



# CITY COUNCIL MEETING

## City of Greenacres, Florida

Monday, August 21, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### AGENDA

#### Mayor and City Council

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

#### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

#### CALL TO ORDER AND ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### AGENDA APPROVAL

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

#### SPECIAL BUSINESS

1. Comprehensive Plan, Evaluation and Appraisal Report (EAR) update. - Denise Malone, Director of Development and Neighborhood Services.

#### CONSENT AGENDA

2. **Official Council Minutes:** City Council Meeting Minutes, August 7, 2023. - Quintella L. Moorer, City Clerk.
3. **Resolution 2023-30:** Amending and adopting the Personnel Policies Handbook; repealing all resolutions and Council Polices in conflict herewith; providing a conflicts clause and a severability clause; providing an effective date and for other purposes. - Suzanne Skidmore, Director of Human Resources and Risk Management.
4. **Resolution 2023-31:** Approving the establishment of an Education Advisory Committee; providing for a purpose, composition, qualifications, duties, meetings, and an effective date. - Andrea McCue, City Manager.
5. **Resolution 2023-32:** Authorizing the submittal of the 2022 Department of Homeland Security Grant Application for Assistance to firefighters in the amount of \$69,300.96 for the purpose of covering the overtime cost associated with training and of backfill personnel who are training using front-line apparatus and equipment providing the most real-life experience; and providing an effective date. -Teri Lea Beiriger, Director of Finance.

- [6.](#) **Resolution 2023-33:** Approving the Traffic Control Jurisdiction Agreement between the City of Greenacres/Palm Beach County Sheriff's Office (PBSO) District 16, and the Ranchette Square Homeowner's Association Inc., for the Ranchette Road Townhomes. - Denise Malone, Director of Development of Neighborhood Services.
- [7.](#) **Resolution 2023-36:** Authorizing the execution of the fiscal year 2023-2024 Community Development Block Grant (CDBG) agreement for Phase 2 Lift Station Original Section sewer project; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

## REGULAR AGENDA

- [8.](#) **QUASI-JUDICIAL PUBLIC HEARING: Resolution 2023-16:** Approving the petition for a Special Exception to allow a fast-food drive through restaurant in a Commercial Intensive (CI) zoning district, located within the River Bridge Centre on the Southwest corner of Forest Hill Boulevard and South Jog Road, as requested by the petitioner, Andrew Savage, agent for the owner, Publix; providing for repeal of conflicting resolutions; and providing for an effective date.- Kara Irwin-Ferris, AICP, City Consultant.
- [9.](#) **Resolution 2023-17:** Approving a site and development plan to allow for the proposed Chick-Fil-A fast food restaurant with drive-thru. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. The project consists of 4,680 square foot restaurant with one drive-thru lane and a by-pass lane that will be utilized to provide service during peak hour demand as requested by the Petitioner, Andrew Savage, PE of Bohler Engineering, agent for REAL SUB, LLC, providing for repeal of conflicting resolutions; and providing for an effective date. - Kara Irwin-Ferris, AICP, City Consultant.
- [10.](#) **Ordinance 2023-09: First Reading:** Amending Chapter 15 Utilities, Article 4, Wastewater, Division 2, improvements, to include an additional project at Section 15-95 for expansion of Palm Beach County's wastewater system within the City of Greenacres; which project may be funded by special assessments determined by Palm Beach County; providing for conflicts, severability, codification, and an effective date. - Andrea McCue, City Manager.

## DISCUSSION ITEM - None.

## COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

## CITY MANAGER'S REPORT

- [11.](#) Community Recreation Services Report.
- [12.](#) Development and Neighborhood Services Report.
- [13.](#) Economic Development Report.
- [14.](#) Fire Rescue Report.
- [15.](#) Finance Report.
- [16.](#) Palm Beach Sheriff's Office District 16 Report.
- [17.](#) Public Works Report.
- [18.](#) Purchasing Report.
- [19.](#) Youth Programs Report.

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

September 5, 2023 - Budget Hearing

September 18, 2023 - Budget Hearing

**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.

# Comprehensive Plan Evaluation and Appraisal Report (EAR)

City Council Update  
August 21, 2023



# ACTIONS TAKEN

## Community Engagement

- ❖ Community Meetings
- ❖ PZAB Meetings
- ❖ Stakeholder Meetings
- ❖ Online Survey

## Expertise Support

- ❖ Input received from appropriate departments
- ❖ Input from appropriate outside agencies such as PBC, Palm Tran, SFWMD etc..
- ❖ City Council Workshop February 2023
- ❖ Consultant Assistance

## Draft GOPs and D&A

- ❖ Drafted D&A and GOPS
- ❖ Staff finalizing review of consultant work
- ❖ Staff finalizing draft Transmittal documents

# REQUIRED COMP PLAN ELEMENTS

Transportation

Conservation

Property Rights

Infrastructure

Housing

Recreation and Open Space

Capital Improvements

Intergovernmental Coordination

Future Land Use

OPTIONAL – ANNEXATION, ECONOMIC DEVELOPMENT, AND HEALTHY COMMUNITIES  
ADDING Introduction and Administration




# CONCEPTS AND FOCUS

A large orange circle on the left side of the slide, containing the text 'LAND USE', 'ANNEXATION', and 'CONSERVATION' stacked vertically.

