than 2025.

Objective 3

The City shall collaborate and coordinate with residents, stakeholders, and strategic partners to address the mental health needs of Greenacres residents.



Policy a) Provide support and promote programs and policy changes to address the shortage of mental health resources

Policy b) Encourage co-location of wellness centers and physical and mental health offices and clinics with each other and/or in proximity with job centers, schools, and community centers to improve access and create efficiencies in providing care

Policy c) Coordinate with Palm Beach County's Sheriff Office Crisis Intervention Program to assist officers in dealing with individuals in need of mental health support.

Policy d) Continue to provide counseling and support for first responders to prevent and treat mental health challenges such as depression, anxiety, and post-traumatic stress disorders

Policy e) Support the availability of mental health counseling and programming in local schools.

Policy f) Continue to coordinate with strategic partners to support efforts to build awareness of mental health and wellness and to provide information and assistance in finding appropriate care.



GOALS, OBJECTIVES AND POLICIES

GOAL

It shall be the goal of the City of Greenacres to achieve a balanced, diversified, and sustainable economic structure that maximizes long-term economic growth.

Objective 1

Expand economic development activities to create/promote job opportunities, increase productivity and maintain economic sustainability.

Policies

- a. The City will carry out its Vision and Strategic Action Plan to enhance the reputation and position of the City in the regional market, encouraging growth and diversity.
- b. The City shall assist the retention and growth of existing businesses within the City through the allocation of resources and talent attraction and retention initiatives.
- c. The City shall work with the private sector to incorporate a diverse housing mix: affordable, workforce, market rate, luxury and mixed-income.
- d. The City shall continue to support and recruit target commercial and cultural uses that incorporate cultural arts, education and recreation as critical components of economic development.

Objective 2

Create opportunities for investments and develop strong business networks amongst the local and international economy.

Policies:

- a. Consider incentives/grants to develop and advance both existing and new businesses or projects to expand employment base and maximize productivity.
- b. Direct capital investments and funding to small businesses, and to areas adjacent to existing businesses, to catalyze investment and growth.
- c. Implement zoning and planning changes that further enhance the City to attract new private investment through increases in densities and intensities vertically in areas of intended growth, and mixed-use development to promote interconnectivity, increased commercial activity and revenue.
- d. Target strategic development areas and initiate an illustrative master plan that will serve as the basis for a potential form-based code.
- e. Improve utilities and infrastructure within the City to attract new businesses and investors.
- f. Explore the annexation and acquisition of commercial, industrial and residential properties to increase fiscal gain.
- g. Identify new and expand existing business clusters that possess high demand within the City

Objective 3



Facilitate and strengthen public/private partnerships to maximize efficiency and output of public and private sectors (industry clusters).

Policies:

- a. Promote inclusivity of the community to make feasible economic decisions, policies and investments that reduce disparities and benefit the community.
- b. Locate common commercial and potential industry clusters in close proximity to create a wider network of information, pool resources and stimulate local competition to increase output.

Objective 4

Provide a substantial foundation of knowledge for the City's population to maximize productivity.

Policies:

- a. Evaluate opportunities to add educational and vocational programs supporting employment opportunities with new development or redevelopment initiatives.
- b. The City shall implement training institutions/workshops to provide sufficient foundational courses that meet the needs of targeted business clusters and potential industries.
- c. The City shall provide leadership and direction to improve the public education system in order to encourage businesses to locate or expand in the City (quality labor).
- d. Establish programs to provide technical assistance/consulting services to existing business owners for training and improvements for the business.

Objective 5

Monitor and maintain the sustainable character of the economy and its impacts on the environment.

Policies:

- a. Integrate short and long-term economic development plans into the City's growth strategies to create a strong and efficient balance between the man-made and natural environment and account for negative impacts.
- b. Identify density increases in strategic areas that will attract additional private investments and encourage the private sector to provide public area improvements.

Objective 6

Establish and maintain a solid financial base that will support the economy in the long-run.

Policies:

- a. The City shall aim to sustain a sufficient fiscal surplus and create reserves to protect the economy during periods of low revenue or possible financial downturns/disasters (recessions).
- b. The City plans to evaluate and acquire additional revenue sources beyond the primary income: property tax, to promote and diversify fiscal strength, increase resource inventory and to reduce dependency.
- c. The City shall work with Palm Beach County Public Housing and Community Development to coordinate and facilitate use of public funds and regulatory policies.
- d. The City's Budget will be balanced to ensure that each fund's revenues equal or exceed its expenditures plus reserves.



- e. The City will develop and maintain accounting and budgetary control systems to adequately secure the assets held in public trust.
- f. The City will review and evaluate its existing debt obligations and future borrowing needs annually, limiting debt service to 15 percent of total general funds and maximum outstanding capital indebtedness to 5 percent of property tax base.

Objective 7

Further study local real estate and economic conditions to establish and prioritize projects that implement the short- and long-term community economic strategy and vision.

Policies:

- g. Complete an Economic Development Strategic Implementation Plan that:
 - a. Includes a community engagement process to understand needs.
 - b. Includes a study of retail spending, retail leakage to nearby communities and market gaps to identify target business segments and demographics.
 - c. Establishes performance measures to regularly check and update progress.
 - d. Assesses housing and job market conditions including gap analyses.
 - e. Establishes, prioritizes and tests with the community a list of capital and public improvement projects or programs.
 - f. Presents data and findings in an easy-to-communicate format.