



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, July 21, 2025 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

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

#### SPECIAL BUSINESS

1. **Presentation:** The Honorable House Representative Anne Gerwig, House District 93. - Legislative Update.
2. **Presentation:** Economic Development Update. - Kelly Smallridge, President and CEO of Business Development Board of Palm Beach County.
3. **Presentation:** Certificate of Recognition to Beth Bryant, Palm Beach Sheriff's Office (PBSO). - Captain Craig Turner, PBSO.

#### CONSENT AGENDA

4. **Official City Council Meeting Minutes:** City Council Meeting Minutes, June 16, 2025 and City Council Special Meeting Minutes, June 16, 2025. - Quintella L. Moorer, City Clerk.
5. **Resolution 2025-29:** Approving the adoption of agreement (attached hereto as Exhibit "A") for the 457(b) match plan for IAFF Bargaining Unit Members; and authorizing the appropriate City Official to effectuate the terms of this agreement. - Teri Lea Beiriger, Director of Finance.
6. **Resolution 2025-30:** Approving the assessment rate for residential solid waste collection services for the fiscal year beginning on October 1, 2025; imposing a residential solid waste collection services assessment against assessed property located within the City

of Greenacres for the fiscal year beginning on October 1, 2025; providing for severability; providing for conflicts; and providing an effective date. - Teri Beiriger, Director of Finance.

- 7. Resolution 2025-31:** In support of the 2021 Lake Worth Lagoon Management Plan, through the Lake Worth Legislative Funding request. - Carlos Cedeño, Director of Public Works.

## REGULAR AGENDA

- 8. PUBLIC HEARING: Ordinance 2025-10: First Reading:** Amending the Code of Ordinances Chapter 16, at Article I, in General; Zoning Regulations, Article 4, Supplementary District Regulations; Article 5, Specific Developments; Article 6, Sign Regulations; Article 9, Nonconforming Uses, Structures, Buildings, Lots, Signs, etc.; to move Sign Criteria for Planned Commercial Developments to Article 6; to revise the provisions related to sign permits, master sign plans, and nonconforming signs; and other signs; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Gionni Gallier, Assistant Director DNS.
- 9. PUBLIC HEARING: Ordinance 2025-12: First Reading:** Amending the Future Land Use Map of the Future Land Use Element of the City's Comprehensive Plan, to change the future land use designation of sixteen parcels of land totaling approximately 9.7541 acres, located at 6561, 6571, 6523, 6563 Chickasaw Road and 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 Wry Road from a Palm Beach County (PBC) Low Residential, 3 Units Per Acre LR-3 to the City of Greenacres Residential Low Density (RS-LD) land use designation, as requested by the City of Greenacres; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the comprehensive plan; and providing for an effective date. - Gionni Gallier, Assistant Director DNS.
- 10. PUBLIC HEARING: Ordinance 2025-13: First Reading:** Approving a rezoning for Sixteen (16) parcels of land totaling approximately 9.7541 acres, located at 6561, 6571, 6523, 6563 Chickasaw Road and 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 Wry Road from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) to the City of Greenacres RL-3 Residential Low Density 3 (5 Units Per Acre) zoning district, as requested by the City of Greenacres; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director DNS.
- 11.** Florida League of Cities, Annual Conference, August 14-16, 2025, Voting Delegate selection. - Andrea McCue, City Manager.

## DISCUSSION ITEM - None.

## COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

## CITY MANAGER'S REPORT

- 12.** Community and Recreation Services Report.
- 13.** Development and Neighborhood Services Report.
- 14.** Economic Development Report.
- 15.** Finance Report.

- [16.](#) Fire Rescue Report.
- [17.](#) Information Technology Report.
- [18.](#) Palm Beach Sheriff's Office, District 16 Report.
- [19.](#) Public Works Report.
- [20.](#) Purchasing Report.
- [21.](#) Youth Programs Report.

**CITY ATTORNEY'S REPORT****MAYOR AND CITY COUNCIL REPORT****ADJOURNMENT****Future City Council Meetings**

August 4, 2025.

August 18, 2025.

**Meeting Records Request**

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

**Notice of Council Meetings and Agendas**

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

**Americans with Disabilities Act**

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



## CITY COUNCIL MEETING

### City of Greenacres, Florida

Monday, June 16, 2025, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## MINUTES

### Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

Paula Bousquet, Councilmember, District V

### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

### CALL TO ORDER AND ROLL CALL

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

### PLEDGE OF ALLEGIANCE

A moment of silence was given to the Legislatives of Minnesota, who were harmed and or killed during attacks.

### AGENDA APPROVAL

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

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

### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

### SPECIAL BUSINESS

- 1. Presentation:** Educational Scholarship Award. - Deputy Mayor Susy Diaz and Education Advisory Committee Member.

Deputy Mayor Diaz presented eleven scholarships in the amount of \$1,500. She thanked the committee members, staff who donated a STEM scholarship and students for participating in the committee.

Deputy Mayor Diaz welcomed the Padgett family representing the Denise Padgett Memorial Athletic scholarship.

Deputy Mayor Diaz presented the awards to all recipients. A few recipients spoke and were very grateful for the honor.



Photos were taken.

- 2. Proclamation:** Parks and Recreation Month, July 2025 and Parks and Recreation Professionals Day, July 19, 2025. - Michele Thompson, Director of Community Recreation Services.

Councilmember Dugo read the proclamation by title.

She welcomed the Community Recreation Services Staff to join her at the podium. She thanked them for their services.

Ms. Thompson thanked the Council and Staff.

Members of the Community Recreation Services spoke about various services provided throughout their department.

Photos were taken.

- 3. Presentation:** Historical Society Member Certificates. - Brett Brown, President, Greenacres Historical Society.

Mr. Brown provided certificates to Mayor Shaw and Councilmember Noble for being standing members of the historical society.

## CONSENT AGENDA

- 4. Official City Council Meeting Minutes:** City Council Meeting Minutes, June 2, 2025. - Quintella Moorer, City Clerk.
- 5. Resolution 2025-28:** Approving the Professional Service Agreement between the City of Greenacres and Kimley-Horn and Associates, Inc. to provide professional services for the development of a Comprehensive Parks Master Plan; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
- 6. Memorial Justice Assistance Grant (JAG) Funds:** In compliance with the State of Florida Rule 11D-9, F.A.C., the City of Greenacres approves the distribution of \$293,033 of Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant.
- 7. Ratification Approval for the Public Safety Officers/Firefighters Retirement Board of Trustees:** Ratification of Kyle Morejon to serve another four-year (4) term. Andrea McCue, City Manager.

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

## REGULAR AGENDA

- 8. PUBLIC HEARING: Ordinance 2025-04: Second Reading:** Amending the Code of Ordinances at Article I, in General; Article 3, District Regulations; and Article 4 Supplemental District Regulations; all of Chapter 16, Zoning Regulations, to add and revise definitions related to Live Entertainment; clarify the standards and criteria associated with Live Entertainment Permits and Mobile Food Dispensing Vehicles; and clarify permitted uses; and for other purposes; providing for repeal of conflicting ordinances; providing for severability; and providing for inclusion in code. - Millie Rivera, Planner.

Ms. Moorer read the ordinance by title.

Deputy Mayor Diaz thanked the Council for collaborating with each other and listening. She thanked the Staff of DNS for their hard work.

Mr. Gallier stated a community workshop was held May 9, along with some language revisions such as removing the term nightclub from the code definition, removing the requirement of a surety bond and clarifying uses and standards.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Councilmember Bousquet to approve Ordinance 2025-04 on second reading.

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

**9. Safe Streets for All Safety Action Plan Adoption.** - Andrea McCue, City Manager.

*The audio was inaudible at times due to speaker issues.*

Ms. Kim DeLaney, Director of Treasure Coast Regional Planning Council, reviewed the Action Plan briefly. She mentioned the presentation was slightly different from the last presentation but wanted to provide an overview for approval. She highlighted a few key recommendations. She showed renderings and options to slow traffic in the area.

Ms. DeLaney thanked the Council and Staff.

Councilmember Tharp thought the ideas for traffic safety in the presentation were amazing and was thrilled to see the ideas come to life.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve the Safety Action Plan as presented.

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

**DISCUSSION ITEM**

**10. Meeting Cancellations.** - Councilmember Peter Noble.

Councilmember Noble suggested the Council take a break during the summer. He recommended taking the last meeting in August and the first meeting in September off, with the approval of Ms. McCue and Staff's schedule. Councilmember Noble stated the time frame would not be permanent.

Ms. McCue reviewed the upcoming set meeting dates and scheduled budget hearings. She also highlighted a few cancellations of meetings.

Mayor Shaw recommended keeping the meetings as scheduled and allow Ms. McCue to guide the Council on meeting dates. He also mentioned if any Council needed dates off that it would not be an issue to take time off.

The Council agreed.

**11. Strategic Planning** - Mayor Shaw.

Mayor Shaw stated with all the growth going on in our City he would like to have Council meet with Staff and work on what was needed to take the City into the future. He recommended the possibility of hiring an outside consultant and questioned whether the Council was interested.

Deputy Mayor Diaz agreed with Mayor Shaw and felt it was necessary for the growth of the City's future.

Councilmember Noble mentioned limited land and the need for increased height limits.

The Council agreed with the Mayor's suggestion.

12. Charitable Contributions. - Christy Goddeau, City Attorney.

Ms. Goddeau referenced the letter of memorandum that was drafted by Attorney Earley regarding cities creating non-profit organizations. She stated yes that it was allowable.

Ms. Goddeau mentioned the concern was maintaining the non-profit as time moved on. She mentioned some issues the firm experienced were creating the board of directors, day-to-day operations, and what the organization would be used for and, most importantly, handling funds. She advised the Council to consider the issues mentioned prior to creating the organization.

Councilmember Dugo was not interested in creating an LLC for the City.

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

None.

**CITY MANAGER'S REPORT**

13. Community and Recreation Services Report.

14. Development and Neighborhood Services Report.

15. Economic Development Report.

16. Finance Report.

17. Fire Rescue Report.

18. Information Technology Report.

19. Palm Beach Sheriff's Office, District 16 Report.

20. Public Works Report.

21. Purchasing Report.

22. Youth Programs Report.

Ms. McCue requested the cancellation of the July 7 meeting due to no items.

She reminded everyone that the Ignite the Night would be July 4, and the Community Conversation was on July 16.

**CITY ATTORNEY'S REPORT**

No report.

**MAYOR AND CITY COUNCIL REPORT**

No reports.

**ADJOURNMENT**

7:21PM.

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

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

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



## CITY COUNCIL SPECIAL MEETING

### City of Greenacres, Florida

Monday, June 16, 2025, at 7:35 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## MINUTES

### Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

Paula Bousquet, Councilmember, District V

### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

### CALL TO ORDER AND ROLL CALL

Mayor Shaw called the meeting to order at 7:35PM. All the members were present.

### AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Councilmember Tharp to approve the agenda.

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

### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

### REGULAR AGENDA

#### Fiscal Year 2026

1. Capital Improvement Project and City Events Review. - Andrea McCue, City Manager.

Ms. McCue thanked the Departments and Ms. Teri Beiriger and Staff for their hard work. She said the City had large projects but mostly maintenance requirements and park projects.

She highlighted most of the Project Funds to include 304 and 306 Funds mentioning a new fire station at John I Leonard High school, the Emergency Operating Center, which was budgeted by phases. She highlighted the 301 Fund was ending with a \$1.7 million balance but would grow within the year.

Ms. McCue mentioned some park upgrades such as exercise stations, court resurfacing, lighting enhancements and the remodeling of the community center, the ending balance was set at \$584,503.

Ms. McCue reviewed a few items in the 304 Fund such as equipment replacement, vehicle replacements, and she mentioned the pros and cons of leasing and stated she was trying to determine the best route to take. She continued with other items such as fire and public works equipment. The ending was balance over \$895K.

Ms. McCue mentioned the 305 Fund would sunset at the end of the calendar year. She said the septic to sewer project would remain in the fund along with the park structure at the Youth Programs building. The ending balance was \$8 million. She mentioned lots of projects were completed in this program.

Ms. McCue stated the 306 Fund only had the Youth Programs building as marked in the fund, which was added for just in case purposes only.

She stated the City was trending very well for the forecast. She said the revenue would exceed the expenses. She mentioned all funds were not added at this time.

She mentioned eleven scholarships were budgeted along with the property enhancement program.

Ms. McCue reviewed the City's events and art in public places stating some projects and funds would be used for the 100-year celebration.

## COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

### CITY MANAGER'S REPORT

None.

### MAYOR AND CITY COUNCIL REPORT

None.

### ADJOURNMENT

8:27PM

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**Chuck Shaw**  
Mayor

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**Quintella Moorer, MMC**  
City Clerk

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



## ITEM SUMMARY

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Res. No. 2025-29 Bargaining Unit Deferred Compensation Plan

### BACKGROUND

The Agreement between the City of Greenacres and the Professional Firefighters/Paramedics of the Palm Beach County, Local 2928, IAFF, Inc (Supervisory Bargaining Unit) dated October 1, 2023, through September 30, 2026, Article 20 Section 3 (page 33) establishes the 457 Match Plan effective October 1, 2025.

The Agreement between the City of Greenacres and the Professional Firefighters/Paramedic of the Palm Beach County, Local 2928, IAFF, Inc dated October 1, 2023, through September 30, 2026, Article 20 Section 3 (page 35) establishes the 457 Match Plan effective October 1, 2025.

### ANALYSIS

Effective October 1, 2025, the City shall match bargaining unit(s) employee contribution to the City approved Chapter 457 Deferred Compensation Plan at a rate of 50 cents (\$.50) for every one dollar (\$1.00) contributed to such plan up to a maximum of one hundred twenty dollars (\$120) per month (\$1,440 annually) to be contributed by the City on behalf of each bargaining unit employee.

### FINANCIAL INFORMATION

Assuming all qualified 69 positions participate the estimated annual cost to the City will be \$99,360.

### LEGAL

Resolution 2025-29 has been prepared in accordance with the City Code Requirements.

### STAFF RECOMMENDATION

Approval of Resolution 2025-29 Bargaining Unit Deferred Compensation Plan



## EXHIBIT “A”

**Florida Municipal Pension Trust Fund**  
**§ 457(b) Deferred Compensation Plan**  
**Adoption Agreement**

Please tell us about the Participating Employer, which unless noted shall also be the Plan Sponsor:

<b>Name of Government Entity</b>	City of Greenacres
<b>Address</b>	5800 Melaleuca Lane
<b>Address</b>	
<b>City, State Zip</b>	Greenacres, FL 33463

<b>Individual to Receive Plan Notices</b>	Suzanne Skidmore
<b>Title</b>	Director of Human Resources
<b>Telephone</b>	(561) 642-2001
<b>Email</b>	sskidmore@greenacresfl.gov

**Your Plan Administrator is:**

Florida League of Cities, Inc.  
 301 S. Bronough Street  
 P.O. Box 1757  
 Tallahassee, Florida 32302

**Contacts:**

Jeremy Button, Senior Analyst, [jbutton@flicities.com](mailto:jbutton@flicities.com)  
 Rodney Walton, Account Executive, [rwalton@flicities.com](mailto:rwalton@flicities.com)  
 Phone: (850) 222-9684  
 Fax: (850) 222-3806

**TYPE OF ADOPTION AND EFFECTIVE DATE**

This Adoption Agreement is for the following purpose (check one):

- ☐ This is a new 457(b) deferred compensation plan adopted by the Participating Employer for its Employees effective \_\_\_\_\_ (insert effective date of this Adoption Agreement but not earlier than the beginning of the plan year in which the plan is adopted), with respect to Contributions as approved below.
- ☒ This is an amendment to be effective as of October 1, 2025 (insert effective date of this Adoption Agreement but not earlier than the beginning of the remedial amendment period for such amendment) of the current 457(b) deferred compensation plan previously adopted by the Participating Employer, which was originally effective October 1, 2003 as follows (please specify type below):
- ☐ This is an amendment to change one or more of the Participating Employer's contribution design elections in the Adoption Agreement.
- ☒ Other (must specify elective provisions in this Adoption Agreement): This adoption agreement will not replace the prior adoption agreement. The plan will now have two adoption agreements, one for general employees and one for firefighters. This adoption agreement establishes the 457(b) match plan for bargaining unit deferred compensation.
- ☐ This is an amendment and restatement of another 457(b) deferred compensation plan of the Participating Employer, the effective date of which shall be \_\_\_\_\_ (insert effective date of this Adoption Agreement but not earlier than the beginning of the plan year in which the plan is adopted). This Adoption Agreement is intended to replace and serve as an amendment and restatement of the Employer's preexisting plan, which became effective on \_\_\_\_\_ (insert original effective date of preexisting plan).

**SELECTION OF INVESTMENT OPTIONS**

**NOTE:** All investment selections are subject to the approval of the Master Trustees of the Florida Municipal Pension Trust Fund ("Master Trustee") and governed by the Basic Plan Document, the Master Trust Agreement, and the FMPTF Investment Policy.

You select the following investment option (check one):

- ☒ Master Trustee will select Investment option(s) in accordance with provisions of the participating deferred compensation plans. The Master Trustee may establish one (1) or more investment options within the Deferred Compensation Plan Trust, each option being hereinafter referred to as an "investment option." The Master Trustee shall manage, acquire or dispose of the assets in an investment option in accordance with valid specific investment directions given by the Participating Employers or Participating Employees. The Master Trustee shall establish at least one (1) default investment option in the absence of valid Participating Employer or Participating Employee investment direction. From time to time, the Master Trustees may eliminate an investment option, and the proceeds thereof shall be reinvested in another investment option in accordance with the directions of the Master Trustee.

**Florida Municipal Pension Trust Fund  
§ 457(b) Deferred Compensation Plan  
Adoption Agreement**

Item # 5.

- ☐ The Participating Employer will select and oversee investment options for the deferred compensation plan through Open Architecture Investment. "Open Architecture Investment" means a Participating Employer that has been acknowledged through the Trust Joinder Agreement to select and oversee the investment options under and for the FMPTF 457(b) deferred compensation plan, rather than using the investment options selected by the Master Trustee. By selecting Open Architecture Investment, the Participating Employer acknowledges the Master Trustee and Plan Administrator are responsible for only the administrative services provided to the deferred compensation plan. By selecting Open Architecture Investment, the Participating Employer accepts the responsibility for selecting and overseeing deferred compensation plan investment option(s), including default investment option(s), rather than using the investment options selected by the Master Trustee. The Participating Employer acknowledges by the selection of Open Architecture Investment that neither the Plan Administrator nor the Master Trustee have any responsibility for and shall not have any liability relating to the selection or oversight of deferred compensation plan investment options. The Master Trustee shall have no fiduciary duty or any liability for an investment option or any loss sustained by a Participating Employer, Participating Employee, Beneficiary, or Alternate Payee whose Account in whole or in part is invested through Open Architecture Investment. The Participating Employer is responsible for providing the Plan Administrator with all information and updates concerning selected investment option(s), including the default investment option(s), for the deferred compensation plan.

**PLAN PROVISIONS**

The Participating Employer will use FMPTF's § 457(b) Deferred Compensation Plan. For any Plan choice that this Adoption Agreement fails to specify, the Participating Employer is deemed to have specified the first-displayed choice.

Your Plan Year is:

- ☒ October 1 – September 30  
☐ January 1 – December 31  
☐ Other \_\_\_\_\_

**Florida Municipal Pension Trust Fund**  
**§ 457(b) Deferred Compensation Plan**  
**Adoption Agreement**

**DISCLOSURE OF OTHER 457(B) PLAN(S)**

The Participating Employer ☒ does or ☐ does not have an existing deferred compensation plan(s). If the Participating Employer does have one or more deferred compensation plans, the Participating Employer must provide the plan name and the name of the provider below, and such other relevant information requested by the Plan Administrator.

Plan Name(s) Greenacres 457(b) Deferred Compensation plan

Plan Provider(s) MissionSquare Retirement

**VERY IMPORTANT: All eligible plans of a Participating Employer are considered to be a single plan for purposes of compliance with Code Section 457(b). Thus, if is a Participating Employer has more than one eligible plan (or additional investment options under a 457(b) arrangement with more than one vendor), the Participating Employer is responsible for ensuring that all of its arrangements, treated as a single plan, comply with the 457(b) requirements, including but not limited to, the requirements listed below. The Participating Employer must carefully review the Plan provisions listed below to fulfill its responsibility for monitoring coordination of multiple plans.**

- Compliance with the limit on Deferred Compensation to an eligible plan (including the basic limit (Plan Provision 3.39.1(a)), the age 50 catch-up (Plan Provision 3.39.1(f)), and the special 457 catch-up limit (Plan Provision 3.39.1(b))).
- Compliance with the requirements for special 457 catch-up deferral limits, including the requirements that a Participant have only one Normal Retirement Age (with respect to the special 457 catch-up limit) under all eligible plans offered by an Employer. (In essence, this means that once a Participant has selected a Normal Retirement Age under any eligible plan offered by an employer, he or she may not select a different one, and the selection will remain that Participant's Normal Retirement Age under all eligible plans offered by the Employer).
- Compliance with the requirement to distribute excess deferrals (an excess deferral means the amount of deferrals for a calendar year that is more than the basic limit, the age 50 catch-up limit, and the special 457 catch-up limit). (This means that the Participating Employer will have to tell the Plan Administrator about any excess deferrals.)

**PAYROLL PERIODS**

The payroll period of the Participating Employer is:

- ☐ weekly  
☒ bi-weekly  
☐ semi-monthly  
☐ monthly  
☐ other [specify]: \_\_\_\_\_

Deferrals for an eligible Employee with respect to a payroll period in a calendar month shall only be made if the eligible Employee has entered into a Participation Agreement before the beginning of the month.

**WHO'S ELIGIBLE**

Generally, the following employee classes are allowed to participate in the Plan:

- ☐ Full Time Employees Only  
☐ All Employees, including part-time employees  
☒ Other (must specify): Please see other adoption agreement for general employee rules. Professional firefighters/paramedics of the Palm Beach County Local 2928 IAFF Inc. or supervisor bargaining unit

**Florida Municipal Pension Trust Fund  
§ 457(b) Deferred Compensation Plan  
Adoption Agreement**

Item # 5.

**COVERED DEPARTMENTS**

A Participating Employer may cover all of its departments in the Plan or only those listed:

- ☐ All Departments  
☒ Covered Departments (must specify):  
Professional firefighters/paramedics of the Palm Beach County Local 2928 IAFF Inc. or supervisor bargaining unit

The Participating Employer shall provide the Plan Administrator with the name, address, Social Security Number, and date of birth for each eligible Employee.

**ELIGIBILITY CONDITIONS FOR EMPLOYER CONTRIBUTIONS**

An Employee is eligible to share in Employer Contributions (to the extent provided under the Plan) if he or she meets all of the following three eligibility conditions:

1. Age condition

An Employee is eligible if he or she has attained:

- ☒ No age requirement  
☐ age 16  
☐ age 18  
☐ age 21

2. Service condition

An Employee is eligible if he or she has completed:

- ☒ No service requirement  
☐ 3 Months of service as an Employee  
☐ 1 Year of service as an Employee  
☐ Other:

3. Excluded Employees

Every Employee shares in Employer Contributions except an Employee who belongs to a classification specified below:

- ☐ No excluded employees  
☐ Part-time Employees (specify definition of part-time if other than an Employee who normally works (or, if a schedule applies, is regularly scheduled to work) less than 20 hours per week):

- ☒ Other (must specify):

Employees who are not professional firefighters/paramedics of the Palm Beach County Local 2928 IAFF Inc. or supervisor bargaining unit

**Florida Municipal Pension Trust Fund**  
**§ 457(b) Deferred Compensation Plan**  
**Adoption Agreement**

Item # 5.

**EMPLOYEE CONTRIBUTIONS**

The amount and types of Employee Contributions to the Plan for the Plan Year will include (check all that apply):

- ☐ None
- ☒ Elective deferral contributions: The dollar or percentage amount by which each Participant has elected to reduce his/her Compensation, as provided in the Participant's Participation Agreement.
- ☒ Designated Roth contributions: The dollar or percentage amount that each Participant has elected to contribute to the Plan as a Designated Roth contribution as provided in the Participant's Participation Agreement.

A Participant's Employee's Contributions are subject to the following limitation(s) in addition to those imposed by the Code (as set forth in the Plan).

- ☒ No limitation
- ☐ Maximum deferral amount: \_\_\_\_\_
- ☐ Minimum deferral amount: \_\_\_\_\_
- ☐ Other (specify): \_\_\_\_\_

**PARTICIPATING EMPLOYER CONTRIBUTIONS**

A Participating Employer may make Employer Contributions as specified below. All Employer Contributions are subject to the limits imposed by the Code (as set forth in the Plan). Employer Contributions that are tied to Payroll Periods (as defined in this Adoption Agreement) must be remitted to the Plan Administrator no later than 15 business days after the Payroll Period. Annual Contributions must be remitted to the Plan Administrator no later than 15 business days after the end of the Plan Year. A Participating Employer may establish different classes of Employees for contribution purposes in this Adoption Agreement. The Participating Employer hereby elects to make Contributions as follows (choose one or both as applicable) (**Note: if the following is not completed, the Participating Employer shall not make Participating Employer Contributions**):

- ☐ Non-Matching Contributions – Participating Employer Non-Matching Contributions will be made on the following basis (must specify):

\_\_\_\_\_  
\_\_\_\_\_

- ☒ Matching Contributions

Matching Contributions are Participating Employer Contributions that may be made to match a portion of a **Professional Firefighters/Paramedics of Palm Beach County, Local 2928, IAFF, Inc.** bargaining unit's Participant's contribution to an eligible 457(b) deferred compensation plan.

The amount of Matching Contributions made for a **Professional Firefighters/Paramedics of Palm Beach County, Local 2928, IAFF, Inc.** bargaining unit's Participant each Plan Year will be (choose only one):

- ☐ 100% match, up to \_\_\_\_% of such Participant's Employee Contributions.
- ☐ \_\_\_\_% of the Participant's Employee Contributions, which cannot exceed \_\_\_\_% of the Participant's Compensation.
- ☒ other formula (requires approval from the FMPTF) 50 cents (\$0.50) for every one dollar (\$1.00) contributed to such plan up to a maximum of one hundred twenty dollars (\$120.00) per month (\$1,440.00 annually) to be contributed by the City on behalf of each bargaining unit employee.

**Florida Municipal Pension Trust Fund  
§ 457(b) Deferred Compensation Plan  
Adoption Agreement**

Item # 5.

**COMPENSATION**

Compensation means the Participant's:

☒ Compensation as defined in Plan Provision 3.11.

☐ Other (must specify; requires approval from the FMPTF):

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**Compensation Paid After Severance From Employment**

A Participating Employer may elect to include certain post-Severance payments in Compensation for purposes of computing Employee and Employer Contributions under the Plan, but only if these amounts are paid no later than 2½ months after Severance from employment or, if later, the end of the calendar year that includes a Participant's Severance from employment. The Participating Employer makes the following election with respect to including post-severance payments in Compensation (**Note: if the following is not completed, no post-severance payments will be included in Compensation by default**):

☐ No post-Severance payments will be included in Compensation for purposes of computing contributions under the Plan (**if this box is checked, skip to "Years of Vesting Service" below**).

☒ For purposes of calculating contributions under the Plan, the following post-Severance payments will be included in Compensation, as long as they are paid no later than 2½ months after Severance from employment or, if later, the end of the calendar year that includes the Participant's Severance from employment. (**check all that apply**):

☒ Regular compensation paid after Severance from employment for services rendered prior to Severance during the Participant's regular work hours, which, absent a Severance from employment would have been paid to the Participant while the Participant continued in employment with the Participating Employer.

☒ Post-Severance payments for unused accrued bona fide sick, vacation or other leave, but only if the Participant would have been able to use the leave if employment had continued.

**YEARS OF VESTING SERVICE**

A year of vesting service shall be measured from the Participant's date of hire. The completion of twelve calendar months from the date of hire shall count as a year of vesting service. Any years of vesting service credited from prior years shall remain credited, regardless of revised provisions, unless specifically indicated otherwise, as follows: \_\_\_\_\_

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Also, different periods of service as an eligible Employee will be added together in determining whether the vesting period has been satisfied, unless otherwise provided, as follows: \_\_\_\_\_

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**Florida Municipal Pension Trust Fund**  
**§ 457(b) Deferred Compensation Plan**  
**Adoption Agreement**

**VESTING FOR PARTICIPATING EMPLOYER CONTRIBUTIONS**

A Participating Employer may establish a vesting schedule for Participating Employer Contributions. This means that if the Participant leaves the Participating Employer's employment prior to completing a specified minimum period of service, the Participant forfeits the Participating Employer's Contributions. However, upon Death, Disability, or the Termination of the Plan, the Participant is 100% vested in the Participant's Participating Employer Contributions, notwithstanding any vesting schedule. If a vesting schedule is established, it is the Participating Employer's responsibility to calculate the Participant's service and report it to the Plan Administrator. The Participating Employer hereby elects the following:

A Participant becomes Vested in his or her Employer Contributions according to:

☒ Immediate vesting

☐ The schedule marked below:

Years of Vesting Service	1	2	3	4	5	6	7	8	9	10
	***	***	***	***	***	***	***	***	***	***

**Beginning date of vesting period (if blank, default will be the Participant's date of hire):**

**Restated Plan** – If this is a Restated Plan to an existing deferred compensation plan and the vesting schedule has been amended by the Restated Plan, enter the pre amended vesting schedule below:

☒ The schedule has not been amended

☐ The schedule marked below:

Years of Vesting Service	1	2	3	4	5	6	7	8	9	10
	***	***	***	***	***	***	***	***	***	***

**LOANS**

A Participating Employer may choose to offer loans. **(Note: If this section is not completed, no loans will be allowed under the Plan by default):**

☒ No Loans. The Plan does not permit Participant loans.

☐ Loans Permitted. The Plan will permit Participant loans, subject to the provisions in the Basic Plan Document and subject to the limitation below

☐ One Loan Permitted. A Participant may only have one outstanding loan at a time.

☐ Two Loans Permitted. A Participant may not have more than two outstanding loans at a time.

**Florida Municipal Pension Trust Fund  
§ 457(b) Deferred Compensation Plan  
Adoption Agreement**

Item # 5.

**INVOLUNTARY DISTRIBUTION**

On his/her Severance from employment, for a Participant (or Beneficiary) with an Account balance that does not exceed \$5,000, then

- ☐ Participant Election: The Participant may elect to receive all or any portion of his/her Account.
- ☒ Involuntary (Mandatory) Distribution: The Plan Administrator will distribute the Participant's entire Account. If the Involuntary Distribution is more than \$1,000 and it is an Eligible Rollover Distribution, and if the recipient of the distribution does not elect to have the distribution paid directly to an Eligible Retirement Plan specified by the recipient in a direct rollover or does not elect to receive the distribution directly, the Involuntary Distribution will be paid as a direct rollover to an IRA designated by the Plan Sponsor. If the Involuntary Distribution is \$1,000 or less, it will be paid in money as a lump sum.

**DISTRIBUTIONS PRIOR TO SEVERANCE FROM EMPLOYMENT**

A Participant prior to severance from employment may elect to receive a distribution of his/her Account under the following distributions options:

- ☐ None: A Participant may not receive a distribution prior to severance from employment.
- ☒ Unforeseeable emergency: A Participant may elect a distribution from his/her Account in accordance with Plan Provision 11.2.

**CHANGING AND TERMINATING THIS ADOPTION AGREEMENT**

If a Participating Employer desires to amend any of its elections contained in this Adoption Agreement, the Participating Employer by official action must adopt an amendment to the Adoption Agreement or a new Adoption Agreement must be adopted and forwarded to the FMPTF for approval. This Adoption Agreement may be terminated only in accordance with the Plan.

**ADOPTING THE PLAN**

By signing below, the Participating Employer adopts the FMPTF 457(b) Deferred Compensation Plan ("Plan"), including the Basic Plan Document and the FMPTF Deferred Compensation Plan Trust. The Participating Employer acknowledges that it received a copy of the Plan. The Participating Employer shall receive copies of any Plan amendments made by the FMPTF. The Participating Employer shall abide by the terms of this Adoption Agreement, as completed by the Employer, and shall abide by all terms of the Plan, including all investment, administrative, and services of the Plan, and all applicable provisions of the Code and other applicable law.

The Participating Employer acknowledges that the Master Trustees are only responsible for the Plan and have no responsibility for other employee benefit plans maintained by the Participating Employer.

The Participating Employer's signer represents that he or she is a proper officer of and has authority to enter into this Adoption Agreement as an obligation of the Participating Employer.

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Accepted for the:  
Florida Municipal Pension Trust Fund

By the Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

Florida League of Cities, Inc.



**RESOLUTION NO. 2025-29**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE DEFERRED COMPENSATION PLAN ADOPTION AGREEMENT (ATTACHED HERETO AS EXHIBIT “A”) FOR THE 457(b) MATCH PLAN FOR IAFF BARGAINING UNIT MEMBERS; AUTHORIZING THE APPROPRIATE CITY OFFICIAL TO EFFECTUATE THE TERMS OF THE ADOPTION AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Agreement between the City of Greenacres and the Professional Firefighters/Paramedics of the Palm Beach County, Local 2928, IAFF, Inc (Supervisory Bargaining Unit) dated October 1, 2023 through September 30, 2026, Article 20 Section 3 (page 33) establishes the 457(b) Match Plan effective October 1, 2025; and

**WHEREAS**, the Agreement between the City of Greenacres and the Professional Firefighters/Paramedics of the Palm Beach County, Local 2928, IAFF, Inc dated October 1, 2023 through September 30, 2026, Article 20 Section 3 (page 35) establishes the 457(b) Match Plan effective October 1, 2025; and

**WHEREAS**, the City Council of the City of Greenacres adopted Ordinance 2001-19 authorizing the City to participate in the 457(b) Deferred Compensation Plan administered by the Florida Municipal Pension Trust Fund (“Deferred Compensation Plan”); and

**WHEREAS**, to implement the terms of the IAFF bargaining unit agreements for October 1, 2025, it is necessary to approve the Florida Municipal Pension Trust Fund § 457(b) Deferred Compensation Plan Adoption Agreement; and,

**WHEREAS**, the City Council finds approving the Deferred Compensation Plan Adoption Agreement for IAFF bargaining unit members serves a valid public purpose.

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

**Resolution No. 2025-29 | 457(b) Deferred Comp Plan Adoption Agreement**  
Page No. 2

**Section 1.** The City Council of Greenacres hereby approves the Florida Municipal Pension Trust Fund § 457(b) Deferred Compensation Plan Adoption Agreement for the IAFF bargaining unit members, attached hereto as **Exhibit “A”** and incorporated herein by reference.

**Section 2.** The City Council hereby authorizes the appropriate City Officials to do all things necessary to effectuate the terms of the Deferred Compensation Plan Adoption Agreement.

**Section 3.** This Resolution shall become effective upon adoption.

**RESOLVED AND ADOPTED this 21st day of July, 2025.**

Voted:

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

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

**Attest:**

Voted:

\_\_\_\_\_  
**Quintella Moorner**, City Clerk

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

Voted:

\_\_\_\_\_  
**Judith Dugo**, *Deputy Mayor*

Voted:

\_\_\_\_\_  
**Susy Diaz**, Council Member, *District IV*

**Resolution No. 2025-29 | 457(b) Deferred Comp Plan Adoption Agreement**  
Page No. 3

*Voted:*

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

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

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



## ITEM SUMMARY

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Res. 2025-30 Solid Waste Annual Assessment

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### BACKGROUND

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The City of Greenacres approved Ordinance No. 2019-08 the franchise agreement with Advanced Disposal Services Solid Waste Southeast, Inc. (nka Waste Management) for solid waste collections with an initial term of October 1, 2019, through September 30, 2024 ("Franchise Agreement"). Section 6-276 of the City's Code of Ordinances incorporates the Franchise Agreement into the Code and addresses the terms, conditions, and continuation of the Franchise Agreement. Resolution 2024-35 amended and renewed the franchise agreement. The original contract price allowance increase was tied to the Consumer Proce Index (CPI) and capped at 3.5%. The newly agreed upon rate increased to \$18.29 for monthly curbside pickup, which reflects the necessary adjustments to accommodate the rising costs in the industry. Additionally, an automatic 5% yearly increase was implemented for all residential pickup for an additional five (5) years, to and including September 30, 2029.

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### ANALYSIS

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This resolution will formally adopt the solid waste assessment roll to be provided to the property appraiser as necessary for inclusion on the 2025 tax bill and set the assessment rates for the fiscal 2026 solid waste collection and recycling charges. The Greenacres solid waste assessment is billed in advance for solid waste collection and recycling services for the period of October 1, 2025, through September 30, 2026.

The Greenacres assessment for solid waste collection and recycling is distinguishable from the Solid Waste Authority's assessment on the tax bill from solid waste disposal costs at the County's landfills.

Greenacres solid waste assessment rates are designed to generate the revenues necessary to cover the contractual and administrative costs of providing the solid waste and recycling collection services. The City uses three (3) rate tiers based on the type of service provided and the frequency of collection. Curbside service rates are higher than containerized rates due to the increased number of individual stops at each individual residence to provide collection services. Multi-family developments using containerized services result in efficiencies and cost savings for the City's contracted waste hauler that are passed on to those property owners resulting in lower rates. The following annual residential rates are proposed:



<b>Fiscal 2026 Annual Residential Collection Rates (Assessed on 2025 Tax Bill)</b>	<b>Proposed Rates</b>	<b>With 4% Tax Collector Discount</b>	<i>Item # 6.</i>
Curbside pickup	\$264.10	\$253.50	
Containerized pickup (dumpsters) 2x/week	\$129.60	\$124.40	
Containerized pickup (dumpsters) 3x/week	\$171.40	\$164.50	

The total assessment for a residential duplex would be calculated by multiplying the number of residential units in the duplex by the Annual assessment rate, as shown in the example below:

Parcel #:	<u>18-42-43-27-01-001-0001</u>	Address:	<u>123 Greenacres Lane, Greenacres FL 33467</u>
Number of residential units	<u>2</u>	x Annual garbage rate \$	<u>\$264.10</u> = Total assessment \$ <u>528.20</u>

### FINANCIAL INFORMATION

The estimated cost of residential solid waste collection and recycling services for the fiscal year 2026, including administrative and franchise fees, is \$3,352,826 to be covered by residential solid waste assessments totaling \$3,405,193. (See Exhibits A & B of Resolution 2025-30).

The above proposed total assessment for 2025 includes a 5% increase in the annual garbage rate from the 2024 annual garbage rate.

### LEGAL

Resolution 2025-30 has been prepared in accordance with applicable City regulations.

### STAFF RECOMMENDATION

Council approval of Resolution 2025-30 to adopt the solid waste assessment roll and set the final assessment rates for the solid waste assessment on the 2025 tax bill that covers the solid waste collection and recycling services for the period beginning October 1, 2025, through September 30, 2026, the City's 2025-26 fiscal year.

#### Attachments:

- Exhibit A - Greenacres FY2026 Solid Waste Rates for 2025 Tax Bill
- Exhibit B - Greenacres Cost of Residential Solid Waste Collection and Recycling Services

**RESOLUTION NO. 2025-30**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES IN THE CITY OF GREENACRES, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; APPROVING THE ASSESSMENT RATE FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025; IMPOSING A RESIDENTIAL SOLID WASTE COLLECTION SERVICES ASSESSMENT AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF GREENACRES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, City of Greenacres Ordinance No. 2018-15, adopted on August 20, 2018, provides for the home rule authority of the City to impose Residential Solid Waste Collection Services Assessments against residential property located within the City, and provides findings of special benefit to real property as a result of such services; and,

**WHEREAS**, the City has in place a Solid Waste and Recycling Collection Contract with Advanced Disposal Services Solid Waste Southeast, Inc. (nka "Waste Management"), pursuant to which the City provides Residential Solid Waste Collection Services to; among others, all residential properties that receive Residential Solid Waste Collection Services within the City; and,

**WHEREAS**, the City Commission desires to impose a Residential Solid Waste Collection Services Assessment within the City for the Fiscal Year beginning on October 1, 2025, using the tax bill collection method; and,

**WHEREAS**, the Ordinance 2018-15 requires the City Council to adopt an Annual Assessment Resolution during its budget adoption process, which establishes the rate of assessment and approves the Assessment Roll for the upcoming Fiscal Year, with such amendments as the City Council deems appropriate, after hearing comments and objections of

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

Page No. 2

all interested parties; and,

**WHEREAS**, the updated Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance; and

**WHEREAS**, notice of a public hearing was published and mailed when and as required by Florida Statutes, which provided notice to all interested persons of an opportunity to be heard; and,

**WHEREAS**, consistent with the published notice, a public hearing was held on August 19, 2024, and comments and objections of all interested parties have been heard and considered; and,

**WHEREAS**, the City Council has determined that the adoption of this Annual Assessment Resolution and the Assessment Roll for the Fiscal Year beginning October 1, 2025, serves a valid public purpose.

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

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed by the City Council as true and correct statements and incorporated herein by this reference.

**Section 2.** This Resolution is adopted pursuant to the provisions of the Ordinance and sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

**Section 3.** The rate schedule attached hereto as Exhibit "A" and hereby incorporated herein by reference, and the schedule of costs attached hereto as Exhibit "B" specifying the Residential Solid Waste Collection Services Assessed Rates and Costs determined in Section 9 of this Final Assessment Resolution and the Residential Solid Waste Collection Services Assessments established in Section 9 of this Final Assessment Resolution.

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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**Section 4.** Upon the imposition of the Residential Solid Waste Collection Services Assessment for Residential Solid Waste Collection Services upon assessed property located within the City, the City shall provide Residential Solid Waste Collection Services to such assessed property through the Collection Contract. The cost to provide such Residential Solid Waste Collection Services to Assess Properties, as described herein, shall be funded from the proceeds of the Residential Solid Waste Collection Services Assessment. It is hereby ascertained, determined, and declared that each parcel of assessed property located within the City will be benefited by the City's provision of Residential Solid Waste Collection Services in an amount not less than the Residential Solid Waste Collection Services Assessment imposed against such parcel, computed in the manner set forth in this Final Assessment Resolution.

**Section 5.** Residential Solid Waste Collection Services Assessments shall be imposed against all assessed properties that receive Residential Solid Waste Collection Services, as provided herein. The Cost Apportionment described herein is approved and adopted as the methodology to impose and compute the Residential Solid Waste Collection Services Assessment.

**IMPOSITION AND COLLECTION**

**5.1** The Residential Solid Waste Collection Services Assessments to be imposed pursuant to this Resolution shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act.

**5.2** The Residential Solid Waste Collection Services Assessment imposed pursuant to this Resolution is imposed by the City Council of the City of Greenacres, not the Palm Beach County Board of County Commissioners, Property Appraiser or Tax Collector. Any activity of the

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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Property Appraiser or Tax Collector under the provisions of this Resolution, and pursuant to the City's agreements with such entities, shall be construed as ministerial.

**APPORTIONMENT**

**5.3** The size or the value of the Residential Property does not determine the scope of the required solid waste services. The potential demand for Residential Solid Waste Collection Services is driven by the existence of a Residential unit and the type and frequency of collection provided.

**5.4** Apportioning the Residential Solid Waste Assessed Costs for Residential Solid Waste Collection Services attributable to assessed properties on a per Residential unit basis according to the type and frequency of service provided is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method.

**5.5** There are two types of residential service provided:

**5.5.1 Curbside solid waste collection and recycling services** - the collection of solid waste and recyclable materials from all residential dwelling units that receive individualized solid waste and recycling collections services generally using individual containers for each residential dwelling unit ("Curbside"); or

**5.5.2 Containerized solid waste collection and recycling services** - the collection of solid waste and recyclable materials from all residential dwelling units that use central or shared containers, with or without a compactor, and not by means of individual containers ("Containerized").

**5.6** The frequency of solid waste collection shall be 2 times per week for all Curbside solid waste collection and recycling services, and 2 or 3 times per week, as deemed necessary and upon request by the residential property owners, for all Containerized solid waste collection and recycling services.

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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**5.7** Unoccupied Residential units in the City may not receive residential Solid Waste Collection Services during such time as the Residential unit is unoccupied, however, the City cannot know which Residential units are unoccupied at the time the assessments are levied. Therefore, it is fair and reasonable to impose the assessment on all Residential units designated on the Solid Waste Assessment Roll and which are expected to or actually receive Residential Solid Waste Collection Services. Unoccupied Residential units also derive some benefit from the provision of Residential Solid Waste Collection Services to neighboring Residential units, which avoids blight and health and safety issues associated with the accumulation of solid waste in the surrounding areas and neighborhood.

**Section 6.** The Collection Contract provides for an annual charge to the assessed properties for the Residential Solid Waste Collection Services provided by the city through its Collection Contract. The Residential Solid Waste Collection Services Assessed Costs include other costs associated with the Residential Solid Waste Collection Assessment, which are then allocated to the assessed properties in addition to the annual charge in the Collection Contract to determine the Assessment Amount. The Assessment Amount is then multiplied by the number of Residential units on such Tax Parcel. For the Fiscal Year commencing October 1, 2025, the annual charge per residential unit for Solid Waste Collection services shall be assessed according to the following service types and frequencies:

- |            |  |           |
|------------|--|-----------|
| <b>6.1</b> | Curbside service, Frequency 2 times per week<br>(\$253.50 with tax collector discount)     | \$ 264.10 |
| <b>6.2</b> | Containerized pickup, Frequency 2 times per week<br>(\$124.40 with tax collector discount) | \$ 129.60 |
| <b>6.3</b> | Containerized pickup, Frequency 3 times per week<br>(\$164.50 with tax collector discount) | \$ 171.40 |

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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**Section 7.** The Residential Solid Waste Collection Service Assessed Costs to be assessed and apportioned among assessed properties pursuant to the cost Apportionment for the Fiscal Year commencing October 1, 2025, is the amount determined in the Residential Solid Waste Collections Services Cost Schedule, attached hereto as Exhibit B. The proposed Residential Solid Waste Collection Services Assessments specified in the Assessment Rate Schedule, attached hereto as Exhibit A, are hereby established to fund the Residential Solid Waste Collection Services Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2025. The Residential Solid Waste Collection Services Assessments established in this Annual Assessment Resolution shall be the assessment rates applied by the Assessment Coordinator in the preparation of the updated Residential Solid Waste Collection Services Assessment Roll for the Fiscal Year commencing October 1, 2025.

**SECTION 8.** The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll and the levy and lien of the Residential Solid Waste Collection Services Assessment).

**SECTION 9.** The Assessment Roll, as defined in the Ordinance 2018-15, shall be filed with the City Clerk and the Residential Solid Waste Collection Services Assessments set forth therein shall stand confirmed. All Residential Solid Waste Collection Services Assessments shall constitute legal, valid, and binding first liens, unless otherwise provided by law, upon property against which such Assessments are made until paid.



**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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**SECTION 10.** The Assessment Roll, as adopted and approved herein, shall be certified by the Assessment Coordinator, and delivered no later than September 15, 2025, to the Palm Beach County Property Appraiser.

**SECTION 11.** If any clause, section, or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

**SECTION 12.** That all prior Resolutions or parts of resolutions in conflict herewith, are hereby repealed to the extent of such conflict.

**SECTION 13.** This Annual Assessment Resolution shall take effect immediately upon its passage and adoption.

**Resolution No. 2025-30 | Solid Waste Annual Assessment**

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**RESOLVED AND ADOPTED this 21st day of July 2025**

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

**Attest:**

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

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

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

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

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

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

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

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

Greenacres FY2026 Solid Waste Rates for Tax Bill

Rates and Percentage Increases FY2023, 2024, 2025 & 2026 (Proposed)

Residential Rates		FY2023		4% Discount		FY2024		4% Discount		FY2025		4% Discount		FY2026	
		Assessment		FY2023		Assessment		FY2024		Assessment		FY2025		Assessment	
A	Curbside pickup	178.60		171.50		184.90		177.50		\$251.50		\$241.40		\$264.10	
B	Containerized pickup (dumpsters) 2x/week	119.20		114.40		123.40		118.50		\$123.40		\$118.50		\$129.60	
C	Containerized pickup (dumpsters) 3x/week	157.70		151.40		163.20		156.70		\$163.20		\$156.70		\$171.40	
				With 4% Discount				With 4% Discount				With 4% Discount			
Annual Increases in Dollars		FY2023		FY2023		FY2024		FY2024		FY2025		FY2025		FY2026	
A	Curbside pickup	\$ Increase	6.00	\$ Increase	5.80	\$ Increase	6.30	\$ Increase	6.00	\$ Increase	\$66.60	\$ Increase	\$63.90	\$ Increase	\$12.60
B	Containerized pickup (dumpsters) 2x/week		4.00		3.80		4.20		4.10		\$0.00		\$0.00		\$5.90
C	Containerized pickup (dumpsters) 3x/week		5.30		5.10		5.50		5.30		\$0.00		\$0.00		\$7.80
				After 4% Discount				After 4% Discount				After 4% Discount			
Annual Percentage Increase		FY2023		FY2023		FY2024		FY2024		FY2025		FY2025		FY2026	
A	Curbside pickup	% Increase	3.5%	% Increase	3.5%	% Increase	3.5%	% Increase	3.5%	% Increase	36.0%	% Increase	36.0%	% Increase	5.0%
B	Containerized pickup (dumpsters) 2x/week		3.5%		3.4%		3.5%		3.6%		0.0%		0.0%		5.0%
C	Containerized pickup (dumpsters) 3x/week		3.5%		3.5%		3.5%		3.5%		0.0%		0.0%		5.0%

Total assessment calculation, at discounted rates:

Rate Class	FY2026 Annual Rate	x	Residential Units	=	Total Assessment
A Curbside pickup	\$253.50		8,999		\$ 2,281,247
B Containerized pickup (dumpsters) 2x/week	\$124.40		6,660		828,504
C Containerized pickup (dumpsters) 3x/week	\$164.50		1,796		295,442
Total FY2026 Solid Waste Assessment					3,405,193
FY2026 Calculated Solid Waste Costs					3,352,826
Net					\$ 52,367

## Greenacres Cost of Residential Solid Waste Collection and Recycling Services

Calculate tax collector discount and estimated uncollectible:

Total Assessments	3,405,193
Est collection rate 96.4%	3,282,606
Discount, 3.6%	122,587
Estimated uncollectible, 3.4% of assessment*	122,587

\* Based on Greenacres' average 96.4% collection rate of property taxes over last 10 years

### Administrative costs

Greenacres administrative costs, personnel	\$ 96,112
Tax Collector, 1% of collections	32,826
Property Appraiser - postage cost	250
Palm Beach County Information Systems Services fee	3,850
Palm Beach Post - advertising	-
Printing and mailing services for rate increase	-
Tyler Technologies - utility maintenance	1,300
Estimated uncollectable	122,587
<b>Total Administrative Costs</b>	<b>\$ 256,925</b>

Solid waste Collection and Recycling:

Contract costs:

Waste Hauler	\$ 2,941,307	
Franchise Fees	\$ 154,593	
<b>Total waste hauler</b>	<b>\$ 3,095,901</b>	

<b>Greenacres total solid waste costs</b>	<b>\$ 3,352,826</b>
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## ITEM SUMMARY

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Resolution 2025-31  
Support of the 2021 Lake Worth Lagoon Management Plan

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## BACKGROUND

Since 1998, the Florida Legislature has appropriated more than \$26 million towards Lake Worth Lagoon restoration. These funds have been leveraged with local funds to support over \$94 million in restoration and water quality improvements in the lagoon. In 2008, the Lake Worth Lagoon Initiative (LWLI) was established to provide interagency coordination with the purpose of seeking awareness, support and legislative funding assistance for projects that will improve and protect the natural resources within the watershed. The LWLI provides partnerships between government agencies and stakeholders that incorporate and combine funding acquisition support, outreach and technical expertise, increase stakeholders' and public awareness.

The 2021 Lake Worth Lagoon Management Plan Update (LWLMP) outlines actions and projects to restore the ecological health of the water body. Management of the Lagoon requires a thoughtful and strategic approach that recognizes the unique history and challenges facing this urban estuary, its importance to Palm Beach County's economy and to its citizens' quality of life. The mission of the Lake Worth Lagoon Management Plan is to sustain and build upon the progress already made in protecting and restoring it. The Plan presents achievable goals and actions for improving water quality, enhancing habitat, protecting fish and wildlife, preparing for a changing climate, and fostering public awareness and responsible enjoyment of the Lagoon over the next decade.

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## ANALYSIS

Palm Beach County (PBC) will solicit project proposals to provide collaborative support for a stronger Lake Worth Lagoon Initiative (LWLI) Legislative Funding Request, and to assist local municipalities and special taxing districts in improving the Lake Worth Lagoon (LWL) through projects such as habitat restoration, storm water retrofits and septic-to-sewer conversions.

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## FINANCIAL INFORMATION

Funds are appropriated to the LWLI by the Florida Legislature and are distributed to projects within the watershed to support the mission and goals of the Lake Worth Lagoon Management Plan. Proposed projects are required to have a commitment from the local sponsor of at least 50/50 cost share.

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## LEGAL

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The Resolution has been prepared in accord with the applicable City Code requirements

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**STAFF RECOMMENDATION**

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*Approval* of Resolution 2025-31 Support of the 2021 Lake Worth Lagoon Management Plan.

**RESOLUTION NO. 2025-31****A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, IN SUPPORT OF THE 2021 LAKE WORTH LAGOON MANAGEMENT PLAN, THROUGH THE LAKE WORTH LAGOON LEGISLATIVE FUNDING REQUEST.**

**WHEREAS**, the Lake Worth Lagoon restoration efforts have been underway since 1998 and the State of Florida designated the lagoon a priority water body in the 2004 in section 373.453, Florida Statutes; and

**WHEREAS**, in 2008, the Lake Worth Lagoon Initiative (LWLI) was established to provide interagency coordination with the purpose of seeking awareness, support and legislative funding assistance for projects that will improve and protect the natural resources within the watershed; and

**WHEREAS**, the LWLI provides partnerships between government agencies and stakeholders that incorporate and combine funding acquisition support, outreach and technical expertise, increase stakeholder and public awareness; and

**WHEREAS**, the 2021 Lake Worth Lagoon Management Plan Update (LWLMP) is a revision to the 1998, 2008 & 2013 LWL Management Plans, which outline actions and projects to restore the ecological health of the water body; and

**WHEREAS**, the City of Greenacres desires to support the 2021 LWLMP, which provides for the following elements:

Continue construction of priority environmental enhancement and restoration projects, increase stakeholder participation, increase partnering efforts for funding support and acquisition, complete Action Plans, increase public awareness and outreach efforts, and prioritize and combine data collection efforts to assess project successes and guide future management decisions; and

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

**SECTION 1.** The City Council hereby authorizes resolution 2025-31 in support of the 2021 Lake Worth Lagoon Management Plan.

**SECTION 2.** This Resolution shall be effective upon its adoption.



**RESOLVED AND ADOPTED this 21 of day of July 2025**

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

**Attest:**

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

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

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

\_\_\_\_\_  
*Voted:*  
**Judith Dugo**, *Deputy Mayor*

\_\_\_\_\_  
*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:** July 21, 2025

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

**SUBJECT:** **Ordinance 2025-10 – ZTA-25-05 – First Reading**  
**Sign Regulations and Master Sign Plan**

### BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) has been brought forth to move sign criteria for Planned Commercial Developments (PCD) to Article VI, and to update, clarify, and refine the existing regulations related to signage, Master Sign Plans (MSP), and nonconforming signs.

### ANALYSIS

The Zoning Text Amendment (ZTA) is intended to improve the functionality and aesthetic quality of signage across the city while supporting redevelopment, placemaking, and commercial visibility. Key changes include refining the existing sign regulations; updated procedures and criteria for Master Sign Plans (MSPs) and administrative variances; and the relocation of signage standards for Planned Commercial Developments (PCDs) from Section 16-921, Article V, Specific Developments to Article IV, Sign Regulations for organization and clarity.

The amendment is intended to reflect current design trends and address evolving community needs related to signage, ensuring consistency with applicable State and Federal regulations, including precedents concerning content-neutral standards. Building on recent updates to the sign code, this amendment further clarifies applicable standards, enhances safety, and reinforces the goals, objectives, and policies of the City's Comprehensive Plan aimed at fostering balanced, sustainable, and long-term growth.

### FINANCIAL INFORMATION

N/A.

### LEGAL

Ordinance 2025-10 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

### STAFF RECOMMENDATION

Approval of ZTA 25-05 through Ordinance 2025-10.

**ORDINANCE NO. 2025-10**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, AT ARTICLE I, IN GENERAL; ZONING REGULATIONS, ARTICLE IV, SUPPLEMENTARY DISTRICT REGULATIONS; ARTICLE V, SPECIFIC DEVELOPMENTS; ARTICLE VI, SIGN REGULATIONS; ARTICLE IX, NONCONFORMING USES, STRUCTURES, BUILDINGS, LOTS, SIGNS, ETC.; TO MOVE SIGN CRITERIA FOR PLANNED COMMERCIAL DEVELOPMENTS TO ARTICLE VI; TO REVISE THE PROVISIONS RELATED TO SIGN PERMITS, MASTER SIGN PLANS, AND NONCONFORMING SIGNS; AND OTHER SIGNS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

**SECTION 1.** Chapter 16, Zoning Regulations, Article I, In General, Division 1, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough; additions between

first and second reading are indicated by double underline, and deletions between first and second reading are indicated by double strikethrough):

### Section 16-1. Definitions.

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

***[The following definitions shall be placed within the list of definitions in alphabetical order. All other text to remain as-is and are omitted for brevity.]***

Out-parcel shall mean a ~~tract~~ parcel of land of any size or dimension, ~~which is not included in a land development proposal or site plan and is specifically indicated as such on the proposal or plan subordinate to a larger parcel for access, parking, or drainage purposes, generally located on the perimeter of such.~~ An outparcel may or may not be under the same ownership as the main parcel.

Spine Road shall mean a main internal roadway, not dedicated as a public right-of-way, designed to serve as the primary circulation route that provides continuous access throughout a development site, connecting multiple lots, uses, or buildings, and facilitating access to and from public streets, as depicted on the approved plan.

**SECTION 2.** Chapter 16, Zoning Regulations, Article IV Supplementary District Regulations, Division 8, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

***[Sections 16-740 through 16-751 have been omitted for brevity.]***

### Section 16-752. - Home Occupation Sign.

The Home occupation signs shall be erected as a wall sign that is parallel to the frontage street. There shall be a maximum of one (1) home occupation sign per dwelling. The maximum size of such sign shall be ~~one (1) two (2)~~ square ~~feet~~feet in copy area.

***[Sections 16-753 through 16-756 have been omitted for brevity.]***

**SECTION 3.** Chapter 16, Zoning Regulations, Article V Specific Developments, Division 9, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

***[Sections 16-912 through 16-920 have been omitted for brevity.]***

**Section 16-921. Reserved Signs.**

~~Signage for a PCD shall be permitted based on the standards of the underlying commercial zoning district for the site as a whole as outlined in sections 16-1146 and 16-1171 et. seq.~~

~~(1) *Free-standing identification sign:*~~

- ~~(a) There shall be a maximum of one (1) free-standing sign per PCD which identifies the development and its tenants, unless that development has frontage on two or more major arterial or collector roadways, whereby two (2) free-standing signs may be permitted.~~
- ~~(b) Free-standing signs shall not exceed a height of five (5) percent of the lineal frontage of the PCD, not to exceed thirty (30) feet.~~
- ~~(c) Free-standing signs shall not exceed a copy area of thirty (30) percent of the lineal frontage, with a maximum copy area of four hundred (400) feet. In addition, for every one (1) foot in excess of the minimum front and/or side corner yard setback, one-half (½) foot of copy area shall be computed onto the maximum allowable copy area not to exceed the maximum copy area of four hundred (400) square feet.~~
- ~~(d) Free-standing signs shall be set back a minimum of five (5) feet from all property lines.~~
- ~~(e) Free-standing signs shall include the street addresses as part of the copy area. The copy area of the lettering shall be a minimum of two (2) square feet that will include a range of all street addresses within the PCD.~~

~~(2) *Building identification sign:*~~

- ~~(a) Each use or structure within a PCD shall be permitted one (1) building sign unless the PCD has frontage on two streets, then each use or structure shall be permitted two (2) building signs, with one (1) sign for each frontage.~~
- ~~(b) Each building sign shall not exceed one and one-half (1½) times the lineal front frontage of the building with a maximum of two hundred and forty (240) square feet.~~

~~(3) *Directory sign:*~~

- ~~(a) There shall be a maximum of one (1) sign per major access way into the PCD with a maximum of sixteen (16) square foot of copy area each.~~
- ~~(b) Directory signs may be erected as either wall sign or a ground sign.~~
- ~~(c) No directory signs shall exceed six (6) feet in height.~~
- ~~(d) Directory signs shall maintain minimum twenty (20) feet front and ten (10) feet side setbacks.~~

***[Sections 16-922 through 16-930 have been omitted for brevity.]***

**SECTION 4.** Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 1, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

***[Sections 16-931 through 16-934 has been omitted for brevity.]***

**Section 16-935. Prohibited signs.**

It shall be a violation of this chapter to construct, install, place, or maintain the following signs or advertising structures in this city, unless otherwise approved by the city:

***[Sections 16-935(1) through 16-935(27) have been omitted for brevity.]***

~~(28)~~ Electronic changeable copy signs, with the exception of the following, which may be displayed as set forth in this article:

- a. ~~Time and temperature signs as allowed in section 16-983(b)(4);~~
- b. ~~Gas station price signs as allowed in section 16-983(b)(5);~~
- c. ~~Freestanding signs as allowed for government uses in section 16-983(b)(56);~~
- d. ~~Menu board signs as allowed in section 16-994.~~

~~(29)~~(28) Copycat signs.

~~(30)~~(29) Awning signs.

~~(31)~~(30) Trademarked signs or brand signs that do not meet the requirements of this article.

~~(32)~~(31) Any sign not specifically permitted herein.

***[Sections 16-936 through 16-941 have been omitted for brevity.]***

**Section 16-942. Amortization of non-conformities.**

Except as provided in paragraph (c) below, all non-conforming signs shall be brought into compliance within five (5) years, as follows:

- (a) Legally existing signs that become non-conforming as of the effective date of this ordinance shall maintain legally non-conforming status for a period of five (5) years from the effective date of this ordinance, with exceptions as herein contained. At the end of the five (5) year period, all signs not in compliance shall become illegal signs. It shall be unlawful for any sign owner ~~not to~~ fail to comply ~~be in compliance~~ with the following amortization provisions, with exceptions as herein contained.
- (b) Within two (2) years of the effective date of this Ordinance, all owners of legally nonconforming signs are required to prepare and submit to the city a proposed master sign plan in accordance to regulations herein.

- (c) Within three (3) years of the effective date of this ordinance, all owners of legally nonconforming signs are required to have an approved master sign plan in compliance with this schedule. The master sign plan shall address the amortization of nonconforming signs according to the time frames provided herein. The approval of the master sign plan shall not extend the amortization period.
- (d) Within five (5) years of the effective date of this ordinance, all legally nonconforming signs and their supporting structures shall be altered, and/or removed from the property.
- (e) *Special amortization requirements for temporary signs, billboards.*
  - (1) *Temporary signs.* All legally existing temporary signs shall be in compliance with the provisions of this schedule within ninety (90) days of the effective date of this ordinance.
  - (2) *Billboards.* The amortization period shall not apply to billboard signs that were lawfully constructed prior to the date of adoption of this Code. These signs shall be permitted as legally nonconforming signs. Said signs shall be subject to below provisions regarding maintenance and repair of nonconforming signs.
- (f) *Annexation.* All nonconforming signs or sign structures within an area annexed into the city after the effective date of the ordinance which do not conform to city code shall, within five (5) years of the effective date of annexation, be removed or rebuilt into a conforming configuration in the event of any renovation, remodeling, or reconstruction of an existing building or site requiring a special exception, Major Site Plan Amendment, or where the value of the construction work is equal to or more than twenty-five (25) percent of the value of the building as indicated by the Palm Beach County Property Appraiser.
- (g) *Unpermitted signs.* Any sign for which a required sign permit is not obtained shall be deemed an illegal sign and subject to immediate removal. Such sign shall not be afforded non-conforming status.
- (h) *Exception for certain legally nonconforming monument signs.* A monument sign that is legally permitted and is nonconforming solely due to height shall not be considered a nonconforming sign for purposes of this section that is subject to amortization, and may remain, unless and until there is any renovation, remodeling, or reconstruction of the existing building or site requiring a special exception, Major Site Plan Amendment, or where the value of the construction work is equal to or greater than twenty-five percent (25%) of the value of the building or site, as indicated by the Palm Beach County Property Appraiser. At such time, the monument sign shall be brought into compliance with all applicable sign regulations.

***[Sections 16-943 through 16-946 have been omitted for brevity.]***

**SECTION 5.** Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 3, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

**Section 16-959. Master sign plan required.**

- (a) Purpose. The Master Sign Plan (MSP) serves as the governing document for reviewing all sign permit applications within a designated development. The MSP shall establish specifications for sign types, colors, materials, placement, and other design elements to ensure that all signs are harmonious and aesthetically compatible with the site's architecture. All signs must comply with the approved MSP and the applicable signage requirements in this chapter.
- ~~(b)~~(a) Applicability. All ~~commercial centers and plazas,~~non-residential multi-tenant buildings, and planned commercial or residential developments, to include all outparcels sharing common driveways and parking located within the city are required to submit and obtain approval for a master sign plan:
- (1) The approval of a master sign plan by the city shall be MSP is required prior to the issuance of a sign building permit to install, alter, construct, construct, post, paint, maintain, or relocate any sign. All proposed signs or sign modifications shall comply with the approved MSP. Anything not specifically addressed in an approved MSP will revert to the city sign code.
- ~~(b) Sign plan compliance~~ Whenever a sign owner desires to replace, alter, relocate a sign on a property, and/or perform sign repair and maintenance that is not in compliance with regulations governing same as specified in this section herein, a master sign plan in accordance with the provisions of this section shall be prepared and submitted. Upon approval of the master sign plan under this compliance provision, signs approved on the master sign plan shall be brought into compliance in accordance to the amortization schedule specified herein.
- (c) Existing developments. Signage criteria for developments approved prior to September 28, 2022, shall have the same force and effect as an approved MSP. ~~Multi-tenant sign plan compliance.~~ When a master sign plan is required for a multi-tenant development, and an individual sign owner(s) seeks a sign permit for any type of permanent sign, the property owner shall file a master sign plan with the city in accordance to the provisions set forth in this section within sixty (60) days of the effective date of this ordinance sign permit being filed. Failure to file such a master sign plan within the prescribed time frame shall be a violation of this section by the property owner. Sign permits may be withheld until a master sign plan is submitted and approved. Any request to amend the existing signage criteria will be processed as an application for an amended MSP.

**Section 16-960. Master sign plan approval process.**

- (a) Approval. A written application for a master sign plan (MSP) shall be submitted on forms provided by the ~~dDevelopment and nNeighborhood sServices~~ department. The application shall be signed by the property owner and the applicant, shall



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include agent authorization for the applicant to represent the owner and shall include the application fee as established by the city council. It shall be the applicant's burden of proof to satisfy all applicable requirements for the proposed request.

- (b) ~~The development and neighborhood services department shall review the application. Once deemed complete, the application shall be reviewed by the development and neighborhood services department which may solicit comments from members of the Development Review Committee (DRC). Upon completion of the departmental review, the application will be scheduled for consideration by the City Council, where it will be subject to approval, approval with conditions, or denial. scheduled for the next available by the development review committee (DRC) meeting. The DRC shall provide consider each application and provide comments, if applicable. Once all comments have been adequately addressed the petition, a memorandum shall be prepared explaining the request and containing any conditions of approval. It shall be signed by the development and neighborhood services director or his/her designee to indicate official approval and the memorandum and supporting documents placed into the property's file.~~
- (c)(b) Master Ssign plan requirementsed elements. The master sign planMSP shall provide a comprehensive set of standards and details for all signs within the developmentinclude all signs to be installed within the property, including any out parcels to be and/or developed sharing common driveways and parking, and shall indicate, but not limited to, the following:
- (1) Site plan and elevations depicting the proposed Llocation/placement of all monument signs, freestanding directional/information signs, and wall signs, and window signs, including, but not limited to, These plans must include setback dimensions from property lines, spacing between signs, and any other relevant placement considerationsetc.;
  - (2) Details of all proposed signs, including Size of each sign, indicating, but not limited to the maximum sizesign area, height, dimensions, and area, including identification of changeable copy areas. For signs accommodating multiple occupants, the amount of sign area allocated for each occupant shall be indicated.
  - (3) Standards for the use of registered Sign copy for each sign, including, but not limited to, logos, trademarks, etc. or similar elements, as applicable;
  - (4) Type of sign, including, but not limited to, the type of lettering i.e. channel letters or cabinet style, color, materials, changeable copy area, etc. of such signs, as applicable;
  - (5) Type and manner of illumination, must be specified, if applicableany;
  - (6) Landscape plans indicating plant material and ground cover; and
  - (7) Such additional data, plans, or statements may be required by city officials or as listed on the applicable checklist.

**Section 16-961. Master sign plan criteria.**

(c) Master sign plan criteria. In reviewing the master sign plan (MSP), ~~the zoning administrator shall determine if the following criteria shall have been met:~~

- ~~(a)~~(1) The proposed signage ~~for the project~~ is in keeping with the overall architecture and character of the building development;
- ~~(b)~~(2) The proposed signage ~~for the project~~ is designed to meet the directional needs of the project for development, including communication, identification, wayfinding, regulatory, and informational messages in keeping with the overall architectural theme of the development or project;
- ~~(c)~~(3) The proposed signage ~~proposed~~ is legible, conspicuous, and easily readable;
- ~~(d)~~(4) The visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs are in compliance with the minimum standards of this section, and does not adversely impact adjoining properties, or create a hazard of health risk; and
- ~~(e)~~(5) The proposed signage is consistent ~~and not in conflict~~ with the intent and interests of the City of Greenacres, as stated in the policy adopting this Code.

(d) Conditional approval. In approving a MSP, the approving authority may impose reasonable conditions related to design, materials, locations, placements, orientations, and sign specifications; provided such conditions are consistent with the purpose and criteria of this section, and focus on time, place, and manner, and does not attempt to regulate sign content.

**Section 16-9612. Master Sign Plan Waiver ~~Administrative variances from master sign plan requirements.~~**

- (a) In approving a master sign plan, the ~~zoning administrator~~ approving authority may authorize ~~limited administrative variances~~ waivers from applicable Code of Ordinance provisions as follows:
  - (1) ~~An increase in t~~The maximum sign height may be increased up to twenty (20) percent of above the permitted height for the zoning district ~~the property is located;~~
  - (2) An increase of up to twenty-five (25) percent in the number of signs allowed;
  - (3) Reasonable modification of the location of signs to accommodate unusual lot configurations or site conditions;
  - (4) Inclusion of multiple multi-tenant signs; wall signs; ~~pylon signs;~~ and monument signs; and
  - (5) ~~An increase in t~~The maximum sign area may be increased up no greater toan twenty (20) percent of above the permitted sign copy area for the zoning district ~~the property is located, except as set forth in subsection 16-192(6); and~~

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- (6) An increase in the maximum height and/or sign area for the zoning district for a sign that is:
  - a. affixed to a storefront window;
  - b. not affixed to a door; and
  - c. necessary for the purpose of concealing a commercial fixture that, due to the peculiar configuration of the structure or building involved, cannot be placed away from a storefront.
- (b) Any request for an ~~administrative variance~~ waiver shall be ~~considered~~ evaluated based upon ~~whether the following findings/criteria are met:~~
  - (1) The ~~variance~~ waiver is necessary because of practical difficulty peculiar to the land, structure or building involved and which is not applicable to other lands, structures and buildings in the same zoning district; or
  - (2) The ~~variance~~ waiver is necessary and appropriate due to unique architectural features of the proposed signage or structure, and enhances the overall aesthetic or mitigates a specific physical or contextual challenge; and
  - (3) The ~~variance~~ waiver is the minimum ~~variance~~ waiver necessary to alleviate the practical difficulty; and
  - (4) The ~~variance~~ waiver ~~will be~~ is in harmony with the general intent and purpose of this Chapter, does not permit any sign type prohibited by this code, and will not result in adverse impacts to adjacent tenants, properties, or be injurious to the area involved or otherwise detrimental to the public welfare.

**~~Section 16-963. Conditional approval.~~**

~~In approving a master sign plan, the zoning administrator may impose reasonable conditions on the master sign plan relating to the design, materials, locations, placements, or orientations, and sign specifications; provided that such conditions are related to time, place and manner matters and does not attempt to regulate sign content. Reasonable conditions are conditions imposed on the master sign plan that promote the purpose of this section and the approval criteria set out in section 16-961(d).~~

**~~Section 16-9624. Amendment.~~**

- (a) An approved master sign plan (MSP) may be amended upon application by the property owner and approval by the zoning administrator. An amendment application may seek to alter the design, materials, locations, placements, orientations, and specifications of a sign or signs designated within an approved ~~master sign plan~~ MSP; provided the amendment does not attempt to increase the area or height of any freestanding or wall sign subject to the original ~~master sign program~~ MSP by more than ten (10) percent.
- (b) To request an amendment the property owner shall submit a completed ~~master sign plan~~ MSP amendment application, on such form as provided by the development and neighborhood services department, indicating what changes are

**Ordinance No. 2025-07 | Sign Regulations and Master Sign Plan**

desired, and shall include all supporting documents necessary to evaluate the request, similar to that which is required for a new approval.

- (c) The development and neighborhood services department shall review the proposed changes in comparison to the original approval, original conditions of approval and the ~~master sign plan~~MSP approval criteria set forth in section ~~16-960(b)~~16-961(d).

**Section 16-963~~5~~, 16-966. Reserved.**

**SECTION 6.** Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 5, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

**Section 16-981. Generally.**

Signs requiring sign permits are subject to the ~~following~~ regulations of this article governing the number of signs, maximum sign area, placement, and other standards according to zoning district and/or use.

- (a) Design. All signage shall be architecturally integrated into or complimentary to the design of the buildings and character of the site, and shall use similar and coordinated design features, materials, and colors.
- (b) Logos. Logos or any federally registered trademark may be permitted as part of a sign as follows:
- (1) If designed as an integral part of the sign copy;
  - (2) If consistent with an approved color scheme of the MSP;
  - (3) If displayed as registered; and
  - (4) If consistent with the other requirements of this division, including, but not limited to, requirements for sign location, sign materials, and sign area.

**Section 16-982. ~~Bulletin board signs.~~**

~~Educational, governmental, religious, or institutional uses in all zoning districts may construct a maximum of one (1) freestanding sign per subject property, with a maximum of twelve (12) square feet of sign area, to serve as a bulletin board. Bulletin board signs shall not exceed six (6) feet in height.~~

**~~Section 16-983. Identification signs.~~**

- (a) *Residential districts.*
- (1) In residential districts, non-residential uses are allowed one (1) identification wall sign.
  - (2) For planned residential developments and subdivisions, one (1) free-standing sign per major access is allowed. Two (2) signs with one (1) copy side each may be permitted in place of a single sign with two (2) copy areas.
  - (3) The maximum copy area per sign face shall be thirty-two (32) square feet.

- (4) In residential districts, one (1) home occupation identification sign not exceeding two (2) square feet may be placed on the wall next to the primary entrance of any single family or two-family dwelling unit in which a home occupation is lawfully conducted.
- (b) *Non-residential districts.* Except as provided in subsections (1), (2) and (3) below, in commercial and other non-residential districts, one (1) free standing sign and one (1) wall sign shall be allowed per frontage, provided that the signs are not located within two hundred (200) feet of each other on the same lot as measured along the frontage line.
- (1) For single-use stores with over forty thousand (40,000) square feet of floor area, three (3) wall signs with copy area not to exceed the maximum copy area allowed.
- (2) Multi-tenant commercial properties are allowed one (1) freestanding sign per frontage with a maximum height of fifteen (15) feet, maximum copy area subject to zoning district, and one (1) wall sign per tenant space- except as otherwise provided in this chapter.
- (3) Outparcels and outbuildings within a unified development are allowed one (1) free-standing ~~monument~~ sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) square feet per sign face, and one (1) wall sign per tenant space.
- (4) Time and temperature signs not exceeding two (2) feet in height, located in the bottom portion of the sign, may be included as an integral part of the identification sign copy area in CG districts for banks and financial institutions with drive-thrus.
- (5) For gas stations located in the CG and CI zoning districts, electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area, provided they are LED style and the sign copy is exclusively for fuel prices. Additionally, one (1) identification sign per frontage is permitted on the fuel canopy, provided that the sign does not extend above or below the horizontal edges of the canopy face. The maximum size of the canopy sign shall be eight (8) square feet and must be deducted from the maximum copy area allowable for wall signs.
- (6) Electronic changeable copy signs for government users are limited to messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.
- (7) Except as provided elsewhere in this chapter, electronic changeable copy signs are allowed in the CI zoning district only and shall be regulated by the following restrictions:
- a. Electronic changeable copy area shall not exceed twelve (12) square feet and may be included as an integral part of the freestanding sign copy area, provided they are LED style.

- b. Digital copy shall have a minimum dwell time cycle of sixty (60) seconds.
  - c. Digital copy shall be limited to one (1) message per cycle for a total of three (3) individual total cycles.
  - d. Individual digital changeable copy messages may only be changed once in an eight (8) hour period.
  - e. The content of the sign must transition instantly (e.g., no fade-out or fade-in). No flashing, blinking, animated, moving video, scrolling copy, or similar shall be allowed.
  - f. The maximum brightness shall be 0.3 foot-candles above ambient light. Digital copy signs shall have a light sensing device that automatically adjusts brightness as ambient light conditions change to ensure that the message meets the standard for maximum brightness.
  - g. The sign shall be equipped with a default setting that causes it to turn off or display a full black screen in the event of a visible malfunction or failure. If the sign malfunctions, fails, or ceases to operate as programmed, the sign must be repaired or disconnected within thirty-six (36) hours by the owner/operator of the sign.
- (7) ~~The allowable copy area per sign face for each wall sign shall be one and one-half (1½) square feet per linear foot of building or tenant frontage, not to exceed the following maximum copy area by zoning district:~~

<b>Zoning District</b>	<b>Maximum Wall Sign Copy Area</b>
OPI, MXD-O	60 sq. ft.
CN, MXD-OS	75 sq. ft.
CG, CI, GU	240 sq. ft.
MXD-R, MXD-C	30 sq. ft.

- (8) ~~The allowable copy area per sign face for each freestanding sign shall be twenty-five (25) percent of parcel linear footage, not to exceed the following maximum copy area by zoning district:~~

<b>Zoning District</b>	<b>Maximum Copy Area</b>
OPI	60 sq. ft.
CN, MXD-OS	75 sq. ft.
CG	240 sq. ft.
MXD-R, MXD-C	12 sq. ft.
MXD-O	90 sq. ft.
CI, GU	400 sq. ft.

(c) *General provisions—Wall signs.*

- (1) There shall be a minimum separation of three (3) feet between wall signs.
- (2) Where a use or structure has frontage on two (2) streets, then each frontage shall be permitted one (1) wall sign. One (1) additional wall sign may be permitted on a side or rear wall, provided that such wall abuts a spine road or parking area and the sign does not detract from the architectural features of

the structure. This additional wall sign shall not exceed twenty-five percent (25%) of the maximum allowable wall sign copy area for the building. In the instance of a Planned Commercial Development (PCD), each use or structure within the PCD shall be permitted one (1) wall sign. However, if the PCD has frontage on two (2) streets, then each use or structure shall be permitted two (2) wall signs, with one (1) sign for each frontage. Side wall building signage shall not exceed fifty (50) percent of max. square feet of allowable building sign copy area, or twenty-five (25) percent of max. square feet of allowable building signs copy area when adjacent to residential parcels.

- (3) All wall signs shall be no closer than twelve (12) inches from the side lines of the premises storefront and six (6) inches to the top and bottom of the premises sign area. The height of any wall sign cannot exceed the top elevation of the structure.
- (4) ~~The height of any wall sign cannot exceed the top elevation of the structure.~~ Wall signs shall be consistent in color with those of the freestanding sign. The trim cap and returns of the wall sign shall be the same color as the letters.
- (5) Wall signs shall be internally illuminated with individual channel letters or reverse channel letters. The illumination shall be with clear neon or LED tubing. No raceways or box signs shall be permitted unless otherwise approved as part of a Master Sign Plan. ~~Building signs shall be consistent in color with those of the freestanding sign.~~
- (6) ~~Unless otherwise approved as part of the master sign plan, site and development plan approval, or as necessary to maintain consistency with the majority of the existing signs in the plaza, wall signs shall be internally illuminated with individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon or LED tubing. No raceways or box signs will be permitted. A maximum of fifty (50) percent of the area of each wall sign may incorporate a logo of any color, the logos shall not exceed the total height of the sign on the building and shall meet the requirements of distance from the premises area.~~
- (6) A maximum of fifty (50) percent of the area of each wall sign may incorporate a logo, the logos shall not exceed the total height of the sign on the building and shall meet the requirements of distance from the premises area.
- (7) The allowable copy area per sign face for each wall sign shall be one and one-half (1½) square feet per linear foot of building or tenant frontage, not to exceed the following maximum copy area by zoning district:

<u>Table 16-983(c)(8): Wall Sign Copy Area</u>	
<u>Zoning District</u>	<u>Maximum Wall Sign Copy Area (sq. ft.)</u>
<u>OPI, MXD-O</u>	<u>60</u>
<u>CN, MXD-OS</u>	<u>75</u>
<u>CG, CI, GU</u>	<u>240</u>
<u>MXD-R, MXD-C</u>	<u>30</u>

**Ordinance No. 2025-07 | Sign Regulations and Master Sign Plan****(d) General provisions—freestanding signs.**

- (1) Free-standing signs shall be designed as monument signs and must include the name of the development prominently displayed. ~~The maximum height for free-standing signs shall be eight (8) feet except as otherwise provided in this chapter.~~
- (2) Free-standing signs must be located within the general area of the major vehicular access points, and oriented perpendicularly to the frontage on which they are situated. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this is not calculated as part of the copy area) that are visible from the street or right-of-way, and not obstructed by any landscaping.
- (3) ~~Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.~~
- (4) Free-standing signs may include a leasing sign not exceeding twelve (12) square feet incorporated into the base of the monument sign. Letter size shall be no less than five (5) inches using no more than two (2) colors and consistent with the design of the rest of the sign.
- (5) The allowable copy area per sign face for each freestanding sign shall be ~~twenty-five (25) percent of parcel linear footage, not to exceed the following maximum copy area by zoning district:~~

<b>Table 16-983(d)(5): Freestanding Sign Copy Area</b>	
<b><u>Zoning District</u></b>	<b><u>Maximum Copy Area (sq. ft.)</u></b>
<u>OPI</u>	<u>60</u>
<u>CN, MXD-OS</u>	<u>75</u>
<u>CG, CI, GU</u>	<u>240</u>
<u>MXD-R, MXD-C</u>	<u>12</u>
<u>MXD-O</u>	<u>90</u>
<u>CI, GU</u>	<u>400</u>

- (e) ~~All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is formally approved by the city.~~

**Section 16-983. General sign types.**

- (a) Bulletin board signs. Educational, governmental, religious, or institutional uses in all zoning districts may construct a maximum of one (1) freestanding sign per subject property, with a maximum of twelve (12) square feet of sign area, to serve as a bulletin board. Bulletin board signs shall not exceed six (6) feet in height.



**~~Section 16-984. Memorial signs.~~**

(b) Memorial signs. In the AR, RE, RL, RM, RH, and GU districts, each parcel may have one (1) memorial sign with a maximum of five (5) square feet of sign area and not exceeding six (6) feet in height may be constructed. These signs shall be set back no less than twenty (20) feet from any property line.

**~~Section 16-985. Home occupation signs.~~**

~~In any residential district, one (1) home occupation identification sign not exceeding two (2) square feet may be placed on the wall next to the primary entrance of any single family or two-family dwelling unit in which a home occupation is lawfully conducted.~~

**~~Sections 16-986—16-988. Reserved.~~****~~Section 16-989. Traffic-control signs.~~**

(c) Traffic-control signs. Freestanding signs for traffic control purposes may be placed in all zoning districts subject to the following:

- (a1) Traffic-control ~~directional~~ signs designating parking area entrances and exits are limited to two (2) signs not exceeding three (3) feet in height for each entrance and exit abutting a street, and each sign shall not exceed ~~three (3)~~ four (4) square feet of copy area and may include the ~~words~~ following language, for example, "enter," "exit," "one-way," or a directional arrow.
- (b2) Traffic-control signs shall be reviewed for location placement by the development and neighborhood services department and shall be in general conformance with the Manual on Uniform Traffic-control Devices for Streets and Highways.

**~~Section 16-990. Directory signs.~~**

(d) Directory signs. One (1) directory sign per major vehicular access may be constructed as either a wall sign or a free-standing sign with a maximum height of six (6) feet. Directory signs shall be set back at least twenty (20) feet from the front and ten (10) feet from the side-corner property line. The maximum sign area for directory signs in mixed use districts shall be twelve (12) square feet. In all other districts the maximum sign area shall be sixteen (16) square feet, except for planned commercial developments which may have directory signs with a sign area of up to a maximum of thirty-two (32) square feet.

**~~Sections 16-991—16-992. Reserved.~~****~~Section 16-993. Under canopy signs.~~**

(e) Under canopy signs. Under canopy signs shall be permitted as a part of an approved~~are allowed only in CN, CG and CI districts as a part of the master sign plan.~~ One (1) sign with a maximum copy area of six (6) square feet is allowed per tenant. All signs must have a minimum vertical clearance of nine (9) feet.

**~~Section 16-994. Menu board signs.~~**

(f) Menu board signs. In the CG and CI districts, one (1) menu board sign per fast-food restaurant drive-thru lane with a maximum of thirty-eight (38) square feet of copy area, no more than six (6) feet in height, may be constructed, subject to the following conditions:

- (a~~1~~) Menu boards shall only be internally back-lit.
- (b~~2~~) Menu boards shall not contain more than one (1) square foot of copy area of corporate or company identification.
- (c~~3~~) No additional add-ons to the menu board shall be permitted.
- (d~~4~~) Menu boards shall not be visible from any public right-of-way.
- (e~~5~~) An additional six (6) square feet of copy area may be permitted for use as an LCD screen.

**~~Section 16-995. Automatic teller machine (ATM) signs.~~**

- (a) ~~The term *automatic teller machine (ATM) sign* means signage integrated into the design of an ATM, identifying the business name, logo, and/or services.~~
- (b~~g~~) Automatic teller machine (ATM) signs. Where ATMs are allowed, an ATM sign shall identify the applicable financial institution and be consistent and compatible with the architectural elements and design of the building to which it is attached or to which it is an accessory. ATM signs shall not exceed three (3) square feet.

**~~Section 16-996. Logos.~~**

~~Logos or any federally registered trademark may be permitted as part of a sign as follows:~~

- (a) ~~If designed as an integral part of the sign copy;~~
- (b) ~~If consistent with an approved color scheme of the master sign plan;~~
- (c) ~~If displayed as registered; and~~
- (d) ~~If consistent with the other requirements of this division, including, but not limited to, requirements for sign location, sign materials, and sign area.~~

**Section 16-98497—16-1240. Reserved.**

**SECTION 7.** Chapter 16, Zoning Regulations, Article IX. Nonconforming Uses, Structures, Buildings, Lots, Signs, Etc., Division 5, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

**Section 16-1361. Nonconforming signs.**

The regulations regarding nonconforming signs are in article VI, division 14, section 16-997941.

**SECTION 8. Repeal of Conflicting Ordinances.** All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

**SECTION 9. Severability.** If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**SECTION 10. Inclusion in the Code.** It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section”, “Article” or another word.

**SECTION 11. Effective Date.** The provisions of this Ordinance shall become effective immediately upon adoption.

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

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

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

**Attest:**

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

*Voted:*

\_\_\_\_\_  
**Judith Dugo**, Deputy Mayor, *District III*

*Voted:*

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

*Voted:*

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

*Voted:*

\_\_\_\_\_  
**Susy Diaz**, Council Member, *District IV*

*Voted:*

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

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

\_\_\_\_\_

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**Glen J. Torcivia**, City Attorney

ZTA-25-05 (Ordinance 2025-10)  
Date: June 12, 2025 (PZB)

Revised:



## **I. Project Description:**

**Applicant:** City of Greenacres

**Request:** City-initiated Zoning Text Amendment (ZTA) to move sign criteria for Planned Commercial Developments (PCD) to Article VI, and to update, clarify, and refine the existing regulations related to signage, Master Sign Plans (MSP), and nonconforming signs.

**Project Manager:** Gionni Gallier, Assistant Director of Development & Neighborhood Services

## **II. Overview of Proposed Zoning Code Amendments:**

- **Chapter 16**
  - **Article I, In General**
    - **Definitions (Section 16-1)**
      - Revised definition of *Outparcel* to clarify its function as a generally located on the perimeter subordinate parcel that relies on a larger parcel for access, parking, or drainage purposes.
      - Added a new definition for *Spine Road*, which shall mean a main internal roadway, not dedicated as a public right-of-way, which provides a primary circulation route throughout a development site.
  - **Article IV, Supplementary District Regulations**
    - **Home Occupation Sign (Section 16-752)**
      - For consistency throughout the Code, clarifies the maximum size for a home occupation wall sign shall be one two (2) square feet in copy area.
  - **Article V, Specific Developments**
    - **Planned Commercial Development – Signs (Section 16-921)**
      - The signage criteria for Planned Commercial Developments (PCD) have been moved from Article V, Specific Developments to Article IV, Sign Regulations for consistency and a centralized reference. The section is now designated as *Reserved*.
  - **Article VI, Sign Regulations**
    - **Amortization of Non-conformities (Section 16-942)**
      - Revising the trigger for nonconforming signs and added exemptions for monument signs that are only nonconforming due to height and are not subject to amortization unless triggered by certain thresholds for redevelopment such as Special Exception, Major Site Plan Amendment, or work exceeding 50% of the structure value.
    - **Master Sign Plan (Division 3)**
      - **Master Sign Plan Required (Section 16-959)**

- Added a purpose for the *Master Sign Plan (MSP)*, which serves as the governing document for reviewing all sign permit applications within a designated development to ensure the signs are harmonious and aesthetically compatible with the site's architecture.
- Clarified developments with signage criteria approved prior to September 28, 2022, as the equivalent to an approved MSP.
- **Master Sign Plan Approval Process (Section 16-960)**
  - Clarified the MSP requirement to provide comprehensive set of standards and details for all signs in the context of the specific development to include out parcels to be and/or developed sharing common driveways and parking.
  - Reorganized the Master Sign Plan Approval Process for clarity and to include criteria and conditional approval.
- **Master Sign Plan Administrative Variances (Section 16-961)**
  - Revised to clarify the evaluation process and strengthen the findings required for approval including to recognize unique architectural features and context of site conditions and confirming it cannot be used to authorize prohibited sign types.
- **Amendment (Section 16-962)**
  - Revised Master Sign Program to reflect Master Sign Plan (MSP) for consistency throughout the Code.
  - Revised referenced section 16.961(d) for *Approval Criteria* to reflect the correct section (16-960(b)) for clarity and consistency throughout the Code.
- **Sign Regulation by Zoning District (Division 5)**
  - **Identification signs (Section 16-982)**
    - Added an allowance for a multi-tenant property to have a monument sign up to 16ft in height.
    - Added allowance for additional wall sign for unique conditions not directly facing the frontage but located along a spine road or parking lot, not considered frontage. This additional sign is limited to 25% of what the maximum size would be calculated to be based on the code calculation for wall signs.

### **III. Staff Analysis:**

#### ***Background:***

This City-initiated Zoning Text Amendment, proposed by the Development and Neighborhood Services Department, modifies the sign regulations in Chapter 16. The amendment is intended to improve the functionality and aesthetic quality of signage across the city while supporting redevelopment, placemaking, and commercial visibility. Key changes include refining the existing sign regulations; updated procedures and criteria for Master Sign Plans (MSPs) and administrative variances; and the relocation of signage standards for Planned Commercial Developments (PCDs) from Section 16-921, Article V, Specific Developments to Article IV, Sign Regulations for organization and clarity.

The amendment is intended to reflect current design trends and address evolving community needs related to signage, ensuring consistency with applicable State and Federal regulations, including precedents concerning content-neutral standards. Building on recent updates to the sign code, this amendment further clarifies applicable standards, enhances safety, and reinforces the goals,

objectives, and policies of the City's Comprehensive Plan aimed at fostering balanced, sustainable, and long-term growth.

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

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

**IV. Zoning Text Amendment Criteria:**

A. *The need and justification for these changes:*

The proposed Zoning Text Amendment is necessary to better align the City's sign regulations with current design standards, legal requirements, and development practices. Specifically, the amendment enhances and modernizes the existing regulations related to signage, Master Sign Plans, and nonconforming signs to ensure that signage is both functional and visually appealing, supporting the City's economic growth while preserving its visual character. This amendment complies with the requirements of applicable State and Federal Law.

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

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

**V. Staff Recommendation:**

***Approval*** of ZTA-25-05 through the adoption of Ordinance 2025-10.



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**PLANNING & ZONING BOARD– June 16, 2025**

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The Planning and Zoning Board on a motion made by Board Member Robarts and seconded by Board Member Hayes, voting four (4) to zero (0), *recommended approval* of **CPA-25-01**, as presented by staff.

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**CITY COUNCIL ACTION First Reading**

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**CITY COUNCIL ACTION Adoption Hearing**

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Attachments:

1. Ordinance 2025-10

# **Business Impact Estimate**

Proposed ordinance's title/reference:

## **Ordinance No. 2025-10**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, AT ARTICLE I, IN GENERAL; ZONING REGULATIONS, ARTICLE IV, SUPPLEMENTARY DISTRICT REGULATIONS; ARTICLE V, SPECIFIC DEVELOPMENTS; ARTICLE VI, SIGN REGULATIONS; ARTICLE IX, NONCONFORMING USES, STRUCTURES, BUILDINGS, LOTS, SIGNS, ETC.; TO MOVE SIGN CRITERIA FOR PLANNED COMMERCIAL DEVELOPMENTS TO ARTICLE VI; TO REVISE THE PROVISIONS RELATED TO SIGN PERMITS, MASTER SIGN PLANS, AND NONCONFORMING SIGNS; AND OTHER SIGNS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

The proposed ordinance would amend the regulations related to signs outlined in Chapter 16, Zoning Regulations, Article V, Specific Developments; Article VI, Sign Regulations; and Article IX, Nonconforming Uses of the City's Code of Ordinances. The primary goal is to enhance and refine the existing regulations related to signage. The amendment is designed to reflect current trends and address community needs regarding sign usage, ensuring that all modifications align with constitutional standards influenced by significant legal precedents. It adds on to the recent sign amendments to provide for further clarity of the applicable standards and enhance safety.

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

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

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

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

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

Not applicable.



## ITEM SUMMARY

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** **Ordinance 2025-12, CPA-25-01-Future Land Use Amendment First Reading – Chickasaw Road Enclave Properties**

### BACKGROUND

A City-initiated request for a small-scale Future Land Use Map Amendment for approximately 9.75 acres of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Low Residential (LR-3) to the City of Greenacres Residential Low Density (RS-LD). A rezoning (ZC-25-01; Ordinance 2025-13) is also being concurrently processed to rezone the parcels from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning District to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District. The Interlocal Agreement for the related annexation was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 4-0 at their meeting on June 12, 2025.

### ANALYSIS

The proposed City of Greenacres Residential Low Density (RS-LD) Future Land Use designation permits a maximum residential development density of 5 dwelling units per acre and is both compatible and consistent with the surrounding land uses. After thorough review, staff has determined that the small-scale Future Land Use Map Amendment aligns with the provisions of Chapter 163, Florida Statutes (F.S.), as it is compatible with adjacent properties, meets concurrency requirements, and adheres to the Goals, Objectives, and Policies of the City's Comprehensive Plan.

### FINANCIAL INFORMATION

N/A

### LEGAL

Ordinance 2025-12 was prepared in accordance with all applicable State Statutes and City Code requirements.

### STAFF RECOMMENDATION

*Approval of CPA-25-01 through the adoption of Ordinance 2025-12.*

CPA-25-01  
 (Ordinance 2025-12)  
 Date: June 2, 2025 (PZB)

Revised: 06/12/2025

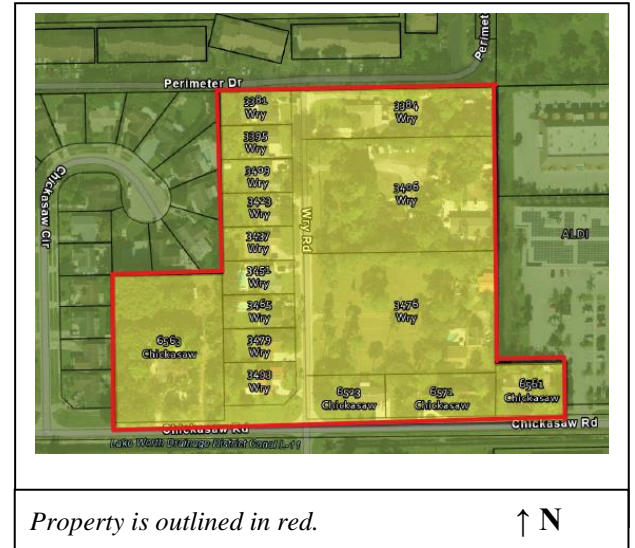


## I. Project Description:

**Project:** Chickasaw Road Enclave Properties  
 (Small-scale Future Land Use Map  
 Amendment Request)

**Request:** A City-initiated request for a small-scale  
 Future Land Use Map Amendment for  
 approximately 9.75 acres of an enclave  
 consisting of sixteen (16) residential parcels  
 of land from Palm Beach County (PBC)  
 Low Residential (LR-3) to the City of  
 Greenacres Residential Low Density (RS-  
 LD).

**Location:** North side of Chickasaw Road,  
 approximately 350 feet west of Jog Road



**Project Manager:** Gionni Gallier, Assistant Director of DNS

## II. Site Data:

<b>Existing Use:</b>	Residential
<b>Proposed Use:</b>	Residential
<b>Parcel Control Number:</b>	00-42-43-27-05-022-0404; 00-42-43-27-05-022-0391; 00-42-43-27-05-022-0394; 00-42-43-27-05-022-0392; 00-42-43-27-05-022-0393; 00-42-43-27-05-022-0395; 00-42-44-22-14-000-0090; 00-42-44-22-14-000-0080; 00-42-44-22-14-000-0070; 00-42-44-22-14-000-0060; 00-42-44-22-14-000-0050; 00-42-44-22-14-000-0040; 00-42-44-22-14-000-0030; 00-42-44-22-14-000-0020; 00-42-44-22-14-000-0010; and 00-42-43-27-05-022-0370.
<b>Size:</b>	9.7541 total acres
<b>Existing Future Land Use Designation:</b>	Palm Beach County (PBC) Low Residential (LR-3), 3 units per acre
<b>Proposed Future Land Use Designation:</b>	Residential Low Density (RS-LD)

**Existing Zoning District:**

Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR)

**Proposed Zoning District:**

Residential Low Density-3 (RL-3) (5 units per acre)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Multi-Family (Park Pointe Condominiums)	Residential Medium (RS-MD)	Residential Medium (RM-2)
<i>South</i>	Single Family Residences (Harwich Court)	Residential Low Density (RS-LD)	Residential Low Density-3 (RL-3)
<i>East</i>	Commercial and Office (ALDI and MedExpress)	Commercial (CM) and Mixed Use (MU)	Commercial Neighborhood (CN) and Mixed Development Office (MXD-O)
<i>West</i>	Single Family Residences (Chickasaw Manor)	Residential Medium (RS-MD)	Residential Medium (RM-2)

**III. Annexation/Zoning History:**

The subject properties are currently in unincorporated Palm Beach County and are within an enclave. In accordance with Chapter 171.031(13)(a) and (b), Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The subject parcels meet this definition, as they are fully enclosed by the City of Greenacres and also bordered in a way that access is limited to routes through the City. Chapter 171.046(2)(a), Florida Statutes, provides for the annexation of enclaves by interlocal agreement between the municipality and the county having jurisdiction over such enclaves.

On July 01, 2024, the Greenacres City Council adopted Resolution 2024-38, which authorized the City to enter into an Interlocal Agreement (ILA) with Palm Beach County for the purpose of funding improvements to Chickasaw Road and proceeding with the annexation of the surrounding enclave parcels. The resolution states that *“once the Interlocal Agreement with the County is fully executed, the City may proceed with annexing the enclave parcels...”*

Accordingly, the Chickasaw Road Enclave Properties Annexation (ANX-25-01; Resolution 2025-13) is concurrently being processed as part of the Interlocal Agreement that was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025. A rezoning (ZC-25-01; Ordinance 2025-13) is also being concurrently processed to rezone the parcels from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning District to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District.

The annexation area consists of sixteen (16) parcels that are developed with single-family homes. The homes were constructed as early as 1954, and most built between mid-1960s to 1980s. The County has verified that there are no outstanding active code cases for the properties.

#### **IV. Data and Analysis**

The current Palm Beach County (PBC) Low Residential (LR-3), Future Land Use (FLU) designation allows for up to 3 units per acre which would allow a maximum of 29 dwelling units. The proposed amendment would replace the PBC Low Residential (LR-3) designation with the City's Residential Low Density (RS-LD) FLU designation allows for up to 5 units per acre which would allow a maximum of 48 dwelling units. The City's Comprehensive Plan recognizes the need to support the private sector in the development of additional single family detached units to meet the existing need to balance with the multifamily inventory and also 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.

The proposed City of Greenacres RS-LD Future Land Use designation allows a maximum residential development density of 5 dwelling units per acre. The proposed (RS-LD) Future Land Use designation for the site is consistent with the existing development pattern in the area. As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City Future Land Use (FLU) and Zoning Designation. The proposed FLU is consistent with the proposed zoning and land use patterns surrounding the parcels being annexed.

The Development Review Committee (DRC) informally reviewed the application and recommended approval with comments as noted herein

#### ***Land Use Analysis:***

After a review of the proposed land use amendment, staff has determined that the application is consistent with the provisions of Chapter 163, Florida Statutes (F.S.), and the City's Zoning Regulations Section 16-129, because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City's Comprehensive Plan as follows:

##### ***A. Compatibility:***

A review of the adjacent existing and anticipated land uses shows that the proposed land use is compatible with the adjacent properties.

*North:* To the north of the subject site is Park Pointe Community Association, an existing multi-family residential development with a Future Land Use designation of City Residential-Medium density (RS-MD) and a zoning designation of City Residential Medium 2 (RM-2). Any future development will be required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the north.

*South:* To the south of the subject site, across Chickasaw Road is an existing residential development with a Future Land Use designation of City Residential-Low density (RS-LD) and a zoning designation of City Residential Low-3 (RL-3). The proposed RS-LD designation will be compatible with the existing development to the south.

*East:* To the east are Aldi's and MedExpress commercial properties. Aldi's has a Commercial (CM) Future Land Use designation and Commercial Neighborhood (CN) zoning designation. MedExpress is MXD-O zoning and MU Future Land Use. Any future development will be

required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the east.

*West:* To the west of the subject site is the Chickasaw Manor community which is an existing residential development with a Future Land Use designation of City Residential-Medium density (RS-MD) and a zoning designation of City Residential Low-3 (RL-3). Any future development will be required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the west.

*Conclusions:* After reviewing the adjacent existing residential developments, the analysis shows that the proposed City RS-LD FLU designation is compatible and consistent with the adjacent land uses.

***B. Concurrency:***

As previously stated, this small-scale Future Land Use Map Amendment will provide this site with a City Future Land Use designation based on up to five (5) dwelling units per acre. The following level of service (LOS) table (Table 2) provides a detailed analysis of the projected impacts of the proposed development on various public facilities. The analysis covers Recreation, Potable Water, Sanitary Sewer, Solid Waste, Drainage, and Traffic demand.

The proposed development demonstrates an increase in overall demand for Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. However, there is no change in the Drainage requirements. The site will be evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that public facilities necessary to meet the level of service standards established in the Comprehensive Plan are available concurrent with the impacts of development. As part of the City's approval of Site and Development Plans, proof will be required that the project meets the LOS standards for the Palm Beach County Traffic Performance Standards and Palm Beach County School Concurrency requirements. All concurrency approvals will be required prior to the final approval of any Site and Development Plans.



**Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY | CPA-25-01 | Chickasaw Road Enclave Properties**

Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Low Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential Low Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of land use or development type		None. Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements
Traffic	ITE LU 210: Single Family Detached [10 Daily Trips/DU]. (9.7541 acres of LR-3) Maximum <b><u>290 ADT</u></b>	ITE LU 210: Single Family Detached [10 Daily Trips/DU]. (9.7541 acres of RS-LD) Maximum <b><u>480 ADT</u></b>	Increase of 190 Daily Trips
Parks and Recreation *	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (29*3)/1000*3= <b><u>0.261 ac.</u></b>	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (48*3)/1000*3= <b><u>0.432 ac.</u></b>	0.171 Acres of additional Recreation & Open Space required to maintain current LOS based on average single family household size
Potable Water*	29 units x 3 persons/du= 87 persons x 126 gal/person/day = <b>10,962 gal/day</b>	48 units x 3 persons/du= 144 persons x 126 gal/person/day = <b>18,144 gal/day</b>	Increase 7,182 gallons per day
Sanitary Sewer*	29 units x 3 persons/du= 87 persons x 85 gal/person/day = <b>7,395 gal/day</b>	48 units x 3 persons/du= 144 persons x 85 gal/person/day = <b>12,240 gal/day</b>	Increase 4,845 gallons per day
Solid Waste*	29 units x 3 persons/du= 87 persons x 7.13 pounds/person/day = <b>620.31 lbs./day</b>	48 units x 3 persons/du= 144 persons x 7.13 pounds/person/day = <b>1,026.72 lbs./day</b>	Increase 406.41 pounds (lbs.) per day
*The level of service standards does not divide systemwide capacity into residential and non-residential uses; rather, they simply provide gallons, pounds, acres, or transit trips per person served per day that include both residential and non-residential uses.			

***C. Consistency with City's Comprehensive Plan:***

The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, specifically:

**1. Future Land Use Element**

**FLU Objective 1.8, FLU Policy 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:

(a) through b) and d) through p) omitted for brevity)

c) Low Density Residential – 3.0 to 5.0 residential units per gross acre

### **FLU Objective 1.11, FLU Policies 1.11.2 and 1.11.3**

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.

#### **Policy 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:

- (a) Only uses permitted within the Plan's land use designation and the implementing zoning district shall be approved.
- (b) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (c) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

#### **Policy 1.11.2**

Infill development shall be promoted within existing areas to discourage the harmful effects of leapfrog development.

#### **Policy 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.

## **2. Housing Element**

### **HE GOAL 1: Objective 1.1, Policy 1.1.4**

The City shall continue to support the private sector in the development of additional single family detached units to meet the existing need to balance with the multifamily inventory.

### **HE GOAL 2: Objective 2.1, Policy 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.

### **D. Consistency with the Treasure Coast Regional Planning Council Strategic Regional Policy Plan (SRPP):**

The proposed small-scale Future Land Use Map Amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment,

revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-Low Density (RS-LD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrently with or after the provision of necessary infrastructure and services. Therefore, the proposed small-scale Future Land Use Map Amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.:

*The proposed request is consistent with the City's Comprehensive Plan. The development has access to a major corridor within the City where public facilities are available and land use compatibility can be achieved.*

#### **V. Consistency with Chapter 163, Florida Statutes (F.S.)**

The amendment is consistent with the provisions of Chapter 163.3184 and 163.3187, F.S. concerning the processing of a small-scale Future Land Use Map Amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

In summary, this small-scale Future Land Use Map amendment to the City's Comprehensive Plan is compatible with adjacent land uses, adequately addresses concurrency issues, and is consistent with the City's Comprehensive Plan, the Regional Planning Council's SRPP and Chapter 163, (F.S.)

#### **VI. Staff Recommendation:**

*Approval* of CPA-25-01 through the adoption of Ordinance 2025-12.

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**LOCAL PLANNING AGENCY ACTION – June 12, 2025**

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The Local Planning Agency on a motion made by Board Member Robarts and seconded by Board Member Hayes, voting four (4) to zero (0), *recommended approval* of **CPA-25-01**, as presented by staff.

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**CITY COUNCIL ACTION First Reading – July 21, 2025**

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**CITY COUNCIL ACTION Adoption Hearing –**

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Exhibit A

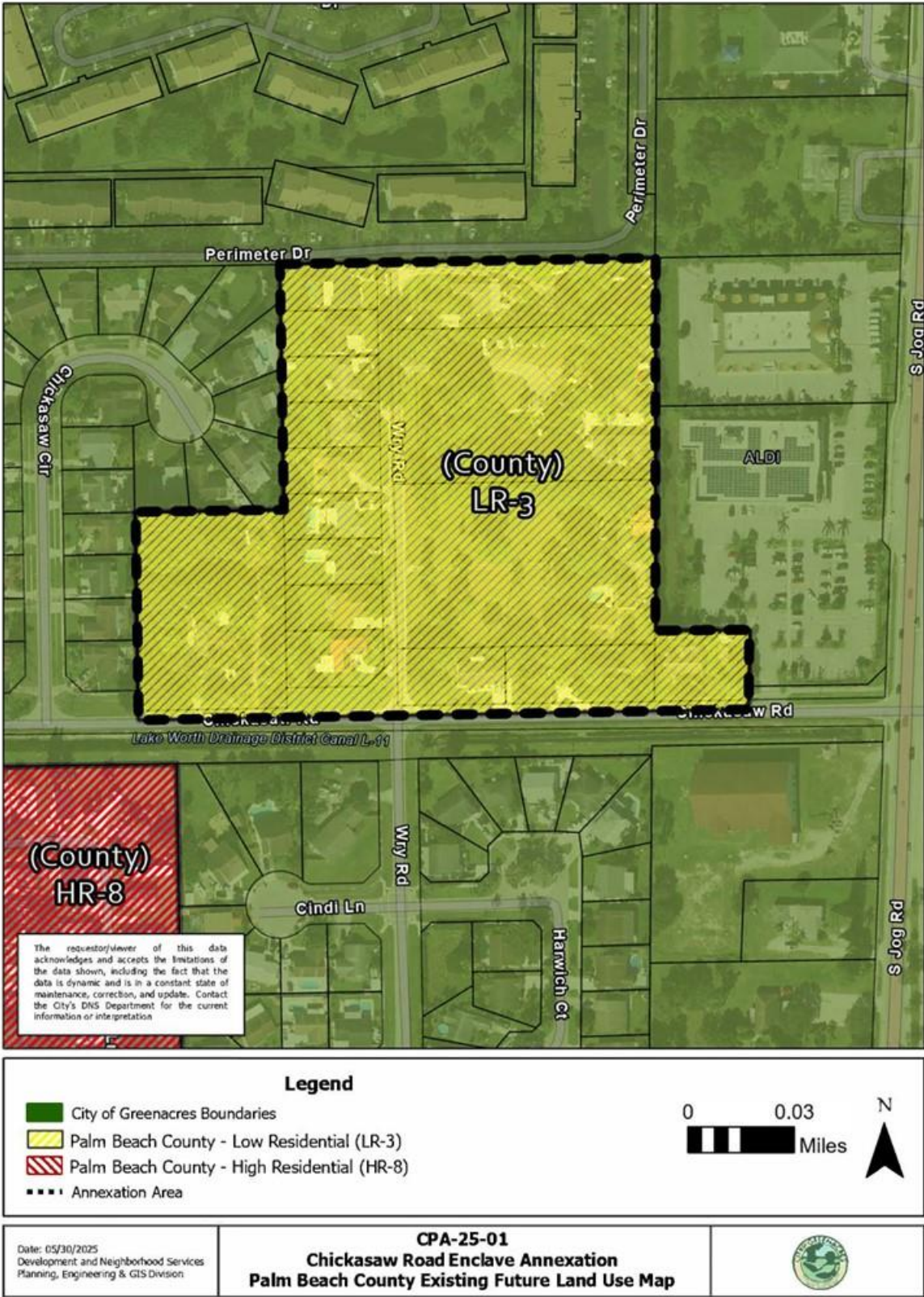
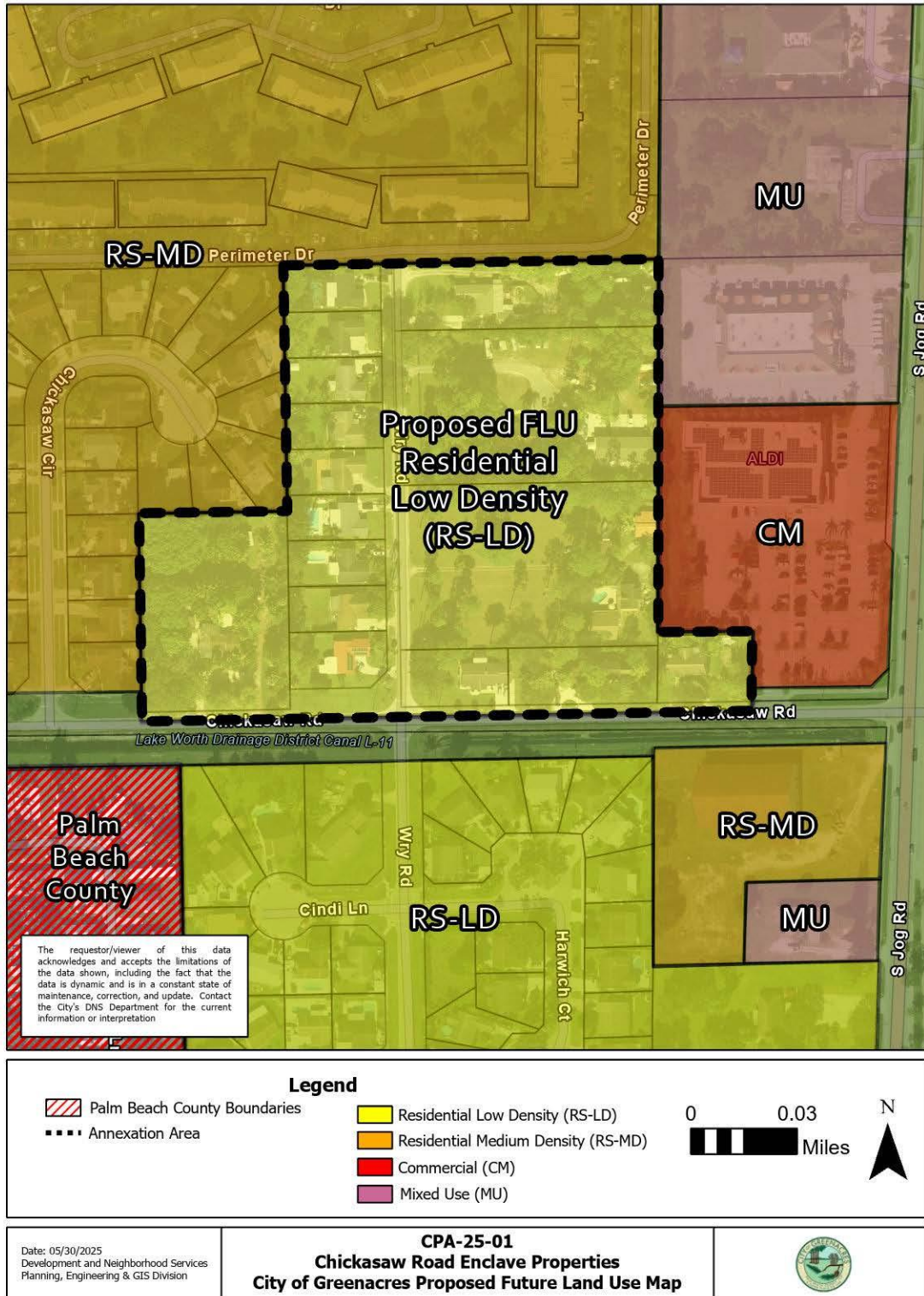




Exhibit B



**ORDINANCE NO. 2025-12**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE DESIGNATION OF SIXTEEN PARCELS OF LAND TOTALING APPROXIMATELY 9.7541 ACRES, LOCATED AT 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 AND WRY RD FROM A PALM BEACH COUNTY (PBC) LOW RESIDENTIAL, 3 UNITS PER ACRE LR-3 TO THE CITY OF GREENACRES RESIDENTIAL LOW DENSITY (RS-LD) LAND USE DESIGNATION, AS REQUESTED BY CITY OF GREENACRES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE (FDOC); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Greenacres, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the State of Florida; and

**WHEREAS**, the City of Greenacres is herein known as the "Applicant" for the herein described properties; and

**WHEREAS**, the applicant is requesting to change the City of Greenacres Future Land Use Map from a Palm Beach County (PBC) Low Residential, 3 units per acre LR-3 to the City of Residential Low Density (RS-LD) land use designation; and

**WHEREAS**, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on June 12, 2025, and has recommended approval of CPA-25-01 to amend the Comprehensive Plan, Future Land Use Element's Future Land Use Map; and;

**WHEREAS**, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on CPA-25-01 concerning the proposed amendment to the

**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

Page No. 2

Comprehensive Plan and has considered all comments received as required by state law and local ordinance; and

**WHEREAS**, the City Council finds that the proposed amendment to the City's Comprehensive Plan is consistent with the City's goals and objectives in the Comprehensive Plan and is in the best interest of the citizens of the City of Greenacres.

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

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

**Section 2. Future Land Use Map Designation**

The Future Land Use Map in the City's Comprehensive Plan is hereby amended to change the designation of the sixteen (16) subject properties from a Palm Beach County (PBC) Low Residential, 3 units per acre LR-3 to the City of Residential Low Density (RS-LD) land use designation for the Property, which are legally described as follows:

**Legal Description**

**PCN: 00-42-43-27-05-022-0404**

**Parcel 1**

PALM BEACH FARMS CO PLAT NO 3 W 140 FT OF S 100 FT OF TRACT 40 BLK 22

**PCN: 00-42-43-27-05-022-0391**

**Parcel 2**

PALM BEACH FARMS CO PL 3 S 85 FT OF TR 39 /LESS W 160 FT/ BLK 22

**PCN: 00-42-43-27-05-022-0394**

**Parcel 3**

PALM BEACH FARMS CO PL 3 W 160 FT OF S 85 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0392**

**Parcel 4**

PALM BEACH FARMS CO PL 3 N 245 FT OF S 330 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0393**



**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

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**Parcel 5**

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0395****Parcel 6**

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

**PCN: 00-42-44-22-14-000-0090****Parcel 7**

CHICKASAW MANOR UNIT 2 LOT 9

**PCN: 00-42-44-22-14-000-0080****Parcel 8**

CHICKASAW MANOR UNIT 2 LOT 8

**PCN: 00-42-44-22-14-000-0070****Parcel 9**

CHICKASAW MANOR UNIT 2 LOT 7

**PCN: 00-42-44-22-14-000-0060****Parcel 10**

CHICKASAW MANOR UNIT 2 LT 6

**PCN: 00-42-44-22-14-000-0050****Parcel 11**

CHICKASAW MANOR UNIT 2 LOT 5

**PCN: 00-42-44-22-14-000-0040****Parcel 12**

CHICKASAW MANOR UNIT 2 LOT 4

**PCN: 00-42-44-22-14-000-0030****Parcel 13**

CHICKASAW MANOR UNIT 2 LOT 3

**PCN: 00-42-44-22-14-000-0020****Parcel 14**

CHICKASAW MANOR UNIT 2 LOT 2

**PCN: 00-42-44-22-14-000-0010****Parcel 15**

CHICKASAW MANOR UNIT 2 LOT 1

**PCN: 00-42-43-27-05-022-0370****Parcel 16**PALM BEACH FARMS CO PL NO 3 S 295 FT OF E 56.37 FT OF TR 37 & S 295 FT OF W 1/2  
TR 38 BLK 22

**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

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AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 9.7541 ACRES MORE OR LESS.

**Section 3. Authorization to Make Changes.**

The Planning, GIS, and Engineering Division is authorized to make the necessary Future Land Use map change to the Comprehensive Plan to reflect the change authorized by this Ordinance.

**Section 4. Repeal of Conflicting Ordinances.**

All Ordinances or parts thereof or parts of the code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 5. Severability**

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

**Section 6. Transmittal to the FDOC.**

**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

Page No. 5

The Planning, GIS and Engineering Division shall send copies of this Ordinance, all supporting documentation and the future land use map amendment to the Treasure Coast Regional Planning Council (TCRPC) and the State Land Planning Agency, the Florida Department of Commerce (FDOC).

**Section 7. Inclusion in the Comprehensive Plan.**

It is the intention of the City Council, entered as hereby ordained, that the Comprehensive Plan of the City of Greenacres, Florida, shall be amended to include the amendment to the Future Land Use Map as stated herein.

**Section 8. Effective Date**

The effective date of this Comprehensive Plan amendment shall be thirty-one (31) days following the adoption of this Ordinance in accordance with the provisions of Chapter 163.3187(5)(c), Florida Statutes.

**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

Page No. 6

**Passed on the first reading this 21<sup>st</sup> day of July, 2025.**

**PASSED AND ADOPTED on the second reading this DD day of August, 2025.**

*Voted:*

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

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

**Attest:**

*Voted:*

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

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

*Voted:*

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

*Voted:*

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

*Voted:*

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

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

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

**Ordinance No. 2025-12 | Chickasaw and Wry Road Properties**

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## ITEM SUMMARY

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** **Ordinance 2025-13, ZC-25-01 Rezoning First Reading**  
Chickasaw Road Enclave Properties

### BACKGROUND

A City-initiated request for rezoning approximately 9.75 acres of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning Districts to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District. A small-scale Future Land Use Map Amendment (CPA-25-01; Ordinance 2025-12) is also being concurrently processed to change from Palm Beach County (PBC) Low Residential (LR-3) to the City of Greenacres Residential Low Density (RS-LD). The Interlocal Agreement for the related annexation was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 4-0 at their meeting on June 12, 2025.

### ANALYSIS

This rezoning is needed in order to replace the existing Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) to City Residential Low Density-3 (RL-3) (5 units per acre). After thorough review, staff has determined that the proposed Residential Low Density-3 (RL-3) zoning district is consistent with the existing land use pattern in the area and will be consistent with the property's proposed Residential Low (RS-LD) Future Land Use designation.

### FINANCIAL INFORMATION

N/A

### LEGAL

Ordinance 2025-13 was prepared in accordance with all applicable State Statutes and City Code requirements.

### STAFF RECOMMENDATION

*Approval of ZC-25-01 through the adoption of Ordinance 2025-13.*

ZC-25-01  
(Ordinance 2025-13)  
Date: June 2, 2025

Revised: 06/12/2025



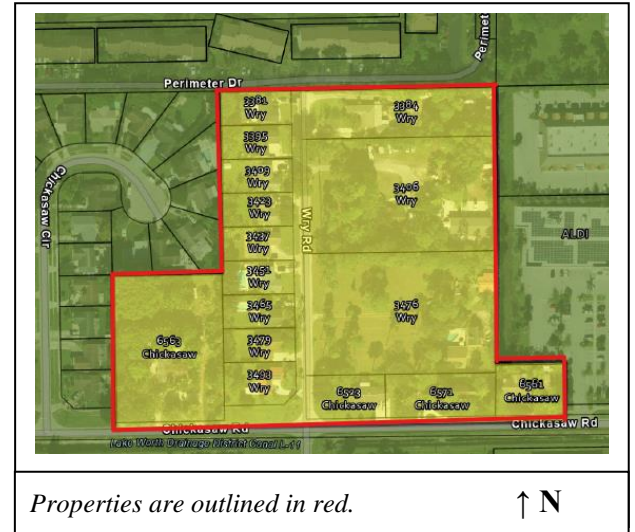
## **I. Project Description:**

**Project:** Chickasaw Road Enclave Properties  
(Rezoning Request)

**Request:** A City-initiated Rezoning of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning Districts to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District.

**Location:** North side of Chickasaw Road, approximately 350 feet west of Jog Road

**Project Manager:** Gionni Gallier, Assistant Director of DNS



## **II. Site Data:**

<b>Existing Use:</b>	Residential
<b>Proposed Use:</b>	Residential
<b>Parcel Control Numbers:</b>	00-42-43-27-05-022-0404; 00-42-43-27-05-022-0391; 00-42-43-27-05-022-0394; 00-42-43-27-05-022-0392; 00-42-43-27-05-022-0393; 00-42-43-27-05-022-0395; 00-42-44-22-14-000-0090; 00-42-44-22-14-000-0080; 00-42-44-22-14-000-0070; 00-42-44-22-14-000-0060; 00-42-44-22-14-000-0050; 00-42-44-22-14-000-0040; 00-42-44-22-14-000-0030; 00-42-44-22-14-000-0020; 00-42-44-22-14-000-0010; and 00-42-43-27-05-022-0370.
<b>Size:</b>	9.7541 total acres
<b>Existing Future Land Use Designation:</b>	Palm Beach County (PBC) Low Residential (LR-3), 3 units per acre
<b>Proposed Future Land Use Designation:</b>	Residential Low Density (RS-LD)

**Existing Zoning District:**

Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR)

**Proposed Zoning District:**

Residential Low Density-3 (RL-3) (5 units per acre)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Multi-Family (Park Pointe Condominiums)	Residential Medium Density (RS-MD)	Residential Medium (RM-2)
<i>South</i>	Single Family Residences (Harwich Court)	Residential Low Density (RS-LD)	Residential Low Density-3 (RL-3)
<i>East</i>	Commercial and Office (ALDI and MedExpress)	Commercial (CM) and Mixed Use (MU)	Commercial Neighborhood (CN) and Mixed Development Office (MXD-O)
<i>West</i>	Single Family Residences (Chickasaw Manor)	Residential Medium Density (RS-MD)	Residential Low Density-3 (RL-3)

**III. Annexation/Zoning History:**

The subject properties are currently in unincorporated Palm Beach County and are within an enclave. In accordance with Chapter 171.031(13)(a) and (b), Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The subject parcels meet this definition, as they are fully enclosed by the City of Greenacres and also bordered in a way that access is limited to routes through the City. Chapter 171.046(2)(a), Florida Statutes, provides for the annexation of enclaves by interlocal agreement between the municipality and the county having jurisdiction over such enclaves.

On July 01, 2024, the Greenacres City Council adopted Resolution 2024-38, which authorized the City to enter into an Interlocal Agreement (ILA) with Palm Beach County for the purpose of funding improvements to Chickasaw Road and proceeding with the annexation of the surrounding enclave parcels. The resolution states that *“once the Interlocal Agreement with the County is fully executed, the City may proceed with annexing the enclave parcels...”*

Accordingly, the Chickasaw Road Enclave Properties Annexation (ANX-25-01; Resolution 2025-13) is concurrently being as part of the Interlocal Agreement that was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025. A small-scale Future Land Use Map Amendment (CPA-25-01; Ordinance 2025-12) is also being concurrently processed to amend the parcels from PBC Low Residential (LR-3) to the City’s Residential Low Density (RS-LD) land use designation.

The annexation area consists of sixteen (16) parcels that are developed with single-family homes. The homes were constructed as early as 1954, and most built between mid-1960s and 1980s. The County has verified that there are no outstanding active code cases associated with the properties.

**IV. Applicable Comprehensive Plan Provisions:**

The Comprehensive Plan includes the following Goals, Objectives, and Policies related to this proposed rezoning request:

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ZC-25-01

(Ordinance 2025-13) Page 2 of 10 Chickasaw Road Enclave Properties



## 1. Future Land Use Element

### FLU Objective 1.8, FLU Policy 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:

(a) through b) and d) through p) omitted for brevity)

c) Low Density Residential – 3.0 to 5.0 residential units per gross acre

### FLU Objective 1.11, FLU Policies 1.11.2 and 1.11.3

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.

#### Policy 1.11.2

Infill development shall be promoted within existing areas to discourage the harmful effects of leapfrog development.

#### Policy 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.

## 2. Housing Element

### HE GOAL 1: Objective 1.1, Policy 1.1.4

The City shall continue to support the private sector in the development of additional single family detached units to meet the existing need to balance with the multifamily inventory.

### HE GOAL 2: Objective 2.1, Policy 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.

## **V. Applicable City Code Provisions:**

Section 16-153(a)(1) of the Code relating to rezoning of property states that the proposed zoning change should not be contrary to the Future Land Use Map, and it should not have an adverse effect on the Comprehensive Plan.

## **Division 4. Residential Low Density (RL) (Sections 16-301 through 16-312)**

The residential low density (RL) district is established as a designation whereby the principal use of land is single-family dwellings of low density. Uses and structures designed to serve governmental, educational, religious, noncommercial and recreational uses that are compatible with residential development of this density are permitted or are permissible as special exceptions within such district, subject to restrictions and requirements necessary to preserve and protect the single-family residential character. Variation among RL-1, RL-2, and RL-3 is limited to requirements for density, lot area, width, and certain yards.

### **VI. Staff Analysis:**

#### **LEVEL OF SERVICE ANALYSIS (LOS)**

##### **Water and Wastewater**

The properties are currently developed and fall within the service area of the Palm Beach County Water Utilities Department (PBCWUD) and are currently receiving potable water service. Sanitary Sewer is currently not provided for the area. PBCWUD will continue to supply potable water service, with any future development required to connect to sewer services. Any additional development will require PBCWUD concurrency approval with approved capacity.

##### **Solid Waste**

The properties are located in the Solid Waste Authority of Palm Beach County (SWA) service area that is the provider of solid waste disposal and recycling services. Upon annexation, the properties will be served by the City's waste services contract with Waste Management.

##### **Recreation**

The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. Based on the existing population estimate of 3.0 residents per single-family structure for the proposed rezoning area, the City's existing park and recreation facilities are sufficient to accommodate this additional population and still maintain the level-of-service standards. Any additional development will require land or in lieu dedication for park and recreation facilities, prior to development approval.

##### **Drainage**

The subject properties are located within the boundaries of the Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD) and Palm Beach County. The drainage will continue to be provided on site and requires a legal positive outfall. Any additional development will require permitting from any applicable entities.

##### **Roadway**

Currently, the parcels are accessed from Chickasaw Road, which is now a city road per the Interlocal Agreement with the County and maintenance will be part of the annual roadway improvement expenses of the city. Any future development of the area would require review by the City's Traffic Engineer a Palm Beach County Traffic Performance Standards approval with approved access.

##### **Public Safety**

No issues were raised through the City's Development Review Committee process. PBSO District #16 and the Fire Department have indicated capacity is available to serve the proposed rezoning area to maintain the Police and Fire Levels of Service.

### **Traffic**

The surrounding road network will not be negatively impacted by traffic based on the rezoning. Any additional development of the properties would require Palm Beach County Traffic Performance Standards approval indicating concurrency can be met and review by the City's Traffic Engineer. The trip generation analysis associated with the Future Land Use Change shows that there will be a net INCREASE of 190 AADT external trips. From a rezoning perspective the increase in these trips will need to meet traffic concurrency standards.

### **Conclusion of Level of Service Analysis**

The analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic. Therefore, the proposed rezoning will not pose a negative impact on the public facilities in the area.

### ***Development Review Committee Comments:***

The Development Review Committee (DRC) informally reviewed the application and recommended approval with comments as noted herein.

### **Rezoning Criteria and Findings of Fact:**

Section 16-153. Planning and Zoning Board Report: The Planning and Zoning Board shall submit a report to the City Council which shows that the Board has studied and considered the proposed amendment for rezoning of property and change to the official zoning map in relation to the following, where applicable:

### ***Specific Criteria Findings:***

- (1) Whether the proposed change would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan.**

***Finding:*** The proposed rezoning from Palm Beach County Single Family Residential (RS) and Agricultural Residential (AR) to Residential Low Density-3 (RL-3) zoning district will be consistent with the properties' proposed Residential Low Density (RS-LD) Future Land Use designation which is currently being processed with this application as CPA-25-01.

- (2) The existing land use pattern.**

***Finding:*** The proposed Residential Low Density-3 (RL-3) zoning district is consistent with the existing land use pattern in the area. The subject properties are bound by residential uses to the north, south and west. The properties are already developed with Single-Family residences, similar to surrounding context.

- (3) The possible creation of an isolated district unrelated to adjacent and nearby districts.**

**Finding:** The proposed zoning change would not create an isolated district unrelated to adjacent and nearby districts. The zoning designations to the south and west are already designated as Residential zoning districts.

The changes are required in order to complete the annexation process, and the zoning of the for residential low density is consistent with the existing use and adjacent properties to the south and west. Most of the residential properties along Chickasaw Road within the City of Greenacres are zoned RL-3, the same as the proposed designation.

- (4) **The population density pattern and possible increase or overtaking of the land on public facilities such as schools, utilities, etc.**

**Finding:** These previously developed parcels are predominately surrounded by developed residential land uses. Concurrency will be required to be met from all applicable agencies for any new proposed development on these parcels, as part of any future site plan approval process.

- (5) **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

**Finding:** As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

- (6) **Whether changed or changing conditions make the passage of the proposed amendment necessary.**

**Finding:** As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

- (7) **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

**Finding:** The proposed change will replace the existing Palm Beach County single family residential and agricultural residential zoning designations with a City residential zoning designation, which allows similar uses and intensity of development. Furthermore, any redevelopment must satisfy Traffic Performance Standards as part of the site plan approval process. Thus, traffic and public safety will not be negatively impacted.

- (8) **Whether the proposed change will adversely influence living conditions in the neighborhood.**

**Finding:** The proposed zoning change will not adversely affect living conditions in the area. The parcels are currently developed and are expected to continue in their current use; any future projects will be required to include adequate landscaping, setbacks, and buffering in accordance with the City Zoning Code.

- (9) **Whether there are substantial reasons why the property cannot be used in accord with**

**existing zoning.**

***Finding:*** As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

**(10) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

***Finding:*** The proposed change would not constitute a special privilege for the property owners because the change is consistent with existing land use patterns, the properties' proposed future land use, the surrounding zoning designations, and the existing County zoning designation.

**VII. Staff Recommendation:**

***Approval*** of ZC-25-01 through the adoption of Ordinance 2025-13.

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**LOCAL PLANNING AGENCY ACTION – June 12, 2025**

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The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Robarts, voting four (4) to zero (0), ***recommended approval*** of Zoning Change **ZC-25-01**, as presented by staff.

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**CITY COUNCIL ACTION First Reading – July 21, 2025**

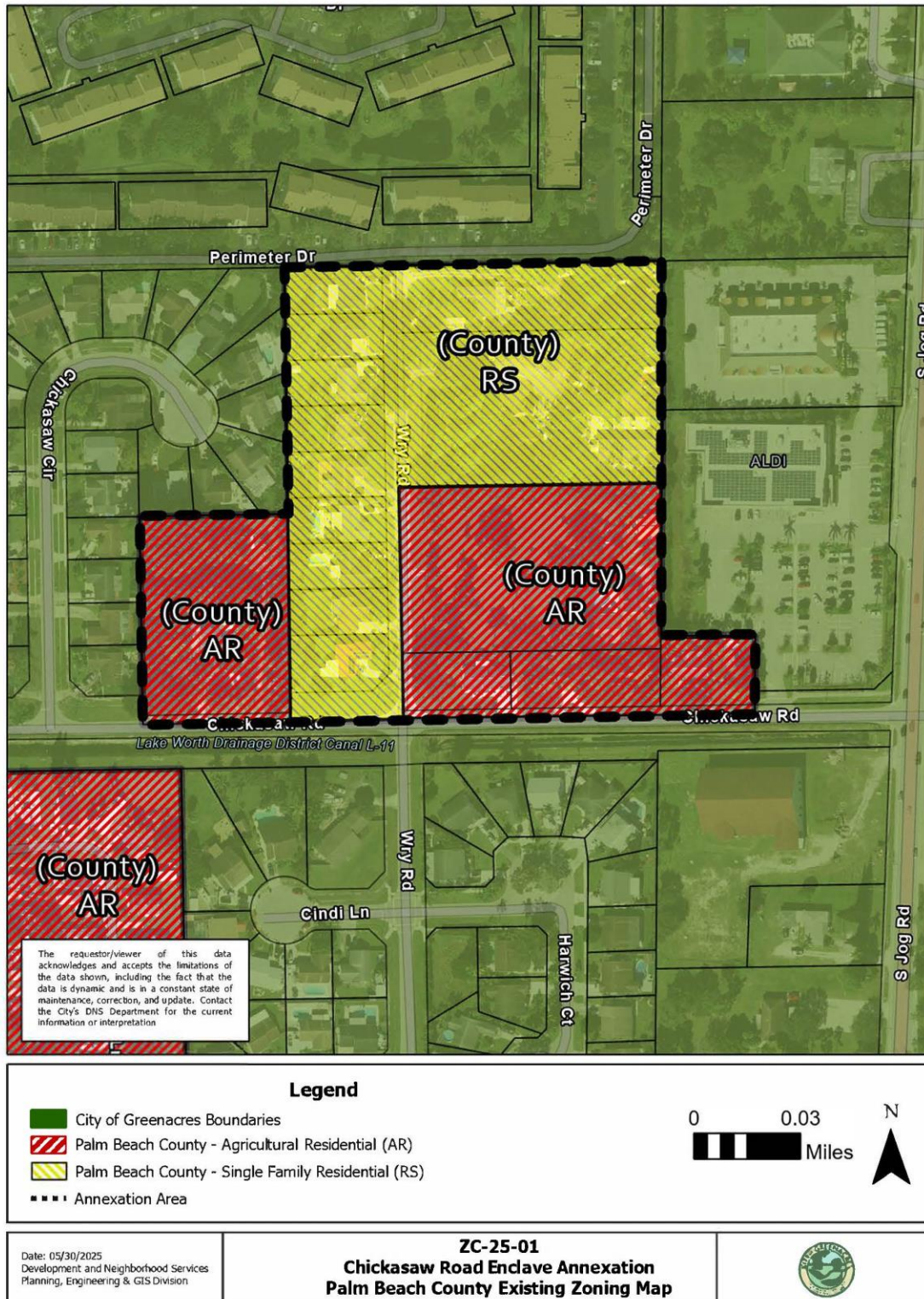
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**CITY COUNCIL ACTION Adoption Hearing –**

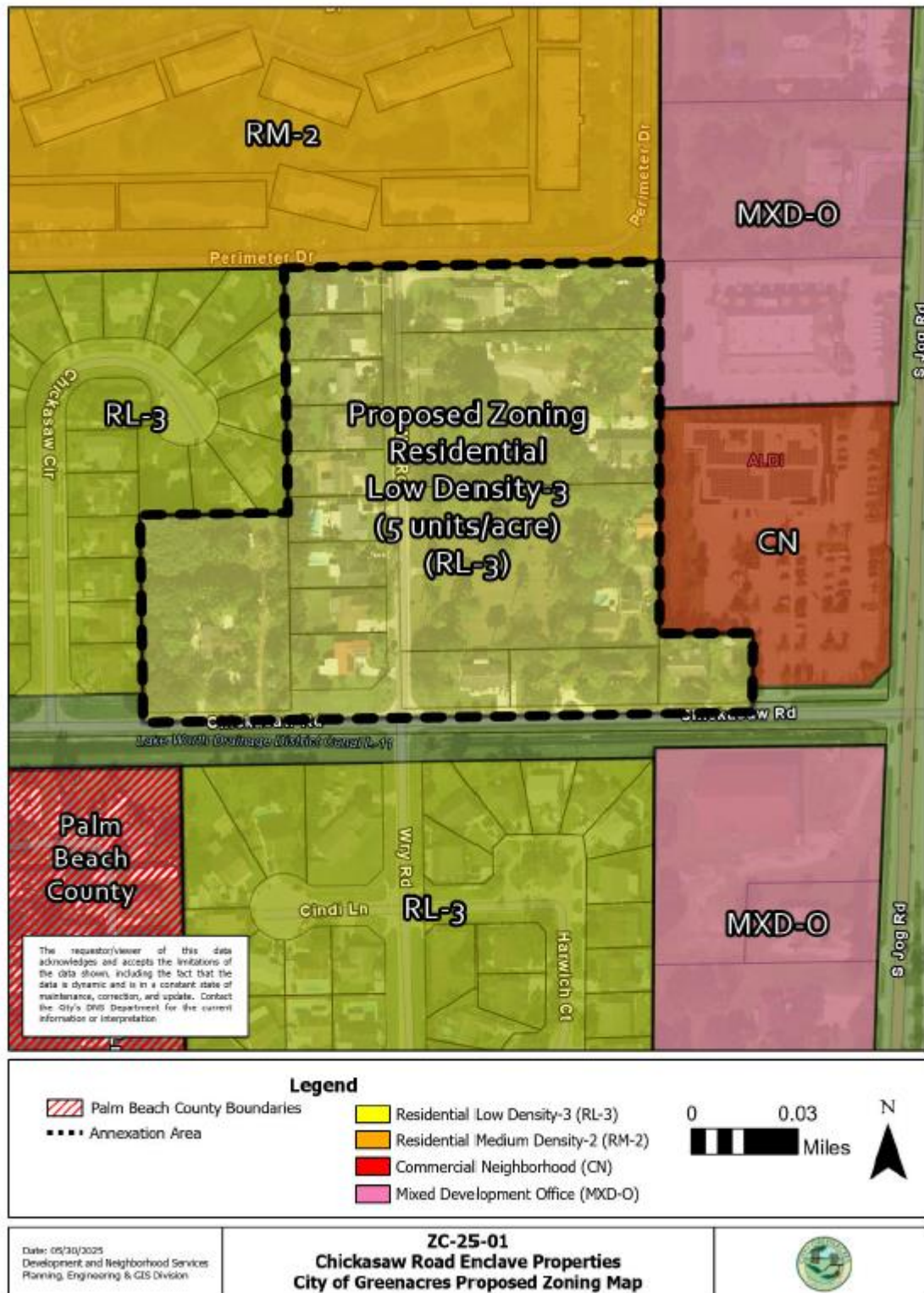
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# Exhibit A





## Exhibit B





**ORDINANCE NO. 2025-13**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A REZONING AND OFFICIAL ZONING MAP AMENDMENT FOR SIXTEEN (16) PARCELS OF LAND TOTALING APPROXIMATELY 9.7541 ACRES, LOCATED AT 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 WRY RD FROM A PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (AR) AND SINGLE FAMILY RESIDENTIAL (RS) ZONING DISTRICT TO THE CITY OF GREENACRES RL-3 RESIDENTIAL LOW DENSITY 3 (RL-3) (5 UNITS PER ACRE), AS REQUESTED BY THE CITY OF GREENACRES; PROVIDING FOR CHANGES TO THE OFFICIAL ZONING MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, the City of Greenacres is requesting a rezoning of sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (RL-3) (5 units per acre) zoning district; and

**WHEREAS**, the Planning and Zoning Board has held a duly advertised public hearing on June 12, 2025 and reviewed the application for compliance with the staff findings relevant to the criteria for a rezoning as detailed in the Staff Report and Recommendation, Exhibit "A", as revised; and

**WHEREAS**, the City Council of the City of Greenacres conducted first reading on July 21, 2025 and a duly advertised public hearing for the second reading on August 4, 2025 and considered all testimony and evidence presented and other comments made concerning the proposed Rezoning and amendment to the Official Zoning Map as required by state law and local ordinance; and

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

**Ordinance No. 2025-13 | Chickasaw and Wry Road Properties**

Page No. 2

**WHEREAS**, the City Council of the City of Greenacres further finds that, in accordance with Exhibit “A”, “Staff Report and Recommendation”, as revised (attached), the proposed rezoning of sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (RL-3) (5 units per acre) zoning district; is in the best interest of the citizens of the City of Greenacres.

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

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

**Section 2. Rezoning and Zoning Map Amendment.**

The request by the Petitioner to change the zoning designation for sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (5 units per acre) zoning district, is hereby granted for the property located at 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 WRY RD, legally described as follows:

**Legal Description**

**PCN: 00-42-43-27-05-022-0404**

**Parcel 1**

PALM BEACH FARMS CO PLAT NO 3 W 140 FT OF S 100 FT OF TRACT 40 BLK 22

**PCN: 00-42-43-27-05-022-0391**

**Parcel 2**

PALM BEACH FARMS CO PL 3 S 85 FT OF TR 39 /LESS W 160 FT/ BLK 22

**00-42-43-27-05-022-0394**

**Parcel 3**

**Ordinance No. 2025-13 | Chickasaw and Wry Road Properties**

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PALM BEACH FARMS CO PL 3 W 160 FT OF S 85 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0392****Parcel 4**

PALM BEACH FARMS CO PL 3 N 245 FT OF S 330 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0393****Parcel 5**

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

**PCN: 00-42-43-27-05-022-0395****Parcel 6**

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

**PCN: 00-42-44-22-14-000-0090****Parcel 7**

CHICKASAW MANOR UNIT 2 LOT 9

**PCN: 00-42-44-22-14-000-0080****Parcel 8**

CHICKASAW MANOR UNIT 2 LOT 8

**PCN: 00-42-44-22-14-000-0070****Parcel 9**

CHICKASAW MANOR UNIT 2 LOT 7

**PCN: 00-42-44-22-14-000-0060****Parcel 10**

CHICKASAW MANOR UNIT 2 LT 6

**PCN: 00-42-44-22-14-000-0050****Parcel 11**

CHICKASAW MANOR UNIT 2 LOT 5

**PCN: 00-42-44-22-14-000-0040****Parcel 12**

CHICKASAW MANOR UNIT 2 LOT 4

**PCN: 00-42-44-22-14-000-0030****Parcel 13**

CHICKASAW MANOR UNIT 2 LOT 3

**PCN: 00-42-44-22-14-000-0020****Parcel 14**

CHICKASAW MANOR UNIT 2 LOT 2

**PCN: 00-42-44-22-14-000-0010****Parcel 15**

**Ordinance No. 2025-13 | Chickasaw and Wry Road Properties**

Page No. 4

CHICKASAW MANOR UNIT 2 LOT 1

**PCN: 00-42-43-27-05-022-0370****Parcel 16**

PALM BEACH FARMS CO PL NO 3 S 295 FT OF E 56.37 FT OF TR 37 &amp; S 295 FT OF W 1/2 TR 38 BLK 22

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 9.7541 ACRES MORE OR LESS.

**Section 3. Authorization to Make Changes.**

That the Planning, GIS, and Engineering Division is further directed to make the necessary changes to the City of Greenacres Official Zoning Map to reflect the changes authorized by this Ordinance.

**Section 4. Repeal of Conflicting Ordinances.**

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 5. Severability**

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

**Ordinance No. 2025-13 | Chickasaw and Wry Road Properties**

Page No. 5

of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**SECTION 6. Effective Date**

The provisions of this Ordinance shall become effective consistent with the effective date of Ordinance No. 2025-13, which is the companion small scale comprehensive plan amendment ordinance (changing the Future Land Use designation for the property).

**Ordinance No. 2025-13 | Chickasaw and Wry Road Properties**

Page No. 6

**Passed on the first reading this 21<sup>st</sup> day of July, 2025.**

**PASSED AND ADOPTED on the second reading this DD day of August, 2025.**

*Voted:*

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

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

**Attest:**

*Voted:*

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

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

*Voted:*

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

*Voted:*

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

*Voted:*

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

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

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

To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 17, 2025

Subject: 2025 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Signia by Hilton Orlando Bonnet Creek in Orlando, Florida, from August 14-16, 2025. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference **designate one elected official to serve as its Voting Delegate** and cast the municipality's votes at the Annual Business Meeting which will be held on **Saturday, August 16, 2025**. The Voting Delegate designated by each municipality will vote on all official business matters brought before the League membership and requiring a vote during the Business Meeting. Matters such as the election of League leadership, adoption of resolutions and any other official business matters affecting the League may be voted on during the Business Meeting.

In accordance with the League's by-laws, the number of votes allocated to each municipality is determined based upon population. The League will use the latest Florida Estimates of Population as published by the University of Florida, Bureau of Economic and Business Research.

Annual Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at [flcities.com](http://flcities.com).

If you have any questions about voting delegates, please email [erussell@flcities.com](mailto:erussell@flcities.com).  
**Voting delegate forms must be received by the League no later than July 31, 2025.**

Attachments: Form Designating Voting Delegate

**2025 Annual Conference  
Florida League of Cities, Inc.  
August 14-16, 2025  
Orlando, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of its elected officials to cast the municipality's votes at the Annual Business Meeting. League By-Laws require each municipality to select one person to serve as the municipality's Voting Delegate.

*Municipalities do not need to adopt a resolution to designate a voting delegate.* Instead, please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2025.**

Designation of Voting Delegate

Name of Voting Delegate: \_\_\_\_\_

Title: \_\_\_\_\_

Delegate Email: \_\_\_\_\_

Municipality of: \_\_\_\_\_

AUTHORIZED BY:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

*Return this form to:*

Eryn Russell  
Florida League of Cities, Inc.  
Post Office Box 1757  
Tallahassee, FL 32302-1757  
Email: [erussell@flcities.com](mailto:erussell@flcities.com)





## Department Report

**MEETING DATE:** July 21, 2025

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

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

### ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY 2025 TO DATE	FY 2025 BUDGET
No. of Contracts Executed/Renewed	0	3	4
No. of Collaborative Partnerships	11	74	40
No. of Vendor/Independent Contractor Agreements	10	84	55
No. of Educational Scholarship Applications R'cd	-	33	21
No. of Community Events Coordinated	-	5	9
No. of Event Participants	-	19,601	42,000
No. of Little Free Libraries (LFL)* / # Replacement Units / <i>Story Walk</i> Boards	-	2/6	30/2
No. of Business Sponsorships	-	10	20
No. of Schools/Attendance for "Read for the Record"	-	16/1,625	16/1,500

### FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY 2025 TO DATE	FY 2025 BUDGET
Fields/Concession Stands	67	617	800
Pavilions	27	258	520
Center Facility	51	536 <sup>1</sup>	800
Monthly Center Attendance	2,521	33,754	4,500

**119<sup>1</sup>** Additional Free Rentals: **58** Gym: YP/Open Gym/Tai Chi/PBSO Camp; **7** Banquet Hall: Ballroom/ PBSO/City Job Fair; **21** Room 1: OAP/PBSO Camp; **5** Room 2: Spotlighters/OAP; **1** Room 3: AARP; **14** Room 4: ESOL/T.O.P; **13** Comm. Park: PB Square Dance; **0** Freedom Park: N/A

**REVENUE**

<b>FACILITY RENTALS REVENUE</b>	<b>THIS PERIOD</b>	<b>FY 2025 TO DATE</b>	<b>FY 2025 PROJECTED</b>
Total Rental Revenue Generated	\$11,312.34	\$132,796.40	\$182,155

**ATHLETICS**

<b>YOUTH ATHLETICS</b>	<b>THIS PERIOD</b>	<b>FY 2025 TO DATE</b>	<b>FY 2025 PROJECTED</b>
FY25 Co-ed Fall Soccer (10/10/24-12/6/24) • Registration Period 8/1/24 – 9/20/24	-	291	220
FY25 Co-ed Spring Soccer (3/6/25-5/16/25) • Registration Period 1/2/25 – 2/21/25	-	289	280
FY25 Co-ed Winter Basketball (12/2/24-3/7/25) • Registration Period 9/3/24 – 11/2/24	-	150	160
Co-ed Summer Basketball Skills Camp • Camp Week: 7/21/25 – 7/24/25 • Registration Period 5/19/25 – 6/30/25	23	40	40

<b>FOOD DISTRIBUTION</b>	<b>NO. SERVED</b>
Feeding South Florida – May 3, 2025	300 households

**OLDER ADULT PROGRAMS**

<b>SOCIAL ACTIVITIES</b>	<b>PARTNERS/SPONSORS</b>	<b>NO. OF PARTICIPANTS YTD</b>
Daily Meal Program; Zumba Games/Bingo; Special Events; Educational Sessions Mon.- Fri. (5 x 27)	Aetna; A Promise Fund; Atlantis Dental Care; PBSO Stroll w/ a Deputy; Firebush; Dedicated Senior Med. Ctr.; Monarch Health Screening; Infinity Health Center; Univ. of Miami; Zumba; Pr2u Presentations; Humana	2,884

# FY25 EVENTS & SPONSORSHIPS

Item # 12.

EVENTS	SPONSORS/PARTNERS	FY 2025 EXPENSE	FY 2025 ACTUAL	FY2025 ATTENDEES
Trunk or Treat	PBSO	N/A	N/A	4,500
Holiday in the Park (12/14/24)	FL Blue; WM; Renaissance Charter School (Wellington); Rosenthal, Levy, Simon & Sosa; PBSO	\$35,713	\$31,474	5,000
Fiesta de Pueblo (1/11/25)	Executed by Fiesta de Pueblo, Inc.	\$4,115	\$2,003	6,000
Daddy Daughter Dance (2/8/25)	N/A	\$5,619	\$2,515	101
Egg'stravaganza (4/19/25)	State Farm – Lily Vasconcelos; FL Blue; Waste Management	\$23,855	\$10,692	6,000
Rock-n-Roll Sunday/FR Chili Cook-Off (3/2/25)	Coordinated w/ FR & the Nam Knights Motorcycle Club of PBC	\$7,424	CRS \$3,131	3,000
Ignite the Night (7/4/25)	FPL – Kidz Zone Sponsor; Waste Management; The Flame 104.7; The Glasser Family	\$81,219	\$-	
<i>Back2School</i> Supply Distribution (7/25/25)	Collection bins @ 9 business locations, plus: Community Ctr.9and City Hall The Glasser Family; JFWC	\$8,159	\$-	
Senior Resource Fair (9/27/25)		\$500	\$-	
Sunday Sounds (9/28/25)		\$5,657		

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



## Department Report

**MEETING DATE:** July 21, 2025

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

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

## Development & Neighborhood Services Department

### My Government Online Software (MGO)

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

## Planning, GIS & Engineering Division

### NEW CASES

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

A request for a Master Sign Plan (MSP-25-03) for 560 Jackson Avenue. (Submittal received June 24, 2025, under staff review)

### CURRENT PLANNING CASES

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

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal. Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations in conjunction with the pending ZTA)

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

A request for Site and Development Plan (SP-99-04C) approval on a vacant parcel to modify the previously approved site plan and a Special Exception (SE-23-01) to develop a 28,930 sf House of Worship and accessory uses. (Meeting with applicant was held on May 3, 2024; resubmittal received on February 14, 2025; comments were provided on March 25, 2025, awaiting applicant's response to comments and resubmittal; sent an inquiry for a status update and reminder of policy due to inactivity over 60 days)

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

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal. Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations in conjunction with the pending ZTA)

### **City-initiated Chickasaw and Wry Roads Annexations (ANX-25-01), (CPA-24-05), and (ZC-24-05)**

Annexation of an enclave located on the north side of Chickasaw Road into the City through an Interlocal Agreement with Palm Beach County. A Future Land Use Map Amendment (FLUMA) and Rezoning for the sixteen parcels that will be annexed into the City are being processed concurrently. Notice was sent to each property owner on April 9, 2025. The City Council adopted the annexation (ANX-25-01) resolution on May 19, 2025. The Annexation is tentatively scheduled for the PBC Board of County Commissioners meeting on July 8, 2025. (The FLUMA (CPA-24-05) and Rezoning (ZC-24-05) were recommended for approval by the PZB on June 12, 2025; and scheduled for City Council 1<sup>st</sup> Reading on July 21, 2025, and 2<sup>nd</sup> Reading and adoption on August 4, 2025)

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

A request for a Master Sign Plan (MSP-25-02) for the Greenacres Plaza. (Sufficiency comments sent to applicant on May 28, 2025; awaiting applicant's response to comments and resubmittal. Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations in conjunction with the pending ZTA)

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

A request for Site and Development Plans (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq ft mezzanine. (Sufficiency letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Awaiting applicant's response to comments and resubmittal; applicant provided update June 2, 2025, indicating plan to resubmit and finalizing resubmittal.)

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

A request for Site and Development Plans (SP-24-04) approval to construct an 882 sq ft two story building with ice cream/raspado shop on the ground floor and one dwelling unit on the second floor. (Awaiting receipt of applicant's response to the sufficiency letter provided on July 5, 2024, staff has ongoing discussions with applicant regarding the required items. Partial resubmittal received, February 21, 2025, the full resubmittal received on March 10, 2025, comments were provided on March 24, 2025. Resubmittal received on June 24, 2025, under staff review)

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

A Special Exception request (SE-22-04) to allow a House of Worship within an existing building located in the Commercial Intensive (CI) zoning district, a Variance (BA-22-01) to allow for a reduction in the front and rear landscape buffers, and a

Major Site and Development Plan Amendment (SP-22-05A). (Property owner and applicant no showed the Special Magistrate Hearing held on November 20, 2024, for work without permit on subject parcel 5057 Lake Worth Road and operating without an approved Special Exception, received Board Order Finding Violation to comply by December 21, 2024; the property has not come into compliance and is subject to a fine of \$100 per day; resubmittal received on June 16, 2025, under staff review)

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

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

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

A request for a Master Sign Plan (MSP-24-09) for the Mil Lake Plaza. (Sufficiency comments sent to applicant on April 15, 2025; Resubmittal received on June 24, 2025, under staff review. Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations in conjunction with the pending ZTA)

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

A request for a Site and Development Plan (SP-23-01) approval to construct six (6) two-family units (Total of 12 units), and an Administrative Variance (BA-23-04) for a 5-ft reduction from the required rear and side street setbacks. (On June 25, 2025, letter received from applicant requesting the applications to be withdrawn)

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

A request for Site and Development Plans (SP-22-03) approval to construct a 6241 sq ft office totaling 4 bays for flexible office space. The site is a vacant parcel located on the northeast corner of Perry Avenue and 10<sup>th</sup> Avenue North. Also included is a variance (BA-23-03) request to reduce the landscape buffer on the east side from 10 ft to 5 ft. (Resubmittal received August 21, 2024, DRC was held September 19, 2024, followed by meetings and discussions with applicant and design team to include preliminary engineering considerations. DRC comments were provided on November 7, 2024. Follow-up email sent to applicant February 2025. March 2025, applicant responded they are redesigning based on the extent of staff comments and will be resubmitting for review. Awaiting applicant's resubmittal. Applicant provided update June 2, 2025, indicating plan to resubmit and finalizing resubmittal.)

**Potentia Academy – 4784 Melaleuca Lane (SP-11-01E)**

A request for a Major Site and Development Plan Amendment to add a 12 x 60 modular classroom trailer. (Sufficiency comments sent to applicant on May 20, 2025, awaiting applicant's response to comments and resubmittal)

**Walmart #1436 – 6294 Forest Hill Blvd (SP-88-06AA), (BA-24-03), and (MSP-25-01)**

A request for a Major Site and Development Plan Amendment (SP-88-06AA) to expand the existing 114,760 square foot Walmart store by 3,370 sq ft, increase the number of Online Pickup Delivery pick-up parking spaces from 12 to 33, and add 9

Electric Vehicle (EV) parking spaces, a Variance (BA-24-03) to reduce the number of required parking spaces, and a Master Sign Plan (MSP-25-01). (Resubmittal received on June 26, 2025, under staff review)

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## SITE PLAN AMENDMENTS

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### **Auto Repair Pros Greenacres – 3838 S Jog Road (SP-79-02A)**

A request for a Minor Site and Development Plan Amendment to modify the northwestern façade of the building. (Sufficiency comments sent to applicant on June 16, 2025, awaiting applicant's response to comments and resubmittal)

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

A request for a Minor Site and Development Plan Amendment (SP-04-04A) to remove four parking spaces and establish overflow parking to expand the Veterans Plaza Area. (Application on hold for further discussion of plans per Public Works.)

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

A request for a Minor Site and Development Plan Amendment (SP-16-07A) to modify the exterior façade of the Dunkin Donuts outparcel and a Master Sign Plan (MSP-24-04) for the entire Aloha Shopping Center. (Meeting with applicant was held on November 19, 2024; resubmittal received on December 17, 2024; comments provided on December 27, 2024, awaiting applicants' response to comments and resubmittal; meeting with property owner and applicant was held on January 9, 2025; Staff is actively working with applicant on site conflicts; discussion with applicant held week of June 22, 2025)

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

A request for a Minor Site and Development Plans Amendment to add speed humps within the neighborhood. (Sufficiency comments sent to applicant on March 18, 2025, awaiting applicant's response to comments and resubmittal. On June 21, 2025, the agent informed Staff the project has been cancelled by the owner)

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

A request for a Major Site and Development Plan Amendment to establish a private school (Palm Beach Christian Preparatory School) in the Commercial Intensive (CI) zoning district. (Sufficiency comments sent to applicant on June 10, 2024; awaiting applicant's response to comments and resubmittal; follow up email sent on August 12, September 12, and October 8, 2024, and January 27, 2025. Coordinating with Code Enforcement for violation; case was heard at the Special Magistrate Hearing held on November 20, 2024, Code Enforcement requested a Finding of Fact; DRC meeting held on April 17, 2025; resubmittal received on June 2, 2025, approval memo drafted)

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

A request for a Minor Site and Development Plan Amendment to modify the elevations for the 2 office buildings for the Santa Catalina project. (Sufficiency comments sent to applicant on April 23, 2025; ongoing discussions being had with applicant, awaiting applicant's response to comments and resubmittal)

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## ZONING TEXT AMENDMENTS

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

A City-initiated Zoning Text Amendment to define Live Entertainment and Nightclub, and revise the definitions under Article I, In General; clarify permitted uses under Article III, District Regulations; and clarify the standards and criteria associated with Live Entertainment Permits and Mobile Food Dispensing Vehicles under Article IV, Supplementary District Regulations. (Adopted by City Council on June 2, 2025)

### **ZTA-25-03 Impervious Surfaces & Lot Coverage**

A City-initiated Zoning Text Amendment to provide updated standards for overall impervious coverage on residential lots, ensuring consistency with standards governing lot coverage for residential lots, as well as limits on driveways expansions. (Recommended for approval by the PZB on April 11, 2024; and scheduled for City Council 1<sup>st</sup> Reading on August 4, 2025, and 2<sup>nd</sup> Reading on August 18, 2025)

### **ZTA-25-04 Temporary Signs Before an Election**

A City-initiated Zoning Text Amendment (ZTA) to revise the provisions related to temporary signs during election times to begin forty-five (45) days instead of thirty (30) days, prior to any local, state, or federal election. This ZTA was split from the ZTA-25-05 so that temporary signs during election would move forward and the rest of the Sign Regulations ZTA will go under the new ZTA-25-05 at a later time. (Adopted by City Council on June 2, 2025)

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

A City-initiated Zoning Text Amendment to Chapter 16, Article VI - Sign Regulations to update regulations related to signage amortization, Master Sign Plans, conflicts between Planned Commercial Development (PCD) and general sign regulations, and general sign standards by zoning district. This request was initially a part of the City-initiated request for ZTA-25-03, the proposed amendments for temporary sign were recommended for approval 5-0 at the PZB meeting on April 10, 2025. (Recommended for approval by the PZB on June 12, 2025; scheduled for City Council 1<sup>st</sup> Reading on July 21, 2025, and 2<sup>nd</sup> Reading and adoption on August 4, 2025)

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## RESIDENTIAL DEVELOPMENT PROJECTS

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

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

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## NON-RESIDENTIAL DEVELOPMENT PROJECTS

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

The Temporary Certificate of Occupancy (TCO) was issued on March 22, 2025, with stipulations and conditions. Grand opening of the Restaurant was April 3, 2025. (Staff is waiting for Landscape Plan amendment and permit application submittals from



applicant to accommodate combining with IHOP landscaping. Since November 2024, staff has coordinated with the applicant and Legal to obtain property owner consent or legal documentation allowing the IHOP leaseholder to execute a Landscape Easement Agreement as this documentation is required to move forward with the amendment and permit applications to finalize the outstanding landscape issues required per Code and Building Permit. Staff continues to work with the applicant and developer to comply with said items.)

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

All approvals have expired. Special Exception, site and associated development plans, building and engineering permit applications, and outside agency approvals would be required to be submitted in order to obtain development approval. Adjacent single-family house has complied and the code enforcement case closed out. House of Worship site has an active code enforcement case. The Special Magistrate Hearing was held in March 2025, and three board orders were issued with separate compliance deadlines. The Magistrate granted a 30-day compliance deadline for maintenance items, giving the owner until April 26, 2025, to comply. Inspection conducted revealed some violations were still present, \$250 a day fine begin accruing April 27, 2025. The Magistrate granted a 90-Day compliance deadline for additional maintenance and zoning items, giving the owner until June 25, 2025, to comply. An inspection was conducted a day after, violations were still present, \$250 a day fine begin accruing for the second order as well. The Magistrate granted a 120-day compliance deadline to obtain project approvals/permits or demo pre-development conditions, giving the owner until July 24, 2025, to comply or a fine of \$250/ Day will commence.

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

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

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## **GIS**

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### **GIS**

DNS continues implementing a clear, organized hierarchy that separates different stages of data management and processing including addressing. This structure is designed to ensure easy access for all departments, enhance collaboration, and streamline maintenance. Additionally, staff has assisted in creating various maps for different users.

### **Safe Streets for All (SS4A)**

DNS assisted throughout the process and in finalizing the SS4A Action Plan including the GIS maps in accordance with the Interlocal Agreement with Treasure Coast Regional Planning Council. Attended meetings and workshops as applicable. SS4A Action Plan was adopted at the June 16, 2025, City Council meeting.

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## **LIVE ENTERTAINMENT PERMITS**

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

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

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

A request from El Centenario Restaurant for a “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 PM to 1:30 AM. (DRC meeting was held on January 16, 2025; DRC comments addressed January 30, 2025; staff has been having discussions related to Live Entertainment ZTA adopted on June 2, 2025; pending staff approval)

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

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

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**TEMPORARY USE PERMITS**


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

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

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**FY 2025 Data:**


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

Inspection Type	Current Period	FY 2025 to Date	FY 2025 Budget
Landscaping	0	27	80
Zoning	0	19	45
Engineering	8	61	75

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

## Building Division

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

#### 1) ADMINISTRATION:

- a) Researched and completed Seventy-Four (74) lien searches providing open and/or expired permit information.
- b) Researched and completed Twenty-Three (23) records requests for historical permits.

#### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2025
New Applications Received / Permits Created	247	2,048
Applications Approved	124	1,195
Applications Canceled	11	45
Applications Denied	0	5
Applications Reopened	0	7
Permits Issued	190	1,889
Permits Completed	146	1,877
Permits Canceled	4	65
Permits Reopened	8	302
Permits Expired	11	150
Inspections Performed	437	5,011
Construction Value of Permits Issued	\$2,707,184.38	\$27,747,395.8
Construction Reinspection Fees	\$250.00	\$5,550
Extension/Renewal Fees	\$335.30	\$17,007.09
CO's Issued	0	16
CC's Issued	0	3
Temporary CO's Issued	0	2

#### 3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
SFH	425 Swain Blvd	1,608	New SFH	2025-1959
Crunch Fitness	6846 Forest Hill Blvd	26,000	Interior Remodel	2025-1679
SFH	121 Swain Blvd	2,143	New SFH	2025-1168
SFH	117 Swain Blvd	1,875	New SFH	2025-1173
SFH	113 Swain Blvd	1,875	New SFH	2025-1166
SFH	229 Martin Ave	3,393	New SFH	2025-0173
SFH	145 Walker Ave	2,051	New SFH	2025-0146

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Karai Kitchen	4840 10 <sup>th</sup> Ave N		Interior Remodel	2025-1560
La Tapatia Market	2980 S Jog Rd	3,879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15,705	Interior Renovation	2025-0799
Absolute Bet Ins.	3080 S Jog Rd		Interior Renovations	2025-1102
El Rey Del Taco	5283 Lake Worth Rd	2,857	Interior Renovation	2025-0488
Juici Patties	4815 S Military Trl	1,200	Interior Remodel	2025-1359
Dress 4 Success	6832 Forest Hill Blvd	6,174	Interior Renovation	2025-0182
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275
El Car Wash	6200 Lake Worth Rd	3,724	Construct Car Wash	2023-2487
Chik fil A	6802 Forest Hill Blvd	4,997	New Construction	2024-0270
Gastro Health	6125 Lake Worth Rd	238	Interior Renovation	2024-0874
Aaxon Laundry	3989 S Jog Rd	2,633	Interior Renovation	2024-0587
Certified Spine	6415 Lake Worth Rd #307	1,598	Tenant Improvement	2023-2290



# License Activity Report

Activity Date Range 06/01/25 - 06/30/25  
Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
General Retail - General Retail	Business	1	0	0	0	0	0	0
General Service - General Service	Business	5	0	0	4	4	0	0
Home - Home Based Business	Business	8	0	0	7	1	0	0
Insurance Co - Insurance Sales Company	Business	5	0	0	0	0	0	0
Professional - Professional	Business	1	0	0	2	1	0	0
Rental Unit - Rental Unit	Business	3	0	0	3	0	0	0
Grand Totals		23	0	0	16	6	0	0

**CITY OF GREENACRES**  
**Licensing Revenue Summary Report**  
 Licensing Revenue Summary Report - Summary  
 From Date: 06/01/2025 - To Date: 06/30/2025

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Food Service-Food Service / Bar / Lounge					
Transfer-Transfer	1	0	\$17.10	\$0.00	\$17.10
License Type Food Service-Food Service / Bar / Lounge Totals	1	0	\$17.10	\$0.00	\$17.10
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	3	0	\$364.58	\$0.00	\$364.58
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Collection Fee-Collection Fee	1	0	\$25.00	\$0.00	\$25.00
Delinquent >150-Delinquent Over 150 Days	1	0	\$100.00	\$0.00	\$100.00
25% Penalty-25% Penalty	1	0	\$40.72	\$0.00	\$40.72
License Type General Retail-General Retail Totals	8	0	\$655.30	\$0.00	\$655.30
License Type: General Service-General Service					
General Service-General Service	6	0	\$522.99	\$0.00	\$522.99
Com Inspection-Commercial Inspection	3	0	\$225.00	\$0.00	\$225.00
Zoning Review-Zoning Use Review Fees (BTR)	3	0	\$150.00	\$0.00	\$150.00
Collection Fee-Collection Fee	3	0	\$75.00	\$0.00	\$75.00
Delinquent > 150-Delinquent Over 150 Days	3	0	\$258.98	\$0.00	\$258.98
License Type General Service-General Service Totals	18	0	\$1,231.97	\$0.00	\$1,231.97
License Type: Home-Home Based Business					
Home-Home Based Business	11	0	\$537.21	\$0.00	\$537.21
Zoning Review-Zoning Use Review Fees (BTR)	8	0	\$400.00	\$0.00	\$400.00
Collection Fee-Collection Fee	3	0	\$75.00	\$0.00	\$75.00
Delinquent >150-Delinquent Over 150 Days	3	0	\$300.00	\$0.00	\$300.00
License Type Home-Home Based Business Totals	25	0	\$1,312.21	\$0.00	\$1,312.21
License Type: Insurance Co-Insurance Sales Company					
Insurance Reg-Insurance Registration	22	0	\$2,783.45	\$0.00	\$2,783.45
License Type Insurance Co-Insurance Sales Company Totals	22	0	\$2,783.45	\$0.00	\$2,783.45
License Type: Professional-Professional					
Professional-Professional	3	0	\$305.08	\$0.00	\$305.08
Cosmetology-Cosmetology / Barber	1	0	\$40.61	\$0.00	\$40.61
Real Estate-Real Estate Broker / Ins Agents	1	0	\$97.65	\$0.00	\$97.65

Collection Fee-Collection Fee	4	0	\$100.00	\$0.00	\$100.00
Delinquent > 150-Delinquent Over 150 Days	4	0	\$400.00	\$0.00	\$400.00
License Type Professional-Professional Totals	13	0	\$943.34	\$0.00	\$943.34
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	4	0	\$101.54	\$0.00	\$101.54
Collection Fee-Collection Fee	1	0	\$25.00	\$0.00	\$25.00
Delinquent >150-Delinquent Over 150 Days	1	0	\$100.00	\$0.00	\$100.00
License Type Rental Unit-Rental Unit Totals	6	0	\$226.54	\$0.00	\$226.54

## Code Enforcement Division

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

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2025
Inspections Related to Active Code Cases	60	1369
New Cases Started	18	520
Cases Complied	11	361
Current Open Cases	323	2711
Notices Sent	67	995
Illegal Signs Removed from right-of-way	246	3477
Inspections Not Related to Active Code Cases	60	1369
Complaints Received and Investigated	16	84
Warning Tickets	0	60



## Code Enforcement - STATS FY 2025

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2024	232	267	284	10	35
NOVEMBER 2024	110	727	134	12	3
DECEMBER 2024	162	527	164	15	42
JANUARY 2025	134	438	202	9	6
FEBRUARY 2025	159	280	233	8	4
MARCH 2025	143	367	185	10	2
APRIL 2025	74	423	120	6	1
MAY 2025	75	256	77	6	0
JUNE 2025	67	246	60	16	0
JULY 2025					
AUGUST 2025					
SEPTEMBER 2025					



## Department Report

**DATE:** July 21, 2025  
**FROM:** Dr. Philip C. Harris, D.B.A., Director, Economic Development  
**SUBJECT:** Monthly Report – June 2025

### BACKGROUND

In June 2025, the Economic Development Department advanced the City's mission to foster economic growth and community vitality through several targeted initiatives. These included the launch of the "Dine Local. Savor Greenacres" marketing campaign to spotlight and support local restaurants, the successful hosting of the City of Greenacres Job Fair to connect employers with job seekers and strengthen the local workforce, and the continued delivery of business assistance services through partnerships like Prospera USA. Additionally, the Department engaged in ongoing redevelopment and investment outreach, holding strategic meetings with prospective developers and consultants to position Greenacres for sustainable growth and revitalization. These efforts reflect the City's long-term goals, innovation, and economic resilience.

#### 1. Dine Local. Savor Greenacres – New Marketing Initiative



The Department has launched a new social media campaign titled "**Dine Local. Savor Greenacres**" to highlight the diverse and unique dining experiences available throughout the city. This initiative is part of our ongoing efforts to promote small business visibility and support the growth of locally owned and managed restaurants.

Through this series, the City is featuring popular dishes, beverages, and behind-the-scenes stories from local eateries on its official social media platforms. The campaign aims to generate buzz among residents and visitors by spotlighting the passion, creativity, and hospitality that define Greenacres' food scene.

Our goal is to celebrate the culinary entrepreneurs who contribute to the city's vibrancy and economy, showcasing what we believe to be some of the best dining options in Palm Beach County and South Florida. Restaurants of all types and sizes, excluding national chains, are encouraged to participate.

With high-quality photography and video storytelling, "Dine Local. Savor Greenacres" will elevate community pride, drive foot traffic, and increase awareness of the hidden gems within our city. Greenacres is calling on any local restaurant with a great menu, welcoming atmosphere, and passionate team to join the campaign and be part of this citywide celebration of food and culture.

[Visit website for more details here.](#)

## 2. Workforce Development – City of Greenacres Job Fair

On Wednesday, June 25, 2025, the Department, in partnership with CareerSource Palm Beach County, Prospera, the Hispanic Chamber of Commerce of Palm Beach County, and the Central Palm Beach County Chamber of Commerce, successfully hosted the City of Greenacres Job Fair at the Community Center. The event ran from 10:00 AM to 1:00 PM, bringing together 28 participating employers and nearly 500 job seekers, surpassing initial expectations. The job fair served as a key element of the City's ongoing workforce development strategy and achieved the following outcomes:

- Connected employers directly with qualified job seekers
- Promoted local hiring and inclusive employment opportunities
- Increased public awareness of career pathways, training programs, and job readiness resources

The event also garnered positive media coverage, helping to amplify community engagement and public visibility. Coverage included: WPBF 25 ABC News, Glades Media 99.5 FM – LA LEY, HOT 105.1 FM, and La Primera 104.1 FM.

An Employer Survey Summary Report was completed at a post-event, with responses from 14 of the 28 employers (50% response rate) providing valuable insights. Highlights from the feedback included:

- Strong praise for the event's organization, venue, and turnout
- High satisfaction with the quality of candidates and meaningful onsite engagement
- Recommendations to host future job fairs on a quarterly or biannual basis to maintain momentum and expand hiring success

The success of the June 25th Job Fair reaffirms the City's commitment to bridging employment gaps, advancing workforce inclusion, and strengthening Greenacres' local economy through dynamic, community-driven initiatives. [See full post and more photos here!](#)

## 3. Business Assistance

### Small Business Technical Assistance – Prospera USA

Through our partnership with Prospera USA, the Department continues to provide free one-on-one consultations to local small businesses at City Hall. In addition, a Small Business and Entrepreneur Orientation session was scheduled on June 10th in the City Hall Training Room to support aspiring entrepreneurs with startup planning and business development resources.

## 4. Redevelopment and Investment Outreach

The Department has actively engaged in a series of meetings and strategic presentations with prospective developers to advance key redevelopment opportunities in Greenacres. These efforts have included collaboration with Retail Strategies, the City's retail recruitment consultant, to align market data, site readiness, and investment potential with developer interests.

These engagements are part of a broader recruitment plan aimed at attracting quality redevelopment projects that support the City's goals for economic vitality, improved commercial corridors, and enhanced community amenities. Discussions have focused on underutilized sites, infill development, and the potential for mixed-use and destination retail concepts that align with the City's long-term vision. These outreach efforts signal growing interest and momentum around Greenacres as a desirable location for future investment.

## 5. Strategic Partnerships and International Collaboration

### Sister Cities International Exploration

On June 27, 2025, the Economic Development Department, in coordination with the City Clerk's Office, held a virtual meeting with representatives from the Mexican Consulate in Miami to explore opportunities for partnership that would benefit Greenacres residents. During the meeting, the Consulate outlined four key areas of service that could be extended to support the Greenacres community:

- Consular Services & ID Support – including passports and *Matrícula Consular* issuance
- Economic Promotion – support for trade facilitation and small business development
- Cultural Outreach – programming through the Mexican Cultural Institute
- Community Assistance – resources related to legal aid, emergency preparedness, and civic education

The discussion highlighted a clear service gap in Greenacres, particularly in support for the City's Hispanic/Mexican population, one the Consulate is well-positioned to help address.

Additionally, the meeting included a dialogue with Sister Cities International, where we received enthusiastic support for pursuing a formal sister-city relationship. This effort aligns with successful models previously established by the Mexican Consulate in Miami, which integrate cultural, educational, and economic initiatives through international affiliations. This exploratory effort represents a meaningful step toward strengthening international collaboration, expanding services to residents, and enhancing Greenacres' global civic profile.

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## Department Report

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Department of Finance Activity Report

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### DEPARTMENT HIGHLIGHTS

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

- Continued to work on efficiencies to better serve our internal and external customers.
- General Operations
  - Submitted online applications for the year ending 9/30/24 Annual Comprehensive Financial Report and Popular Annual Financial Report awards.
  - Began process of Fixed Assets tasks for the current fiscal year.
  - Conducted a physical inventory 10% audit of Fixed Assets across multiple departments with the assistance of a summer intern.
  - Pre-viewed Department Emergency Plan.



## Department Report

**MEETING DATE:** July 21, 2025

**FROM:** Brian Fuller, Fire Chief

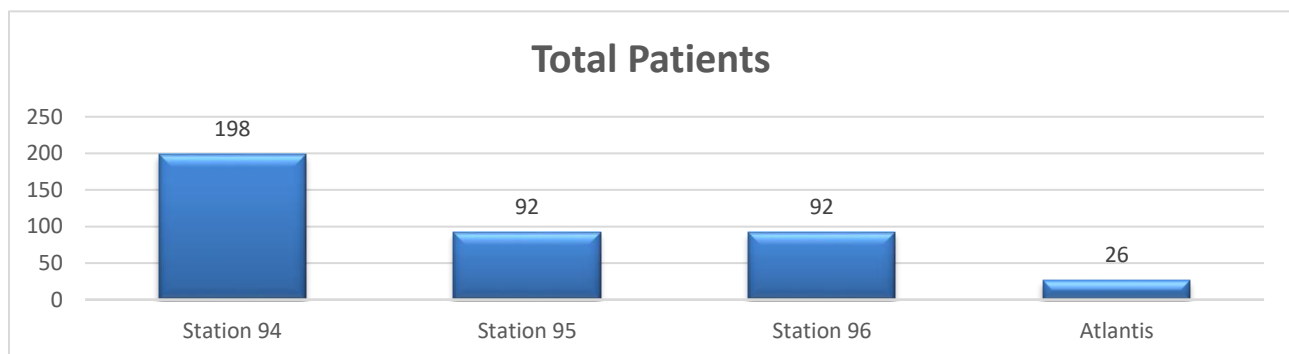
**SUBJECT:** Fire Rescue June

### FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in May	511
Average alarms per day	18.25
Total calls this fiscal year	5,497

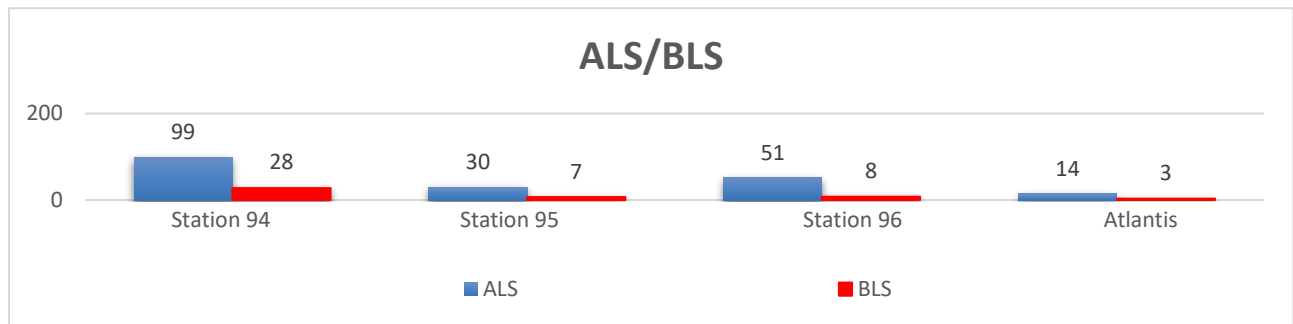
In June 2025, 382 patients were treated for Emergency Medical related services. Of those patients, 26 were in the City of Atlantis. These requests vary from a single unit responding to help an individual who has fallen to the floor, to a cardiac arrest necessitating multiple units, along with a mix of personnel, advanced skills and equipment.

Service Calls, Cancels, and Public Assists totaled 47. The requests include, but are not limited to, people locked out of home, water evacuation, animal problems, police assist, defective elevator, and canceled due to wrong address.



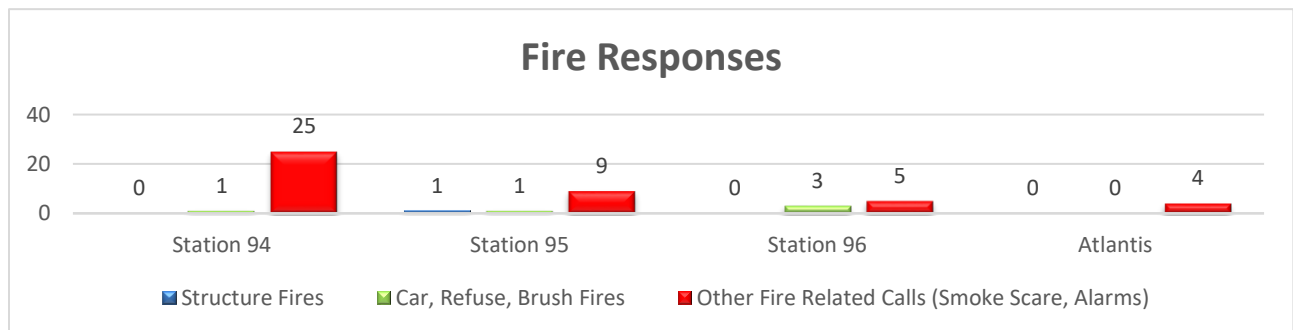
## ALS/BLS

Fire Rescue transported 223 patients to a hospital or 58% of the patients we were called to treat. The majority of those (180) required Advanced Life Support procedures. ALS emergencies require additional personnel, specialized equipment, and skills. Often, an EMT or Paramedic will be taken from the ALS Engine to accompany the one person in the rear of the Rescue to assist with life-saving therapies.

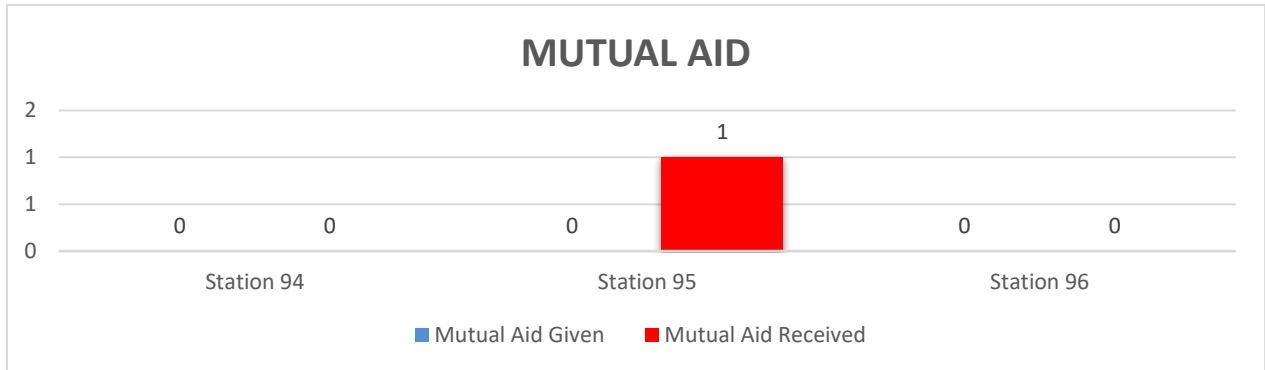


## FIRE RESPONSES

Fire Rescue responded to 39 calls for a fire or smoke-related emergency. There were five (5) requiring an escalated response to a car, brush, or refuse fire; one (1) were in a residential or commercial structure.



## MUTUAL AID

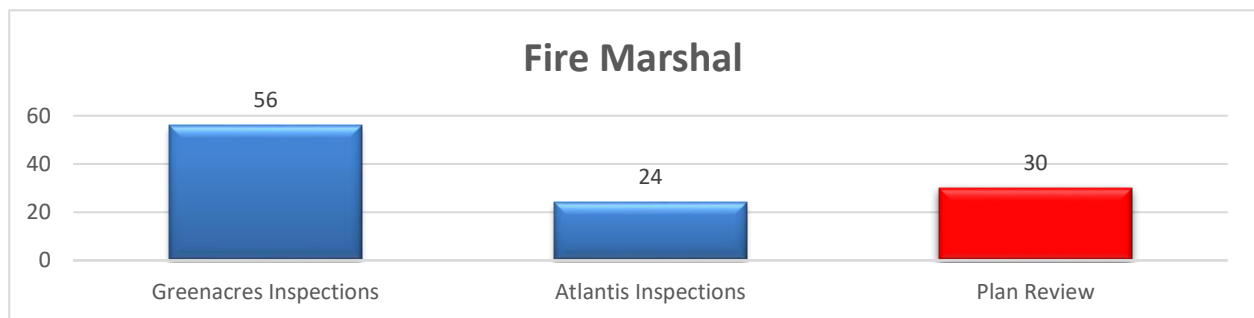


Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system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

## FIRE MARSHAL

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

Inspections	80
Plans Review	30
Dollar Loss due to fire	\$6,400



## SPECIAL SERVICES



Blood Pressure Screenings	0
Presentations, Station Tours/Attendees	0
Persons Trained in CPR	7



## Department Report

**MEETING DATE:** July 21st, 2025

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

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

### DEPARTMENT HIGHLIGHTS

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

1. Completed the deployment of the City's new on-premise ArcGIS Enterprise server environment, to expand the City's capabilities from the current cloud-based ArcGIS Online. Next steps are to work with Development & Neighborhood Services (DNS) Department to identify data to remain on ArcGIS Online for ease of public access and data to migrate to Enterprise, to take advantage of its increased capabilities. We will also work with other departments to identify use cases and produce GIS-based workflows to increase automation and improve services and access to information for constituents.
2. Continuing configuration of new network firewall appliances, to replace the aging primary security hardware components that are protecting the City's data resources from external access. CRS, Fire Rescue Station 94 and 96 are completed, and the primary firewall at City Hall is expected to be completed within the next three weeks.
3. Continuing the network segmentation project for the Municipal Complex, to separate workstations and critical equipment - e.g. servers and switches - into distinct sub-networks, a best practice adding another security layer to the City's information systems.
4. The MyGovernmentOnline (MGO) implementation project continues with the DNS Department, to manage all Permitting, Planning & Zoning, Code Compliance and Business Tax Receipts (BTRs) activities. The July 1 Go-Live for BTRs was delayed due to unexpected difficulties in configuring the integration between MGO and the New World ERP Financial Management module. Work on that function proceeds and is expected to be completed shortly. Meanwhile, an alternate solution for accepting BTR renewal and Fire inspection fee payments through New World ERP was identified and implemented through collaboration between IT, Finance, Fire Rescue and DNS department staff.

**SERVICE DESK REQUESTS****June 2025**

DEPARTMENT	CURRENT PERIOD	FY 2025 YTD	FY 2025 BUDGET
Administration	11	127	-
Community & Recreation Services	11	51	-
Development & Neighborhood Svcs.	12	78	-
Finance	9	41	-
Fire Rescue	9	56	-
Information Technology	2	32	-
Public Works	2	38	-
Purchasing	2	13	-
Youth Programs	8	47	-
<b>Total Service Desk Requests</b>	<b>66</b>	<b>483</b>	<b>800</b>



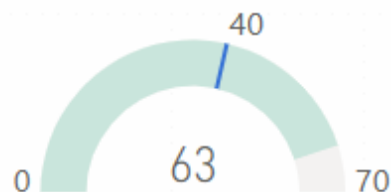
# IT Department Monthly Activity Report - June, 2025

### Number of Total Tickets

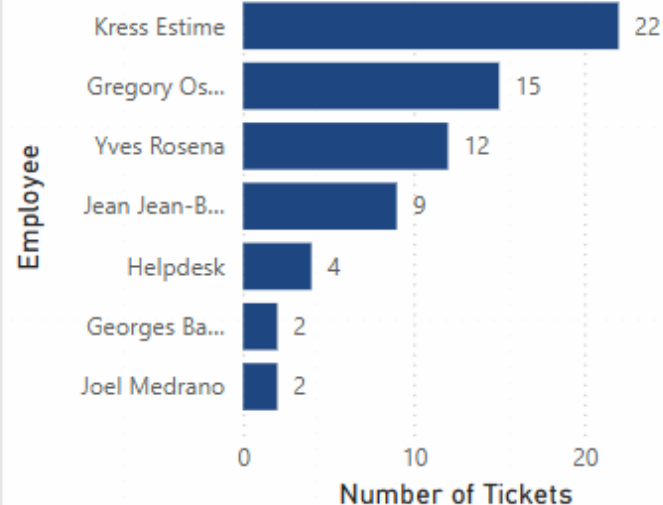
66

Total Tickets

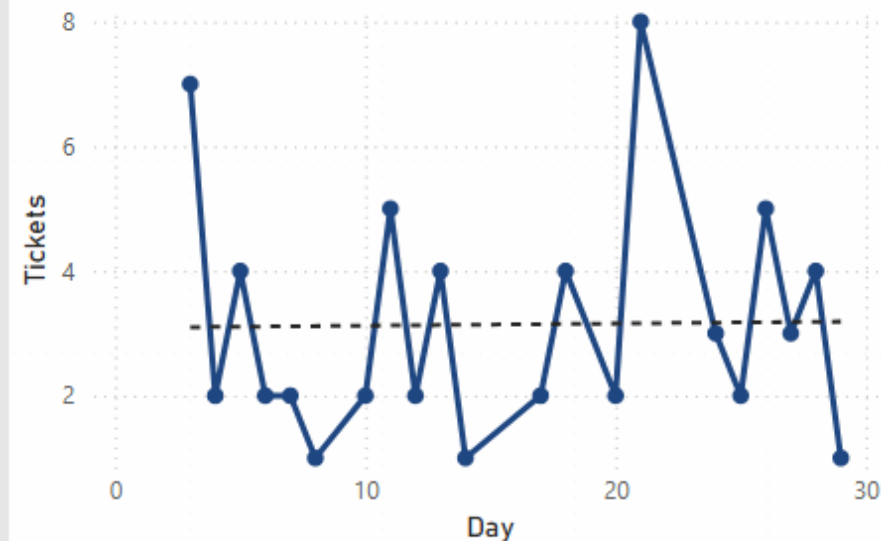
### Tickets Closed



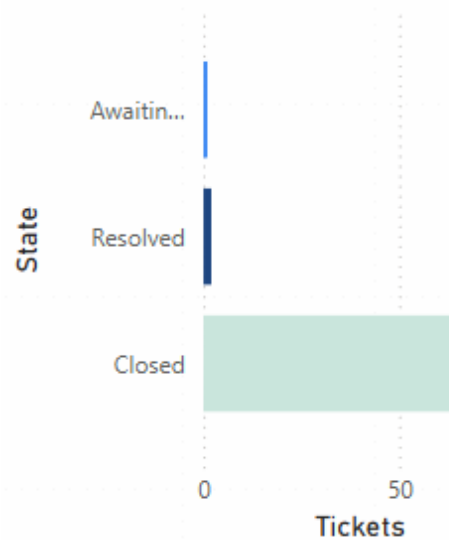
### Number of Tickets by Employee



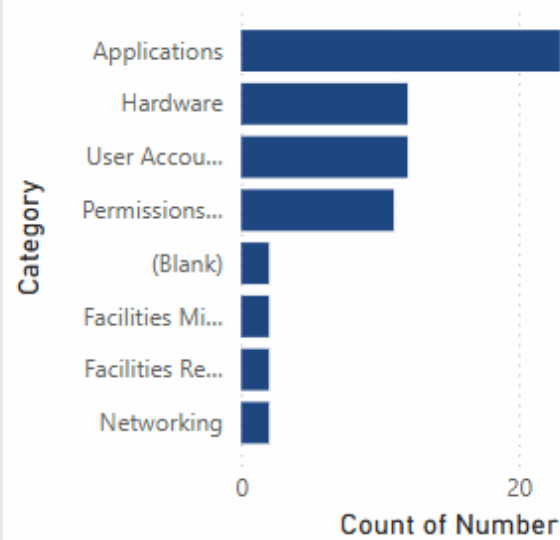
### Tickets by Day



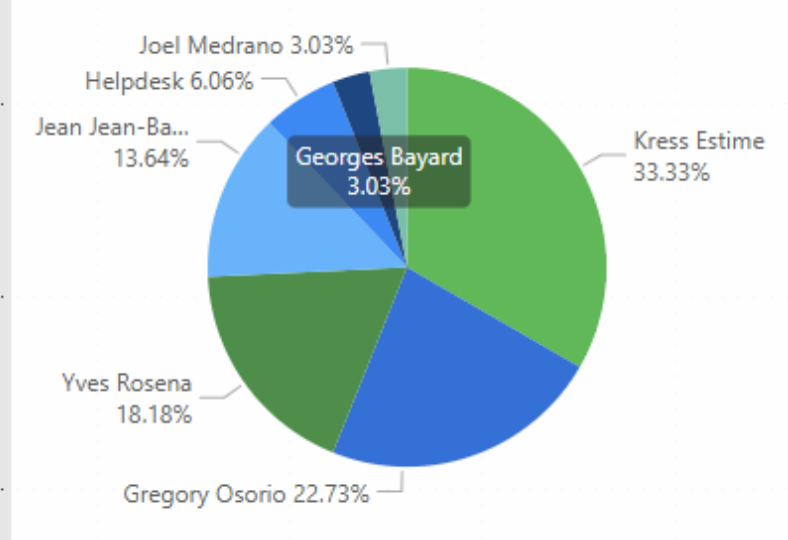
### Tickets by State



### Count of Number by Category



### Count of Number by Assignee Name





## Department Report

**MEETING DATE:** July 21, 2025

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

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

### CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks	1,661
Traffic Stops	779
Calls for Service	1,699
<b>All CAD Calls - Total</b>	<b>4,139</b>
<b>Total Calls for Service – FY 2025</b> (October 2024 – September 2025)	<b>35,720</b>

Data Source: CADS/Premier 1

\*Omit Miscellaneous Calls

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

### SUMMARY

During the month, there were 4,139 generated calls within the District and 59% of these calls were self-initiated.

### TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL	
Total Citations	Total Warnings
290	323

Data Source: CAU / TraCS

PBSO MOTORS UNIT	
Total Citations	Total Warnings
459	162

Data Source: Traffic Division

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## COMMUNITY POLICING EVENTS

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- 06/04/25: House of Grace Grand Opening
- 06/09/25 – 06/13/25: Harmony in the Streets Summer Camp
- 06/14/25: Flag Day
- 06/16/25 – 06/20/25: Harmony in the Streets Summer Camp at the Community Center
- 06/18/25: Food Distribution at Pickwick Mobile Home Park
- 06/25/25: Stroll with a Deputy Event
- 06/23/25 – 06/27/25: Harmony in the Streets Summer Camp at the Pickwick Mobile Home Park

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## STREET CRIMES UNIT

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- A District 16 Street Crimes Agent conducted a traffic stop and probable cause was developed to search the vehicle. The driver was arrested for Possession of Schedule 4, Attached Tag or Sticker Not Assigned, and Felon in Possession of a Weapon. This case was cleared by arrest.
- District 16 Street Crimes Agents observed a hand-to-hand transaction. An Agent arrested the dealer with Possession of Cocaine with Intent to Sell and Possession of Fentanyl with Intent to Sell. The suspect was transported to the Palm Beach County Jail and this case was cleared by arrest.
- District 16 Street Crimes Unit Agents developed probable cause for the vehicle stop on a suspect and took them into custody for a Failure to Appear warrant. Incident to arrest Agents located 1.0 grams of crack cocaine and a firearm in the vehicle. District 16 Street Crimes Agents arrested the suspect for Possession of Cocaine, Possession of a Firearm During Any Felony, and DWLS. The suspect was transported to the Palm Beach County Jail and this case was cleared by arrest
- The District 16 Detective Bureau and Street Crimes Unit conducted several spot checks at various locations in reference to attempting to locate a suspect for an outstanding burglary arrest warrant. Additionally, the suspect was a suspect in eight other burglary cases. Detectives and Agents located the suspect entering a vehicle and with the assistance of South Florida Task Force, District 1 Street Crimes Unit, and District 16 Detective Bureau, a vehicle suppression was conducted. The suspect was taken into custody without incident and transported to the Palm Beach County Jail, where the suspect was charged accordingly. The District 1 Detective Bureau also cleared four PBSO burglary cases and an in-custody arrest was completed. The driver of the vehicle was arrested for Accessory After the Fact, Child Neglect, Operation of a Car with No Driver's License, and Operating a Vehicle Not Registered. The District 16 Detective Bureau responded to the residence and took custody of the young child who was left alone. DCF was notified, responded, and took custody of the child. This case was cleared by arrest x10 District 16 and 4 four cases by District 1.

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## PROPERTY DETECTIVES

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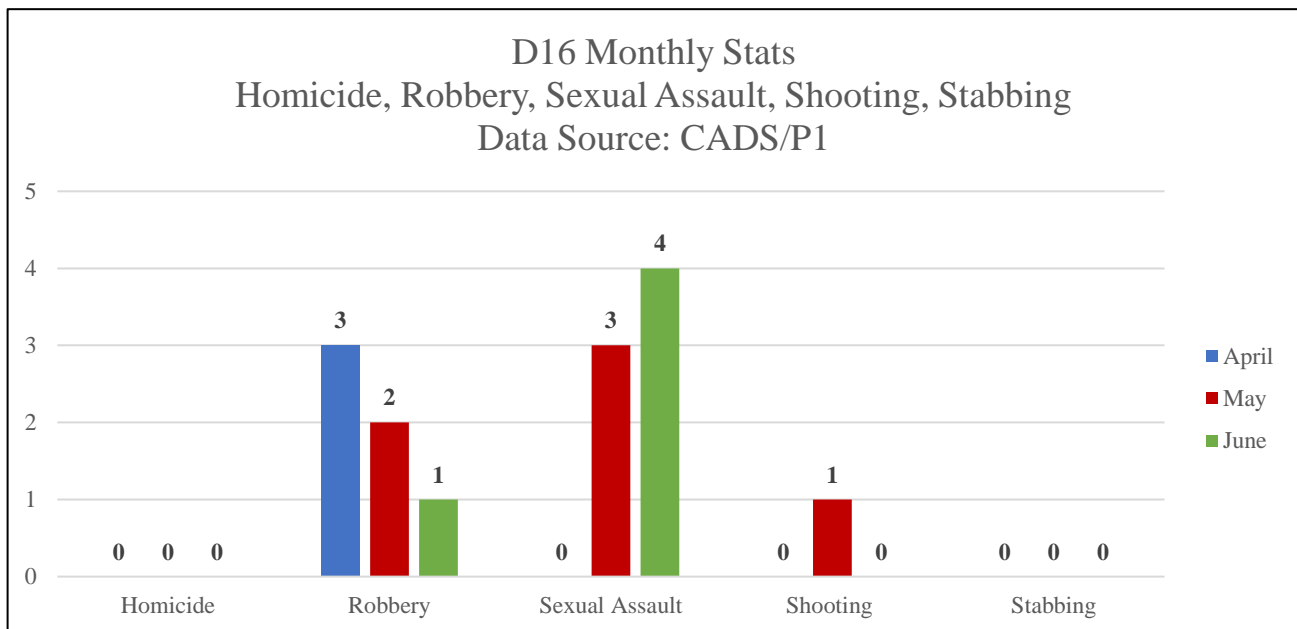
- Several vehicle burglaries occurred in Greenacres and the suspect who committed these nine burglaries worked alone. The District 16 Detectives were able to identify the suspect, establish PC and the District 16 Street Crimes Unit is actively looking for the

suspect. **Update:** Detectives and the District 16 Street Crimes Unit located the suspect and with the assistance of the SFTF the suspect was apprehended along with another person, who was driving the suspect and assisting in their attempts to evade law enforcement. During the apprehension, Detectives learned that the person with the suspect left their young child home alone. Both subjects were arrested, charged accordingly, and these cases were cleared by arrest.

- Four suspects enter a business and worked collectively to steal clothes and shoes. Attempts to identify the suspects are ongoing. **Update:** All four suspects were identified and two of the suspects were located and charged accordingly. This case was cleared by arrest.
- A victim reported that a suspect had stolen a package from a UPS store. The suspect claimed to be the victim and used a digital ID with the victim's name as identification. The suspect was located and arrested by the District 16 Street Crimes Unit. This case is cleared by arrest.

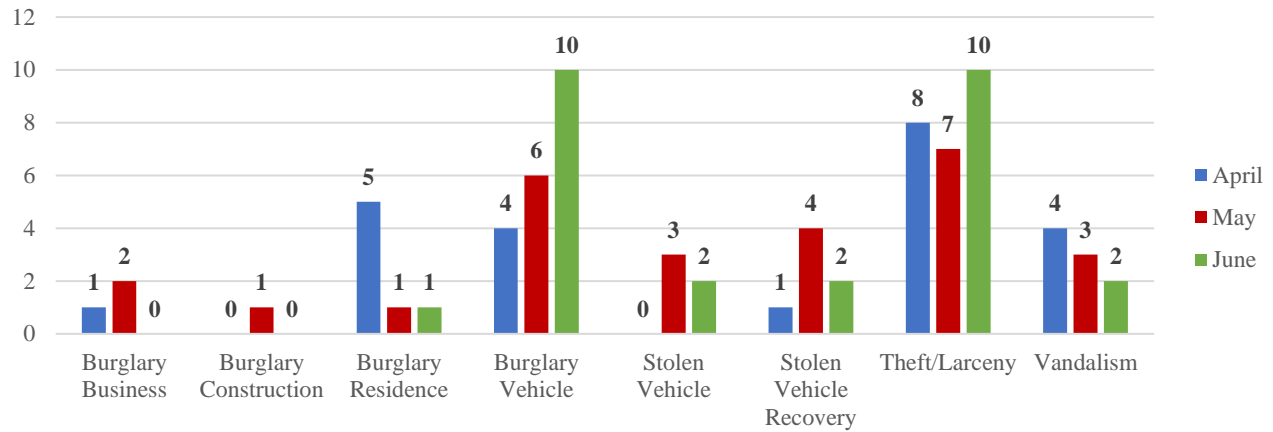
## DATA ANALYSIS

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

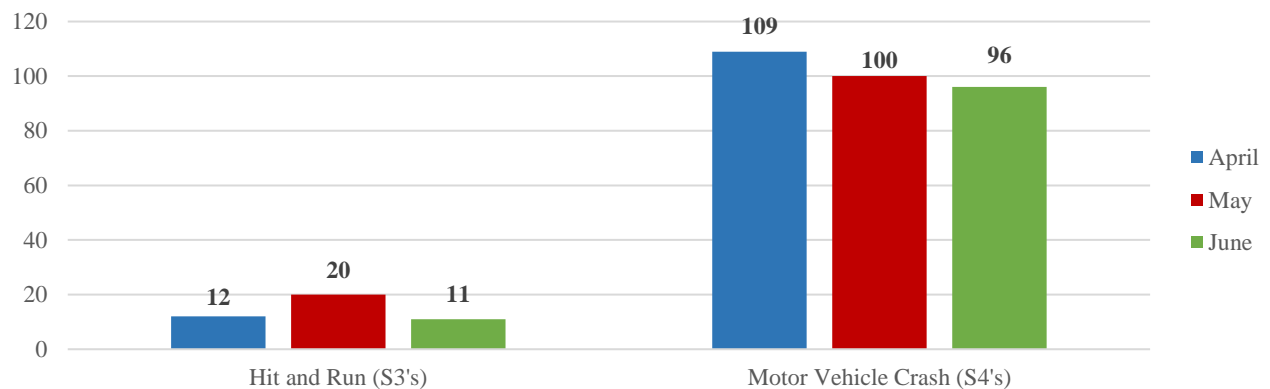


**D16 Monthly Stats**  
**Burglaries, Stolen Vehicle, Stolen Vehicle Recovery, Theft &  
 Vandalism**

Data Source: CADS/P1



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



**TOP ACCIDENT LOCATIONS FOR JUNE 2025 – CASE NUMBER INCIDENTS**  
 (S3's, 4's & 5V)

LOCATION	CASE NUMBER COUNT
Forest Hill Boulevard / S Jog Road	13
Lake Worth Road / S Jog Road	12
S Military Trail / Lake Worth Road	6
S Jog Road / 10th Avenue N	5
S Jog Road / Melaleuca Lane	4
10th Avenue N / S Haverhill Road	4





## Department Report

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Public Works Department Report

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### DEPARTMENT HIGHLIGHTS

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

#### 1. ADMINISTRATION:

- CIP updates:
  - Youth Programs Building (CIP-236): Elevated decks and underground fuel tanks complete. Fire Suppression, Mechanical, Electrical, Plumbing, Windows, Doors, Roof Screens and Storm Drainage in progress.
  - Gladiator Lake Drainage Enhancements (CIP-226): Final grading, seawall and fence installation are complete. The overall project is 99% finished, pending skimmer installation and final walk thru.

#### 2. ROADS AND DRAINAGE MAINTENANCE

- The handicap parking signs at the Cares Building have all been replaced.
- Approximately 1000 square feet of sod were replaced in the Jog Rd medians.
- Thirty-five (35) feet of broken sidewalks were replaced along Dillman Road.
- Fourth of July Holiday Banners were installed throughout the City.
- Concrete aprons at Villa del Trio were replaced after tree stumps were grinded.

#### 3. VEHICLE MAINTENANCE

- Testing's were conducted on the Fire Truck Pumps.

#### 4. BUILDING SERVICES

- A new generator was installed at Fire Rescue Station 95.

#### 5. PARKS MAINTENANCE

- The Beach Soccer Court at Freedom Park is 90% complete.
  - A new windscreen was installed at the Gladiator Park Pickleball Court.
  - The sport field at Freedom Park has been prepped and the installation of new Bermuda sod has been coordinated.
  - The basketball systems were replaced at Rambo Park.
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## Department Report

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** Department of Purchasing Activity Report

### DEPARTMENT HIGHLIGHTS

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

- a. 25-002 Parks Master Plan – This Request for Proposal was advertised on March 6, 2025 and closed on April 11, 2025 with five (5) proposals received. The Selection Committee met on May 5, 2025, to review, discuss and shortlist the proposals received. Two (2) proposers were shortlisted. The Selection Committee met on June 4, 2025 for presentations and final evaluation. The Selection Committee has recommended awarding the project to Kimley-Horn and Associates, Inc. To go before Council for approval.
- b. 25-004 AV System Upgrade and Equipment Replacement – This Request for Proposal was advertised on March 16, 2025 and closed on April 22, 2025 with three (3) proposals received. The Selection Committee met on July 9, 2025 for presentations and final evaluation. The Selection Committee has recommended awarding the project to AVI-SPL, LLC. To go before Council for approval.
- c. 25-008 Background Screening Services – This Request for Proposal was advertised on June 1, 2025 and closes on July 1, 2025.
- d. Solicitations In Progress – Furniture for New Youth Programs Building and Technology for New Youth Programs Building; Medical Supplies; Mobile and Temporary Food Event Services; Landscape Maintenance Services for Facilities and Parks; and Public Works Uniforms.

### DEPARTMENT ACTIVITY

ACTIVITY	CURRENT PERIOD	FY 2025 YTD
Purchase Orders Issued	20	488
Purchase Order Amounts	\$ 2,853,903.13	\$ 36,275,435.14
Solicitations Issued	1	12
Solicitations in Progress	6	-
Central Store Requests	8	41
Contracts Managed	78	78
Purchasing Card Purchases	329	2,667
Purchasing Card Transactions	\$ 61,353.91	\$ 461,545.27
No. of Training Sessions Conducted	0	5
Towing Revenue	\$ 3,216.00	\$ 27,805.00



## Youth Programs Department Monthly Report

**MEETING DATE:** July 21, 2025

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

**SUBJECT:** June 2025 Department Report

### PROGRAMMING

- Summer Camp started on June 5<sup>th</sup>, 2025, with 135 kids enrolled for the month of June.
- Hours of Operation are Monday – Friday, 7:30a.m. – 5:30p.m.
- Breakfast, a hot lunch and snacks are provided.
- CARES & Teen Program campers participated in the Cox Science Center and Aquarium – Passport to Stem ELO which introduces fundamental STEM concepts in subjects like chemistry, biology, engineering, robotics, computer science and programming, and physical science. Professional STEM educators will present impressive demonstrations featuring liquid nitrogen, electricity, and chemical reactions along with interactive experiences with fossils and biological specimens.

### PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2025 TO DATE
# of Summer Camp Participants	131	121
# of Participants in Sierra Club ICO	0	15
# of Licenses Coordinated	1	1
# of MOU's Coordinated	2	1
# of Part.'s in Teen Advisory Council (TAC)	8	8
# of Part.'s in TOP Program	0	40
# of Part.'s in Garden Club	0	34
# of Presidential Volunteer Service Hours	665	4,120

### FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2025 TO DATE
Early Learning Coalition	\$13,437.19	\$105,185.86
Parent & Registration Fees	\$33,324.00	\$111,668.21
Youth Services Department SEL Grant	\$00.00	\$53,905.60
Textile Funds	\$00.00	\$660.00
Summer Camp Scholarship Program	\$750.00	\$750.00

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

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- During the month of June youth in CARES participated in an Expanded Learning Opportunity (ELO) called KidzArt. Youth ages 5-12 have fun, learn to draw, and experience creativity building exercises. KidsArt mobile program is complemented with new and varied art mediums, and our unique multi-cultural, drawing-based curriculum. Its techniques remove the fear of failure that can block creative expression. As a result, children produce artwork beyond their imagination. KidzArt Palm Beach found that the resulting experience of success, instead of fear of failure, carries over into all areas of life.
- Summer Camp field trips for the month of June included trips to the movies, Fun Depot, Chuck-E-Cheese, Pool, Cici's Pizza, Astro Skate, Bedners Farm, Altitude and Palm Beach Zoo.

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## TEEN PROGRAMS REPORT

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- During the month of June our Teen campers volunteered at Cros Ministries Food Panty assisting with organizing and packing pantry items. The teens enjoyed the opportunity to give back during camp.
- Approximately twenty (20) teens have had the opportunity to participate in Crochet Club facilitated by Mrs. Diaz. It has been a challenging, yet enjoyable experience and teens have been practicing daily to perfect the art of Crocheting.