LAND USE

ANNEXATION

CONSERVATION

- **FUTURE LAND USE – Updated Population Projections and Land Use Analysis, Updated Short Term (Five year) and Long Term (Ten Year) Planning Horizons, Future Desired Outcomes, Densities, Heights**
  - **ANNEXATION – Continue to pursue, square off boundaries**
  - **SUSTAINABILITY AND GREEN INFRASTRUCTURE**
  - **SEPTIC TO SEWER**
  - **CONSERVATION AND FLORIDA FRIENDLY LANDSCAPING**
- 
- A series of yellow dashed line segments in the bottom right corner of the slide.

# ECONOMIC TRANSPORTATION HOUSING

- **NEW ECONOMIC DEVELOPMENT ELEMENT –**  
**Redevelopment, Business Retention and Attraction,**  
**Business Relations**
- **TRANSPORTATION –** Mobility, Complete Streets,  
Traffic Calming, Safety, Lighting, Parking Garage  
Locations
- **HOUSING –** Choices, Affordable/Attainable,  
Densities, Heights

# RECREATION OPEN SPACE PARKS

- **MASTER PLAN**
- **SAFETY**
- **EVENTS AND AMENITIES**
- **ROOFS**

# HEALTHY COMMUNITIES

- **NEW HEALTHY COMMUNITIES ELEMENT**
- **SAFE AND ATTRACTIVE**
- **ALL AGES, SENIOR NEEDS**
- **ACTIVITIES**

INFRASTRUCTURE  
CAPITAL IMPROVEMENTS  
INTERGOVERNMENTAL  
COORDINATION

- **UTILITIES**
- **CAPITAL IMPROVEMENTS PLAN PROCESS AND SCHEDULE**
- **FUNDING PRIORITY**
- **IMPACT FEE ANALYSIS**



# TRANSMITTAL IN SEPTEMBER

GOALS, OBJECTIVES, AND POLICIES

MAP SERIES

SUPPORT DOCUMENT - DATA AND ANALYSIS

## QUESTIONS



## CITY COUNCIL MEETING

### City of Greenacres, Florida

Monday, August 07, 2023 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## MINUTES

### Mayor and City Council

Joel Flores, Mayor

Peter A. Noble, Deputy Mayor

John Tharp, Councilmember, District I

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

### Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

### CALL TO ORDER AND ROLL CALL

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

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

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

Voting Yea: Councilmember Tharp, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

### COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

### SPECIAL BUSINESS - None.

### CONSENT AGENDA

1. **Official Council Minutes:** City Council Meeting and City Council Special Meeting Minutes, July 17, 2023. Quintella L. Moorer, City Clerk.
2. **Resolution 2023-24:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31; City of Greenacres Code. - Teri Beiriger, Director of Finance.
3. **Resolution 2023-25:** Ratifying the Collective Bargaining Agreements (attached hereto as Exhibit A and B) between the City of Greenacres and the Professional Firefighters/Paramedics and Supervisory Bargaining Units of Palm Beach County Local 2928, IAFF, Inc, for the period of October 1, 2023, through September 30, 2026; and

authorizing the appropriate City Officials to effectuate the terms of the agreement. - Suzanne Skidmore, Director of Human Resources.

- 4. Resolution 2023-26:** Approving the 2023 Use of Facilities Agreement along with exhibits "A" and "B" and Attachment 1, attached hereto, with the Palm Beach County Commissioners – Division of Senior Services and the City of Greenacres - Community and Recreation Services serving as a host site for a Senior Congregate Meal Program. - Michele Thompson, Director of Community and Recreation Services.
- 5. Resolution 2023-27:** Authorizing the submittal of the FY 2023 Justice Assistance Grant (JAG) Program application to the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, and authorizing the City Manager to sign all grant documents and accept award of the grant and authorizing the City Manager with signature authority responsible for implementing equipment and technology to be used for Law Enforcement; and providing for effective date. - Teri Lea Beiriger, Director of Finance.
- 6. Resolution 2023-28:** Relating to the provision of residential solid waste collection services in the City of Greenacres, Florida; approving the assessment rate for residential solid waste collection services assessment against assessed property located within the City of Greenacres for the fiscal year beginning on October 1, 2023; providing for severability; providing for conflicts; and providing an effective date.- Teri Beiriger, Director of Finance.
- 7. Solid Waste Write-off:** - Teri Beiriger, Director of Finance.

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

Voting Yea: Councilmember Tharp, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

**REGULAR AGENDA** - None.

## **DISCUSSION ITEM**

8. Education Advisory Committee Creation Resolution. - Andrea McCue, City Manager.

Ms. McCue highlighted a few key points of the creation of the Education Advisory Committee. She stated the committee would be composed of five members and one alternate. The committee would take the place of the current Scholarship Committee. She suggested nonvoting members to serve such as one Council member, Youth Programs students and Community Recreation Services staff. Ms. McCue also mentioned some duties such as appointments of scholarships and in school programs. She continued with other duties and qualifications.

Councilmember Diaz thanked the Council and Ms. McCue for the proposal. Councilmember Tharp and Diaz like the idea of adding a middle school student. Councilmember Diaz and Mayor Flores suggested extending the member invite to all schools in which Greenacres students were zoned and to increase the number of committee members.

Ms. McCue would look into increasing the amount of committee members based on the amount of schools zoned to the City of Greenacres students. The official name would remain Education Advisory Committee.

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

None.

**CITY MANAGER'S REPORT**

Ms. McCue mentioned during the Youth Programs presentation Council raised concerns with safety. She said all concerns would be addressed with Fire Rescue and Palm Beach Sheriff's Office and all recommendations would be included in the final plan.

She mentioned the Dillman Park trail was open and very nice. Ms. McCue reminded Council about the upcoming Diaper Distribution on August 12, 2023. She thanked Fire Rescue for handling the Pine Glen fire so well.

**CITY ATTORNEY'S REPORT**

Mr. Torcivia mentioned he would provide training regarding Form 6 filing requirements, which were set to begin January 2024.

**MAYOR AND CITY COUNCIL REPORT**

**Councilmember Tharp:** reminded everyone to drive safe; school would begin on Thursday. He also thanked Fire Rescue and PBSO for their assistance with the Pine Ridge Glen fire.

**Councilmember Dugo:** thanked Fire Rescue, regarding the fire and congratulated Staff and the Manager for agreeing on a final agreement with the IAFF Union.

**Councilmember Diaz:** agreed with Councilmember Dugo and added a thank you to Suzanne Skidmore, Director of Human Resources and Ms. McCue for their hard work.

**Councilmember Bousquet:** agreed with all other comments from Council and expressed gratitude for Fire Rescue.

**Mayor Flores:** thanked Fire Rescue for their efforts also and was proud of Ms. McCue and Staff for their top-notch service to the City. He announced he would be at the League of Cities conference.

**ADJOURNMENT**

6:25pm.

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**Joel Flores**  
Mayor

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**Quintella Moorer, CMC**  
City Clerk

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



## Department Report

**MEETING DATE:** 08/21/23

**FROM:** Suzanne Skidmore, Director of Human Resources & Risk Management

**SUBJECT:** Revisions to the Personnel Policies Handbook

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### BACKGROUND

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The City of Greenacres previously adopted a manual of personnel policies in 1983, and revised in 1985, 1994, 2012 and 2022 which were also supplemented by Council policies and administrative directives.

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### ANALYSIS

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The City of Greenacres has decided to update its policies applicable to employees in a comprehensive manner to reflect current local and state and federal laws and current policies and procedures related to day-to-day operations.

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### FINANCIAL INFORMATION

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Any costs associated with the policies are and will be included in the City Budget.

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### LEGAL

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The Handbook has been updated in accordance with all federal, state, and local requirements and has been reviewed by our City Attorney.

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### STAFF RECOMMENDATION

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Approve of Resolution 2023-30.

**RESOLUTION NO. 2023-30**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING AND ADOPTING THE PERSONNEL POLICIES HANDBOOK; REPEALING ALL RESOLUTIONS AND COUNCIL POLICIES IN CONFLICT HEREWITH; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Greenacres recently updated its policies applicable to employees in a comprehensive handbook on February 7, 2022 and subsequent modifications on April 18, 2022; and

**WHEREAS**, the City of Greenacres identified additional areas to be more specifically addressed in keeping with prior practices and procedures and to add new policies; and

**WHEREAS**, the City Council desires to amend the personnel policies to address these areas and to repeal prior resolutions, parts of resolutions, policies or Council Policies in conflict herewith; and,

**WHEREAS**, the City Council finds amending the Personnel Policies Handbook is in the best interests of the City and serves a valid public purpose.

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

**SECTION 1.** The foregoing recitals in this Resolution are hereby fully incorporated herein by reference as legislative findings of the City of Greenacres.

**SECTION 2.** The City Council of the City of Greenacres hereby amends and adopts the Personnel Policies Handbook attached as Exhibit A to this Resolution.

**SECTION 3.** All Resolutions, parts of resolutions, policies or Council Policies in conflict herewith are hereby repealed.

**SECTION 4.** If any section, part of a section, paragraph, sentence, clause, phrase or word of this Resolution is for any reason held or declared to be unconstitutional, inoperative or

**Resolution No. 2023-30 | Personnel Policies Handbook**

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void, such holdings of invalidity shall not affect the remaining portion of this Resolution and it shall be construed to have been the legislative intent to pass the Resolution without such unconstitutional, invalid or inoperative part therein, and the remainder of this Resolution 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 Resolution or any of the provisions thereof shall be held inapplicable to any person, group or 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.** The City Council of the City of Greenacres hereby authorizes the amended Personnel Policies Handbook to become effective on October 1, 2023.

**SECTION 6.** This Resolution shall become effective on October 1, 2023.

**RESOLVED AND ADOPTED this 21st of day of August 2023**

\_\_\_\_\_  
**Joel Flores**, