



CITY COUNCIL BUDGET HEARING MEETING

City of Greenacres, Florida

Wednesday, September 03, 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

First Budget Hearing - Fiscal Year 2026 Proposed Budget

- 1. PUBLIC HEARING: Ordinance 2025-17: First Reading:** Establishing a taxable valuation and levying an ad valorem tax on property located within the corporate limits of Greenacres, Florida, as of the year ending December 31, 2025; providing for repeal of conflicting ordinances, severability, and an effective date. - Teri Lea Beiriger, Director of Finance.
- 2. PUBLIC HEARING: Ordinance 2025-18: First Reading:** Adopting an operating budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Lea Beiriger, Director of Finance.

SPECIAL BUSINESS

- 3. Proclamation:** National Hispanic Heritage Month, September 2025. - Carlos Poveda, Dr. Leon Poveda and Jessica Poveda, of Grace Family Medicine; Catalina E. Restrepo, David Olaya, and Angela Amezcua of Restrep Law Group.
- 4. Proclamation:** Light it up Green - Muscular Dystrophy. - Nadine Kirby.
- 5. Proclamation:** Firefighter Appreciation Month, September 2025. - Fire Chief, Phillip Konz, Fire Rescue.

CONSENT AGENDA

- 6. Official City Council Meeting Minutes:** City Council Meeting Minutes, August 4, 2025.
- Quintella L. Moorer, City Clerk.
- 7. Proclamation:** Recognition of the retirement of former Councilmember Richard Radcliffe.

REGULAR AGENDA

- 8. PUBLIC HEARING: Resolution 2025-34:** Complying with Senate Bill 784 (2025), which amended Section 177.071, Florida Statutes, by requiring all plats and replats to be administratively approved and requiring all municipalities to designate an administrative official to administratively approve, approve with conditions, or deny plats and replats on or after July 1, 2025; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
- 9. PUBLIC HEARING: Ordinance 2025-15: First Reading:** Amending Chapter 16, Article 3, District Regulations, Division 13, Study Area Zone (SAZ); to clarify the application, and to allow for limited minor improvements; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the code; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
- 10. PUBLIC HEARING: Ordinance 2025-20: First Reading:** Amending Chapter 13 "Taxation," Article 5 "Additional Homestead Exemption for persons 65 and older," Section 13-85 "Exemption," to increase the Homestead Exemption for qualifying persons 65 years of age and older; providing for severability, conflicts, codification, delivery of the ordinance, and an effective date. - Tanya Earley, City Attorney.
- 11. Ordinance 2025-16: First Reading:** Amending the City of Greenacres' budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Lea Beiriger, Director of Finance.
- 12. Ordinance 2025-19: First Reading:** Authorizing an amended lease agreement for a portion of Veterans Memorial Park pursuant to Article 6, Section 1(G), of the City's Charter, which requires leases of city-owned property to be approved by ordinance; providing for severability, conflicts, and an effective date. - Tanya Early, City Attorney.

DISCUSSION ITEM

13. Charter Review Committee. - Andrea McCue, City Manager.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**CITY MANAGER'S REPORT****CITY ATTORNEY'S REPORT****MAYOR AND CITY COUNCIL REPORT****ADJOURNMENT****Future City Council Meetings**

September 17, 2025 - Budget Hearing.

October 6, 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 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.



ITEM SUMMARY

MEETING DATE: September 3, 2025
FROM: Teri Lea Beiriger, Director of Finance
SUBJECT: Ord. Nos. 2025-17 and 2025-18

BACKGROUND

Florida Statutes Section 200.065 specifies the procedural steps that must be followed by each unit of local government in the preparation and approval of the government entity's property tax millage, levy, and annual budget. In accordance with these regulations, the certified taxable property values as of July 1, 2025, provided by the Palm Beach County Property Appraiser will be used to determine the ad valorem tax proceeds in the calculation of the Fiscal Year (FY) 2025-2026 Budget.

Taxing authorities must hold two (2) public hearings to adopt a millage rate and budget. This evening's hearing is the First Public Hearing of the City of Greenacres to adopt a tentative millage rate and budget for Fiscal Year 2025-26.

The tentative millage rate and the budget must be adopted by separate votes. Pursuant to directions provided by the City Council at the budget workshop held on June 16th and the budget meeting held on July 21st, staff has prepared the two (2) ordinances required by the Truth in Millage (TRIM) process for approval by the City Council. The ordinance to establish the taxable value and set the ad valorem rate (Ordinance 2025-17) must be passed first, followed by the ordinance to adopt the budget (Ordinance 2025-18).

ANALYSIS

The first ordinance, 2025-17, establishes the taxable value and sets the ad valorem rate.

The certified total taxable value of \$3,382,129,026 provided by the Property Appraiser's office is \$240,847,423 more than last year's certified taxable value of \$3,141,281,603. The 7.67% increase in taxable value is due to an increase in property values along with an increase in new construction.

The millage rate of 6.3000 mills applicable to the General Fund Levy, for Fiscal Year 2026 is 7.43% greater than the calculated rolled-back millage rate pursuant to Section 200.065(1) F.S. of 5.8641 mills that generates the same amount of property tax revenue as last year on existing real and personal property.

The property tax rate of 6.3000 mills set by ordinance 2025-17 would generate \$20,455,116 of ad valorem revenue, or \$1,530,146 more than FY2025.

The second ordinance, 2025-18, adopts an operating budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026. The proposed budget appropriated revenues and expenditures from \$58,337,694 in FY 2025 to \$81,625,700 in FY 2026.

FINANCIAL INFORMATION

The proposed ordinances set the total millage at 6.3000 mills and appropriate \$81,625,700 for the operation of the City in FY2026.

LEGAL

The first budget hearing was advertised in the preliminary tax assessment notices as required in F.S. 200.065. The second hearing, to set the millage rate and adopt the FY2026 budget, is scheduled for September 17, 2025, at 6:00 p.m. at the Greenacres City Hall and was advertised in a newspaper that has local circulation in the City.

STAFF RECOMMENDATION

Approval of Ordinance 2025-17 and Ordinance 2025-18.

ORDINANCE NO. 2025-17

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ESTABLISHING A TAXABLE VALUATION AND LEVYING AN AD VALOREM TAX ON PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF GREENACRES, FLORIDA, AS OF THE YEAR ENDING DECEMBER 31, 2025; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 200.065 F.S., the Palm Beach County Property Appraiser has certified the tax roll for the City of Greenacres for the purpose of computing an ad valorem tax rate for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, in the preparation of the operating budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the City of Greenacres Council has utilized the certified taxable valuation in computing the ad valorem tax rate necessary to fund the operating budget; and

WHEREAS, the City Council has determined that setting the millage rate as set forth herein serves a valid public purpose.

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

SECTION 1. For the purpose of setting an ad valorem tax rate for the operating budget, the effective taxable value for all real and personal property for the year 2025 was certified on July 01, 2025, to be \$3,382,129,026. The 2025 certified value was higher by \$240,847,423 (7.67%) than the 2024 final certified value of \$3,141,281,603.

Ordinance No. 2025-17 | Establishing a Taxable Value

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SECTION 2. For the purpose of funding the operating budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the effective taxable value as listed above will be and is hereby taxed at the total rate of 6.3000 mills.

SECTION 3. The millage rate of 6.3000 mills applicable to the General Fund Levy, for Fiscal Year 2025 is 7.43% greater than the calculated rolled-back millage rate pursuant to Section 200.065(1) F.S. of 5.8641 mills that generates the same amount of property tax revenue as last year on existing real and personal property.

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. Effective Date

The provisions of this Ordinance shall become effective October 1, 2025, in accordance with the laws of the State of Florida.

Passed on the first reading this 3rd day of September 2025.

Voted:

Chuck Shaw, Mayor

John Tharp, Council Member, *District I*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, 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

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SUBJECT: Ord. Nos. 2025-17 and 2025-18

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Taxing authorities must hold two (2) public hearings to adopt a millage rate and budget. This evening's hearing is the First Public Hearing of the City of Greenacres to adopt a tentative millage rate and budget for Fiscal Year 2025-26.

The tentative millage rate and the budget must be adopted by separate votes. Pursuant to directions provided by the City Council at the budget workshop held on June 16th and the budget meeting held on July 21st, staff has prepared the two (2) ordinances required by the Truth in Millage (TRIM) process for approval by the City Council. The ordinance to establish the taxable value and set the ad valorem rate (Ordinance 2025-17) must be passed first, followed by the ordinance to adopt the budget (Ordinance 2025-18).

ANALYSIS

The first ordinance, 2025-17, establishes the taxable value and sets the ad valorem rate.

The certified total taxable value of \$3,382,129,026 provided by the Property Appraiser's office is \$240,847,423 more than last year's certified taxable value of \$3,141,281,603. The 7.67% increase in taxable value is due to an increase in property values along with an increase in new construction.

The millage rate of 6.3000 mills applicable to the General Fund Levy, for Fiscal Year 2026 is 7.43% greater than the calculated rolled-back millage rate pursuant to Section 200.065(1) F.S. of 5.8641 mills that generates the same amount of property tax revenue as last year on existing real and personal property.

The property tax rate of 6.3000 mills set by ordinance 2025-17 would generate \$20,455,116 of ad valorem revenue, or \$1,530,146 more than FY2025.

The second ordinance, 2025-18, adopts an operating budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026. The proposed budget appropriated revenues and expenditures from \$58,337,694 in FY 2025 to \$81,625,700 in FY 2026.

FINANCIAL INFORMATION

The proposed ordinances set the total millage at 6.3000 mills and appropriate \$81,625,700 for the operation of the City in FY2026.

LEGAL

The first budget hearing was advertised in the preliminary tax assessment notices as required in F.S. 200.065. The second hearing, to set the millage rate and adopt the FY2026 budget, is scheduled for September 17, 2025, at 6:00 p.m. at the Greenacres City Hall and was advertised in a newspaper that has local circulation in the City.

STAFF RECOMMENDATION

Approval of Ordinance 2025-17 and Ordinance 2025-18.

ORDINANCE NO. 2025-18

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ADOPTING AN OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager, in accordance with provisions of State Law and the City Charter, has submitted a proposed budget to the City Council for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, the City Council has considered the recommendations of the City Manager and has made revisions thereto; and

WHEREAS, the City Council has complied with Section 200.065 Florida Statute, in the setting of a proposed millage rate and the computation of a roll-back rate; and

WHEREAS, the City Council has scheduled and advertised public hearings on the proposed operating budget in accordance with Section 200.065, Florida Statutes; and,

WHEREAS, the City Council finds adopting the proposed operating budget as set forth herein serves a valid public purpose.

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

SECTION 1. The foregoing recitals are incorporated into this Resolution by reference and as true findings of fact by the City Council.

SECTION 2. For the purpose of fixing the amount of appropriations for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, it is estimated that revenues will be available to meet budgeted appropriations according to the following sources:

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REVENUES**GENERAL FUND**

<i>Ad Valorem Taxes</i>	<i>\$ 20,455,116</i>
<i>Utility Taxes</i>	<i>4,018,000</i>
<i>Other Taxes</i>	<i>3,335,300</i>
<i>Permits & Fees</i>	<i>3,737,884</i>
<i>Intergovernmental</i>	<i>7,587,199</i>
<i>Charges for Services</i>	<i>7,899,153</i>
<i>Fines & Forfeitures</i>	<i>788,900</i>
<i>Interest Income</i>	<i>1,043,350</i>
<i>Rents & Royalties</i>	<i>428,657</i>
<i>Miscellaneous</i>	<i><u>713,262</u></i>
 <i>Use of Fund Balance.....</i>	 <i>8,510,342</i>
<i>Total Revenues - General Fund</i>	<i>\$ 58,517,163</i>

SPECIAL REVENUE FUNDS**Forfeitures Fund**

<i>Florida State Statute 932.7055 Prohibits Budgeting Anticipated Revenue .</i>	<i>N/A</i>
<i>Use of Fund Balance</i>	<i>\$ <u>105,119</u></i>
 <i>Sub-Total Forfeitures Fund</i>	 <i>\$ 105,119</i>

Arboreous Fund

<i>Revenue - Contributions, Interest Earned, Impact Fees</i>	<i>\$ 1,200</i>
<i>Use of Fund Balance</i>	<i><u>18,800</u></i>
 <i>Sub-Total Arboreous Fund</i>	 <i>\$ 20,000</i>

Fire Rescue Donations and Contributions Fund

<i>Revenue - Contributions & Interest Earned</i>	<i>\$ 600</i>
<i>Use of Fund Balance</i>	<i><u>24,400</u></i>
 <i>Sub-Total Public Safety Donation and Contributions Fund</i>	 <i>\$ 25,000</i>

Youth Programs Fund

<i>Revenue - Intergovernmental Grants, Fees, Contributions</i>	<i>\$ 1,418,157</i>
<i>Use of Funds</i>	<i><u>(108,620)</u></i>

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Sub-Total Youth Programs Fund \$ 1,309,537

Art in Public Places

Revenue - Intergovernmental Grants, Fees, Contributions \$ 245

Budgeted Fund Balance Surplus 70,107

Use of Funds..... \$ 70,352

Total Revenues - Special Revenue Funds \$ **1,530,008**

DEBT SERVICE FUND**Public Facility Improvement Notes**

Interest Earned \$ 0

Inter-fund Transfer 0

Budgeted Fund Balance Surplus 0

Total Revenues - Debt Service Fund \$ **0**

CAPITAL PROJECTS FUNDS

Revenue New Growth Fund \$ 9,896,800

Revenue Parks and Recreation 938,000

Revenue Reconstruction & Maintenance 1,791,611

Revenue Infrastructure Surtax 5,169,441

Revenue American Rescue Plan 3,200,000

Use of Fund Balance 749,048

Total Revenues - Capital Projects Funds \$ **21,744,900**

Total Revenues Available **\$ 81,792,071**

SECTION 2. For the purpose of financing the operations of the City of Greenacres, Florida, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, there

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is hereby appropriated from taxes and other revenues and sources received by the City of Greenacres, the following amounts:

APPROPRIATIONS**GENERAL FUND**

<i>Administration</i>	<i>\$</i>	<i>3,839,875</i>
<i>Finance</i>		<i>1,312,744</i>
<i>Purchasing</i>		<i>464,019</i>
<i>Information Technology</i>		<i>2,171,239</i>
<i>Development & Neighborhood Ser</i>		<i>3,091,320</i>
<i>Public Works</i>		<i>4,216,806</i>
<i>Fire Rescue</i>		<i>13,949,910</i>
<i>Community and Recreation Services.....</i>		<i>2,095,567</i>
<i>Non-Departmental</i>		<i>16,675,683</i>
<i>Interfund Transfers</i>		<i>10,650,000</i>
<i>Contingency.....</i>		<i>50,000</i>

Total General Fund Appropriations \$ 58,517,163

SPECIAL REVENUE FUNDS

<i>Forfeitures Fund</i>	<i>\$</i>	<i>105,119</i>
<i>Arboreous Fund.....</i>		<i>20,000</i>
<i>Public Safety Donation & Contribution Fund</i>		<i>25,000</i>
<i>Youth Programs Fund.....</i>		<i>1,309,537</i>
<i>Art In Public Places</i>		<i>70,352</i>
Total Special Revenue Appropriations	\$	1,530,008

DEBT SERVICE**Public Facility Imp. Notes**

<i>Principal</i>	<i>\$</i>	<i>0</i>
<i>Interest</i>	<i>\$</i>	<i>0</i>

Total Debt Service Fund Appropriations \$ 0

CAPITAL IMPROVEMENT FUNDS

<i>New Growth</i>	<i>\$</i>	<i>13,330,000</i>
<i>Parks and Recreation</i>		<i>358,000</i>
<i>Reconstruction & Maintenance</i>		<i>1,792,900</i>
<i>Infrastructure Surtax.....</i>		<i>5,664,000</i>

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American Rescue Plan.....	600,000
Inter-fund Transfer.....	<u>0</u>

Total Capital Funds Appropriations \$ 21,744,900

Total Appropriations..... \$ 81,792,071

SECTION 3. Repeal of Conflicting Ordinances.

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

SECTION 4. Severability

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

SECTION 5. Effective Date

The provisions of this Ordinance shall become effective October 1, 2025, in accordance with the laws of the State of Florida.

Passed on the first reading this 3rd day of September 2025.

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

Judith Dugo, Deputy Mayor

John Tharp, Council Member, *District I*

Peter Noble, Council Member, *District II*

Susy Diaz, Council Member, *District IV*

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, August 04, 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. Councilmember Bousquet was absent. All other Councilmembers were present.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to approve the agenda with the addition of adding Item 10 on the Regular Agenda regarding satisfaction of liens.

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

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

1. **Presentation:** Youth Programs Summer Camp Crochet Club. - Deputy Mayor Susy Diaz and Ben Dexter, Youth Programs Acting Assistant Director.

Deputy Mayor Diaz shared her experience with the Summer Crochet Club. She showed a video of some of the club members expressing what they learned during the summer. Deputy Mayor Diaz enjoyed her experience with teaching the children a new task.

Mr. Dexter thanked Deputy Mayor Diaz for her dedication and commitment to the youth and assisting with the Crochet Club.

2. **Presentation:** Legislative Update. - The Honorable House Representative Debra Tendrich, House District 89.

Representative Tendrich highlighted various bills that were passed, vetoed or currently in progress, which included Holocaust Remembrance Day on January 27, 2026, Affordable Housing, Veteran mobility, Condo reform and property insurance matters.

She provided some happenings in her district such Art in the Office in honor of National Bullying Prevention Month, ride-along to assist with substance abuse, and Ought to be a Law for students creating bills to be presented during sessions.

- 3. Proclamation:** National Fentanyl Prevention and Awareness Day. - August 21, 2025. - The Honorable House Representative Anne Gerwig, House District 93.

Councilmember Dugo read the proclamation by title.

Representative Gerwig accepted the proclamation and thanked the Council for their support.

Photos were taken.

CONSENT AGENDA

- 4. Official City Council Meeting Minutes:** City Council Meeting Minutes, July 21, 2025, and City Council Budget Meeting Minutes, July 21, 2025.- Quintella L. Moorner, City Clerk.
- 5. Resolution 2025-32:** Authorizing the execution of the fiscal year 2025-2026 Community Development Block Grant (CDBG) Agreement for Phase IV Lift Station Original Section Sewer Project; and providing an effective date. - Carlos Cedeño, Director of Public Works.
- 6. Appointment and Ratification of Planning and Zoning Board of Appeals Members:** Appointing Aldo Cardenas to serve a three-year term as an Alternate Member 2 and promoting Mr. Robert Clements to a Full Member and Mr. Leonard Grant to an Alternate Member 1 until 2027. - Andrea McCue, City Manager.

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

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

REGULAR AGENDA

- 7. PUBLIC HEARING: Ordinance 2025-10: Second 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, Development and Neighborhood Services, (DNS).

Ms. Moorner read the ordinance by title.

Mr. Gallier stated no changes had taken place since the First Reading.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Councilmember Tharp to approve Ordinance 2025-10 on Second Reading.

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

- 8. PUBLIC HEARING: Ordinance 2025-12: Second 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 (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 (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.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes had taken place since the First Reading.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Noble to approve Ordinance 2025-12 on Second Reading.

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

- 9. PUBLIC HEARING: Ordinance 2025-13: Second 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.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated no changes had taken place since the First Reading.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Deputy Mayor Diaz to approve Ordinance 2025-13 on Second Reading.

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

Resolution 2025-33: Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Andrea McCue, City Manager.

Ms. McCue stated the resolution was a release of liens for eight (8) properties and one solid waste account. All liens were satisfied.

Motion made by Councilmember Tharp, Seconded by Councilmember Dugo to approve Resolution 2025-33.

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

DISCUSSION ITEM

10. Additional Senior Homestead Exemption - Andrea McCue, City Manager.

Ms. McCue stated Deputy Mayor Diaz requested some feedback and impact fees to provide an increase homestead exemption benefit for qualified seniors in the City. She requested the amount be increased from \$5,000 to up to \$25,000 homestead exemption. She provided a handout with the total cost for exemptions up to \$25,000. Ms. McCue also mentioned an ordinance would be required to make the change along with legal approval.

Councilmember Dugo felt the City was limited in funds and suggested the exemption benefit remain at \$5,000.00 amount.

Deputy Mayor Diaz asked if the City would discuss what the impact would be if the Council approved. She felt the amount of over \$36,000 was minimum. Deputy Mayor Diaz felt it was a major necessity to assist our seniors.

Ms. McCue stated the amount had very minimal impact to the City's budget and nothing would be impacted on services.

Councilmember Tharp felt the increase was needed to help families in need.

Councilmember Noble stated we could review again next year if it was not approved this year.

Deputy Mayor Diaz pushed for the \$25,000 exemption, Councilmember Dugo said she was willing to compromise on a lesser exemption amount. She felt \$25,000 was too high.

Deputy Mayor Diaz, Councilmember Noble and Tharp were in favor of the \$25,000 exemption.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Ms. Emily Jacobs- Roberts welcomed Mr. Cardenas to the Planning Board. She also asked what the status was of the residents who came to the meeting inquiring about the sale of their home zoning issue from the last Council meeting. McCue stated staff was working on the issue.

Mr. Cardenas thanked the Council for the appointment, and he looked forward to serving.

CITY MANAGER'S REPORT

Ms. McCue stated a presentation for the Lake Worth Lagoon project would be forthcoming. She mentioned there was an America 250 Florida Grant she had applied for funding to meet a monument concept for the Veterans monument.

She reminded the Council of the Palm Beach Ethics training being held August 27 and the August 18 Meeting was cancelled.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Diaz: thanked the Staff and volunteers for the School Supply Drive. She reminded everyone to be safe as school starts Monday.

Councilmember Dugo: asked if the City could look into creating a loan closet for walkers and similar equipment for residents to use.

Councilmember Tharp: asked for any updates on the school camera systems. Ms. McCue stated the City was working on the details, permit process and procedure processing. He also welcomed Chief Konz, Fire Rescue.

Mayor Shaw: said the Change of Arms of Fire Chief was a great success. He also mentioned the Principals Luncheon on Thursday.

ADJOURNMENT

6:51PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____

PROCLAMATION

OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, IN RECOGNITION OF THE RETIREMENT OF FORMER COUNCILMEMBER RICHARD RADCLIFFE

WHEREAS, Richard Radcliffe was born in New Jersey and migrated to Palm Beach County in the late 70's, seeking escape from the cold, where he has made his home ever since; and

WHEREAS, his involvement in the community began with the City of Greenacres Planning and Zoning Committee, where he served for many years; and

WHEREAS, in 1988, he was appointed to the City Council to fill a vacancy and subsequently served for 23 years, Deputy Mayor for 3 terms, and became a pillar of the Greenacres community until his retirement from the Council in 2011; and

WHEREAS, beyond his public service, Councilmember Radcliffe was also a licensed real estate agent and owned and operated Radcliffe Realty from 1989 to 2011; and

WHEREAS, following his resignation as a Greenacres Elected Official in 2011, Mr. Radcliffe became the Executive Director of the Palm Beach County League of Cities, successfully fostering greater collaboration between municipalities and the county; and

WHEREAS, Richard Radcliffe was a past president of both the Palm Beach County League of Cities and the Gold Coast League of Cities, which represents Palm Beach, Broward, and Miami-Dade counties; and

WHEREAS, Richard Radcliffe will be retiring as the Executive Director of the Palm Beach County League of Cities effective at the end of August 2025; and

WHEREAS, Mr. Radcliffe's strategic planning and problem resolution skills have consistently contributed to his success in all his endeavors.

NOW, THEREFORE, I, Charles "Chuck" Shaw, Mayor of the City of Greenacres, express our deepest gratitude and extend our heartfelt congratulations to Mr. Richard Radcliffe on the occasion of his retirement. We commend him for his exceptional dedication, leadership, and unwavering commitment to the betterment of our community and wish him all the best in his future endeavors.

Given under my Hand and Seal of the City of Greenacres, Florida this 3rd day of September, 2025.



Charles E. Shaw

Charles Chuck Shaw, Mayor

Attest:

Quintella Moorer

Quintella Moorer, City Clerk

John Tharp
Councilman - District I

Peter A. Noble
Councilman - District II

Judith Dugo
Councilwoman - District III

Susy Diaz
Councilwoman - District IV

Paula Bousquet
Councilwoman - District V



ITEM SUMMARY

MEETING DATE: September 3, 2025

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

SUBJECT: **Resolution 2025-34 – Designation of Administrative Official for Plat and Replat in Accordance with Section 177.071, Florida Statutes**

BACKGROUND

During the 2025 legislative session, the Florida Legislature adopted Senate Bill 784 (SB 784), which significantly changes the platting and replatting process statewide. Effective July 1, 2025, local governing bodies (i.e., the City Council) are no longer authorized to approve plats or replats. Instead, Section 177.071, Florida Statutes, now requires counties and municipalities to designate an administrative official to carry out these approvals through an expedited administrative review process. Counties and municipalities statewide must ensure their platting procedures conform with this new requirement of Chapter 177, Florida Statutes.

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 5-0 at their meeting on August 14, 2025.

ANALYSIS

To comply with SB 784 and maintain continuity in the development review process, staff recommends that the City Council adopt Resolution 2025-34, formally designating the Development and Neighborhood Services Director or their designee as the administrative official to approve plats and replats on behalf of the City.

FINANCIAL INFORMATION

N/A.

LEGAL

Resolution 2025-34 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of Resolution 2025-34.

RESOLUTION NO. 2025-34

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, COMPLYING WITH SENATE BILL 784 (2025), WHICH AMENDED SECTION 177.071, FLORIDA STATUTES, BY REQUIRING ALL PLATS AND REPLATS TO BE ADMINISTRATIVELY APPROVED AND REQUIRING ALL MUNICIPALITIES TO DESIGNATE AN ADMINISTRATIVE OFFICIAL TO ADMINISTRATIVELY APPROVE, APPROVE WITH CONDITIONS, OR DENY PLATS AND REPLATS ON OR AFTER JULY 1, 2025; PROVIDING FOR CONFLICTS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article II, “Plats”, within Chapter 12, “Subdivisions and Land Development Regulations” of the City Code of Ordinances sets forth the current process for the approval of all plats and replats; and

WHEREAS, on June 20, 2025, the Governor signed Senate Bill 784 (2025), which amended section 177.071, Florida Statutes, and removed the governing body of municipalities and counties from the process of approving plats and replats; and

WHEREAS, Section 177.071, Florida Statutes, as amended, requires that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the statutory requirements; and

WHEREAS, Section 177.071, Florida Statutes, as amended, authorizes each local government to designate by ordinance or resolution an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats; and

WHEREAS, this Resolution proposes to expedite the City Council’s compliance with Section 177.071, Florida Statutes, while allowing City staff to come forward at a later date with other revisions to Article II, “Plats”, within Chapter 12, “Subdivisions and Land Development Regulations” of the City Code of Ordinances to specifically address the new administrative process and make other amendments by ordinance.

Resolution No. 2025-34 | Amending Section 177.071, Florida Statutes by Designating an Administrative Official to Administratively Approve Plats and Replats
Page No. 2

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

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

SECTION 2. Pursuant to Section 177.071, Florida Statutes, the City Council of the City of Greenacres hereby designates the Development and Neighborhood Services Department as the administrative authority for receiving, reviewing, and processing plat and replat submittals. The City Council further designates the Development and Neighborhood Services Director or designee as the administrative official authorized to approve, approve with conditions, or deny plat and replat submittals in accordance with Section 177.071 and based on compliance with the requirements of Section 177.091, Florida Statutes.

SECTION 3. All resolutions or parts of resolutions in conflict with this Resolution (including the provisions of Article II, Chapter 12 of the City's Code pursuant to SB 784 (2025)) are hereby repealed.

SECTION 4. If any provision of this Resolution is found to be in conflict with Florida Statutes, the conflicted provision shall be deemed repealed and the remainder of this Resolution shall remain in effect.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

Resolution No. 2025-34 | Amending Section 177.071, Florida Statutes by Designating an Administrative Official to Administratively Approve Plats and Replats
Page No. 3

RESOLVED AND ADOPTED this 3rd day of September, 2025

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

Susy Diaz, Deputy Mayor

John Tharp, Council Member *District I*

Peter Noble, Council Member, *District II*

Judith Dugo, Council Member, *District III*

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: September 3, 2025
FROM: Denise Malone, AICP, Development and Neighborhood Services Director
SUBJECT: Ordinance 2025-15 – ZTA-25-08 – First Reading
 Chapter 16 Study Area Zone (SAZ) Update

BACKGROUND

The City-initiated request for a Zoning Text Amendment (ZTA) has been brought forth to update the Study Area Zone (SAZ) district which serves as a temporary zone for properties undergoing annexation or long-range planning evaluation. Its purpose is to allow time for the City to assign an appropriate permanent zoning district based on comprehensive planning considerations.

ANALYSIS

There is currently no mechanism to accommodate minor site improvements such as the installation of landscaping or fencing that may be beneficial or necessary for safety, site stabilization, code compliance, or visual quality. It also does not account for development contemplated in an already approved site plan, development order, or annexation agreement.

This amendment allows such minor improvements for maintaining property conditions and addressing code compliance issues without undermining the intent of the SAZ district. It also provides a mechanism for development contemplated in an already approved site plan, development order, or annexation agreement. Consistent with the SAZ district's purpose, the amendment clarifies the SAZ's application to non-annexation cases, such as long-range planning studies.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2025-15 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 25-08 through Ordinance 2025-15.

ORDINANCE NO. 2025-15

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, ZONING REGULATIONS, AT ARTICLE III, DISTRICT REGULATIONS, DIVISION 13, STUDY AREA ZONE (SAZ); TO CLARIFY THE APPLICATION, AND TO ALLOW FOR LIMITED MINOR IMPROVEMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 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 III, District Regulations, Division 13, Study Area Zone (SAZ), of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

DIVISION 13. STUDY AREA ZONE (SAZ)

Sec. 16-537. Purpose and intent.

The study area zone (SAZ) is a zoning district designed as a holding zone and to apply to lands on temporary basis awaiting a rezoning to another district provided in this chapter. This zoning designation shall be appropriate in instances when land is being studied for a proper future zoning designation or in instances when annexed lands are awaiting the application for rezoning.

Sec. 16-538. Development.

There shall be no development permitted within a study area zone except for limited minor site improvements determined to be necessary to protect public health, safety, or welfare; to prevent site degradation; or to remedy conditions that constitute a violation of applicable codes or regulations. Such minor improvements may include, but are not limited to, landscaping or fencing.

All such activities are subject to approval by the Development and Neighborhood Services Director or designee, who shall determine whether the proposed improvement qualifies as minor in nature and is consistent with the intent of this section. Development beyond such minor improvements shall only occur upon a rezoning to another district contained in this chapter. This restriction shall not apply to any improvements that are clearly depicted or contemplated as part of an approved and valid site plan, development order, or annexation agreement issued for the property.

Sec. 16-539. Application.

Study area zones shall be applied in the manner set out below.

(1) *Annexed property.* Property annexed into the city shall immediately be designated as a study area zone. During the deliberation on annexation, the city council shall make a finding that the property be declared a study area zone until a formal zoning district is approved.

(2) *Other property.* The study area zone may also be applied during a city-initiated rezoning identified as planning efforts for large-scale developments, corridor plans, or special area studies.

Sec. 16-540. Time limits.

For the purposes of this chapter, an area may not be zoned as **an a** study area zone for a period exceeding two (2) years. In the event of such an occurrence, the city council shall initiate a ~~petition to rezone such lands~~ rezoning to an appropriate zoning district that serves the public interest.

Sec. 16-541. Reserved.

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

SECTION 3. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

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

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

Passed on the first reading this __ day of __, 2025.

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

Voted:

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor, *District IV*

Attest:

Voted:

Quintella Moorer, City Clerk

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-15

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, ZONING REGULATIONS, AT ARTICLE III, DISTRICT REGULATIONS, DIVISION 13, STUDY AREA ZONE (SAZ); TO CLARIFY THE APPLICATION, AND TO ALLOW FOR LIMITED MINOR IMPROVEMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 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 is a City-initiated amendment designed to serve a public purpose by updating the procedures and standards related to the City's Study Area Zone (SAZ) district.

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 ordinance would require all businesses within a Study Area Zone (SAZ) district to comply with land development regulations related to the proposed standards and criteria established for the SAZ.

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

Not applicable.

DRAFT ORDINANCE NO. 2025-20**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 13 "TAXATION," ARTICLE V "ADDITIONAL HOMESTEAD EXEMPTION FOR PERSONS 65 AND OLDER," SECTION 13-85 "EXEMPTION," TO INCREASE THE HOMESTEAD EXEMPTION FOR QUALIFYING PERSONS 65 YEARS OF AGE AND OLDER; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, DELIVERY OF THE ORDINANCE, AND AN EFFECTIVE DATE**

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

WHEREAS, Section 6(d), Article VII of the Florida Constitution and Section 196.075, Florida Statutes, authorize local governments to adopt an ordinance to establish an additional homestead exemption for a person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, who has attained age 65, and whose household income does not exceed an established maximum amount, originally set at \$32,561.00 and currently set at \$37,694.00 after annual adjustments; and

WHEREAS, on September 14, 2022, the City Council adopted Ordinance No. 2022-27 providing qualifying persons who are 65 years and older an additional homestead exemption of \$5,000.00, pursuant to Florida Statute section 196.075; and

WHEREAS, the City Council has determined that City Code section 13-85 should be amended to authorize a higher exemption in the amount of \$25,000.00; and

WHEREAS, the City Council has reviewed this proposed Ordinance and has determined that this Ordinance serves a public purpose and is in the best interests of the public health, safety and/or welfare of the City.

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

Ordinance No. 2025-20 | Additional Homestead Exemption

Page No. 2

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

SECTION 2. The City of Greenacres Code of Ordinances, Chapter 13 “Taxation,” Article V “Additional Homestead Exemption for Persons 65 and Older,” Section 13-85 “Exemption,” is hereby amended to read as follows:

Sec. 13-85. – Exemption.

(a) *Qualifications.* Pursuant to F.S. § 196.075, an additional homestead exemption is hereby authorized for any person who:

- (1) Has the legal or equitable title to real estate;
- (2) Maintains thereon the permanent residence of the owner;
- (3) Is 65 years or older as of January 1; and
- (4) Whose household income does not exceed \$32,561.00, as adjusted in subsection ~~(e)~~ (c) below.

(b) *Exemption amount.* The amount of the additional homestead exemption is ~~\$5,000.00~~ \$25,000.00.

(c) *Annual adjustment of household income limitation.* For purposes of determining household income, the \$32,561.00 household income limitation shall be calculated in accordance with F.S. § 196.075(3) and adjusted annually. The calculation of household income shall be adjusted annually, on January 1, by the percentage change in the average cost-of-living index in the period January 1 through December 31 of the immediate prior year compared with the same period for the year prior to that. The index is the average of the monthly consumer-price-index figures for the stated 12-month period, relative to the United States as a whole, issued by the United States Department of Labor.

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

Ordinance No. 2025-20 | Additional Homestead Exemption

Page No. 3

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

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

SECTION 6. Delivery of Ordinance. The City Clerk is directed to deliver a copy of this ordinance to the Palm Beach County Property Appraiser no later than December 1, 2025, if possible.

SECTION 7. Effective Date. The provisions of this Ordinance shall become effective immediately upon adoption.

[Signatures follow on the next page].

Ordinance No. 2025-20 | Additional Homestead Exemption

Page No. 4

Passed on the first reading this _____ day of _____ 2025.

PASSED AND ADOPTED on the second reading this _____ day of _____ 2025.

Voted:

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor, *District IV*

Attest:

Voted:

Quintella Moorer, City Clerk

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: September 3, 2025
FROM: Tanya Earley, Office of the City Attorney
SUBJECT: Expansion of Senior Homestead Exemption

BACKGROUND

Section 6(d), Article VII of the Florida Constitution and Section 196.075, Florida Statutes, authorize local governments to establish an additional homestead exemption for persons who are age 65 and older, and whose household incomes do not exceed an established maximum amount, originally set at \$32,561.00 and currently set at \$37,694.00 after annual adjustments.

In 2022, Greenacres adopted Ordinance No. 2022-27, which provided qualifying persons who are 65 years and older an additional homestead exemption of \$5,000.00 per year.

At its regular meeting on August 4, 2025, the City Council discussed the potential increase of the \$5,000.00 exemption and directed staff to prepare an ordinance effectuating the same.

Ordinance 2025-20 updates the City Code to increase the amount of the exemption to \$25,000.00 per year for qualifying persons.

ANALYSIS

The proposed increase would align the City's exemption program with others in Palm Beach County, while providing additional relief to qualified persons in accordance with state law.

FINANCIAL INFORMATION

The proposed increase can be incorporated into the City's budget without negatively impacting City programs or services.

LEGAL

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

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 2025-20.

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance No. 2025-20

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 13 "TAXATION," ARTICLE V "ADDITIONAL HOMESTEAD EXEMPTION FOR PERSONS 65 AND OLDER," SECTION 13-85 "EXEMPTION," TO INCREASE THE HOMESTEAD EXEMPTION FOR QUALIFYING PERSONS 65 YEARS OF AGE AND OLDER; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, DELIVERY OF THE ORDINANCE, AND AN EFFECTIVE DATE

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

In accordance with the provisions of controlling law, 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):

In 2022, the City approved Ordinance No. 2022-27, which provided an additional \$5,000.00 homestead exemption for eligible persons who are 65 years of age or older. The proposed ordinance would increase the amount of the exemption for eligible persons to \$25,000.00 or such other amount as determined by the City Council during their consideration of the proposed ordinance.

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 amendment does not apply to businesses operating within the City, and is not expected to impact any businesses within the City.

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

Not applicable.



ITEM SUMMARY

MEETING DATE: September 03, 2025

FROM: Teri Lea Beiriger, Director of Finance

SUBJECT: Ord. No. 2025-16 Budget Adjustment – 105 Youth Program and 303 Parks and Recreation.

BACKGROUND

Council Policy No. 6 requires City Council action to authorize budget adjustments between cost centers, departments, and funds. A budget adjustment is required to account for the under-budget of the Youth Program (105) fund and Parks and Recreation (303) fund.

Youth Program (105) fund requires an interfund transfer from general fund in the amount of \$87,000. Revenue for 2025 is forecasted to be lower than expected. The Youth Program Building should be completed within the calendar year. Along with the standard funds transfer each year and the potential increase in enrollment, this fund should be able to maintain a positive balance in future budget years. With the fund balance transfer of \$87,000, the ending fund balance for 2025 is estimated to be \$5,892.

The Parks and Recreation (303) fund requires an interfund transfer fund from the general fund in the amount of \$400,000. A forecast shows a delay in impact fee revenue will cause a negative fund balance. The impact fees are expected to be received in the budget year 2026. With the fund balance transfer of \$400,000, the ending fund balance for 2025 is estimated to be \$38,156.

ANAYSIS

Ordinance 2025-16 is to authorize the net budget adjustment for the total amount of \$487,000 that documents the movement of the funds from the general funds to two CIP funds to cover the fund balance short fall.

FINANCIAL INFORMATION

The proposed ordinance increases the fund balance in Youth Program (105) fund and increased the fund balance Parks and Recreation (303) fund for the Fiscal year ending FY 2025, with the combined amount of \$487,000.

LEGAL

The proposed Budget Amendment has been prepared in accordance with the applicable State Statues and City Code Requirements

STAFF RECOMMENDATION

Approval of Ordinance 2025-16.

ORDINANCE NO. 2025-16

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CITY OF GREENACRES' BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, INCLUSIVE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Greenacres, Florida adopted a budget for the 2024/2025 Fiscal Year; and

WHEREAS, the City Council has determined that an amendment needs to be made to the previously adopted Fiscal Year Budget; 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 COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. The City Council hereby amends the fund balance by interfund transfer to the Youth Program (105) fund, and Parks and Recreation (303) Fund and the balances listed in attached Exhibit "A" by and adopts such amendments to the Budget of the City of Greenacres for the Fiscal Year October 1, 2024, through September 30, 2025, inclusive.

Section 2. 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 3. Severability.

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

Section 4. Effective Date.

The provisions of this Ordinance shall become effective upon adoption.

Passed on the first reading this 3rd day of September 2025.

Voted:

Chuck Shaw, Mayor

John Tharp, Council Member, *District*

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

FYE 9/30/2025

Exhibit "A"

		Increase (Decrease)
Expense		
Fund Transfer – Youth Program	001-80-82-91-22	(\$ 87,000)
Fund Transfer – Park and Rec	001-80-82-91-7	(\$400,000)
001 Net Fund Balance Change		(\$487,000)
Revenue		
Interfund Transfer - Youth Building	105-60-381-000	\$ 87,000
105 Net Fund Balance Change		\$ 87,000
Interfund Transfer - Park and Rec	303-80-381-000	\$400,000
303 Net Fund Balance Change		\$400,000



ITEM SUMMARY

MEETING DATE: September 3, 2025

FROM: Tanya Earley, Office of the City Attorney

SUBJECT: Veterans Memorial Park – Amended Lease Agreement for Cellular Communications Tower

BACKGROUND

Article IV, Section 1(G) of the City's Charter, requires the City Council to approve the lease of any City-owned property by ordinance.

SBA Steel II, LLC (the "Tenant") currently leases a portion of Veterans Memorial Park from the City for a cellular communications tower and related equipment ("Lease"). The Lease was originally executed in 2004 and has since been amended twice, most recently in 2023 to grant an easement for the installation of fiberoptic cable.

Ordinance 2025-19 authorizes a Third Amendment to the Lease.

ANALYSIS

The purpose of the Third Amendment is to state with greater particularity the boundaries of the leased area and to expand the leased area by approximately 200 square feet. The additional 200 square feet would allow for the installation of an emergency generator and related accessories.

FINANCIAL INFORMATION

The tenant's current monthly rent is \$5,332.00 per month. The Tenant agrees to pay the City an additional \$150.00 per month for the 200 square-foot expansion of the leased area.

LEGAL

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

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 2025-19.

DRAFT ORDINANCE NO. 2025-19

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING AN AMENDED LEASE AGREEMENT FOR A PORTION OF VETERANS MEMORIAL PARK PURSUANT TO ARTICLE VI, SECTION 1(G), OF THE CITY'S CHARTER, WHICH REQUIRES LEASES OF CITY-OWNED PROPERTY TO BE APPROVED BY ORDINANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

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

WHEREAS, Article IV, Section 1(G) of the City's Charter, requires the City Council to approve the lease of any City-owned property by ordinance; and

WHEREAS, the City and Sprint Spectrum L.P., entered into a Lease Agreement and Memorandum of Agreement dated August 2, 2004, for Sprint Spectrum's use of a portion of the City's real property located at 2390 Purdy Lane, Greenacres, Florida 33463, for a cellular tower ("Lease"); and

WHEREAS, Sprint Spectrum L.P. assigned the Lease through various entities with the current tenant being SBA Steel II, LLC ("Tenant"); and

WHEREAS, on or about September 16, 2016, the City and the Tenant entered into a First Amendment to the Lease; and

WHEREAS, on or about January 18, 2023, the Tenant requested an easement to run fiber optics to the cellular communication tower from Purdy Lane South, and such easement was granted via a Second Amendment to the Lease; and

WHEREAS, the City and the Tenant now desire to enter into a Third Amendment to the Lease (which amendment is attached hereto at **Exhibit "A"**) for the purpose of clarifying and expanding the boundaries of the leased area, as further described in **Exhibit "A"**; and

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WHEREAS, the City Council has reviewed this proposed Ordinance and has determined that this Ordinance serves a public purpose and is in the best interests of the public health, safety and/or welfare of the City.

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

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

SECTION 2. The City Council of the City of Greenacres hereby approves the Third Amendment to the Tower Lease Agreement and Memorandum of Agreement, which amendment is attached hereto as **Exhibit “A”**, and authorizes the proper execution of the same.

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

SECTION 4. Severability. If any section, 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.

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

[Signatures follow on the next page].

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:
Susy Diaz, Deputy Mayor, *District IV*

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

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

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

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

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

**EXHIBIT “A”
THIRD AMENDMENT TO LEASE AGREEMENT AND MEMORANDUM OF AGREEMENT**

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance No. 2025-19

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING AN AMENDED LEASE AGREEMENT FOR A PORTION OF VETERANS MEMORIAL PARK PURSUANT TO ARTICLE VI, SECTION 1(G), OF THE CITY'S CHARTER, WHICH REQUIRES LEASES OF CITY-OWNED PROPERTY TO BE APPROVED BY ORDINANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

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

In accordance with the provisions of controlling law, 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):

Article IV, Section 1(G) of the City's Charter requires the City Council to approve the lease of any City-owned property by ordinance. SBA Steel II, LLC currently leases a portion of Veterans Memorial Park from the City for a cellular communications tower and related equipment ("Lease"). The Lease was originally executed in 2004 and has since been amended twice, most recently in 2023 to grant an easement for the installation of fiberoptic cable. Ordinance 2025-19 authorizes a Third Amendment to the Lease. The Third Amendment clarifies the boundaries of the leased premises and expands the leased area by approximately 200 feet.

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, with the exception of the lessee of the property, who has agreed to a rent increase of \$150.00 per month. The proposed ordinance is not expected to impact the City's regulatory costs.

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

The proposed amendment does not apply to businesses operating within the City, and is not expected to impact any businesses within the City.

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

Not applicable.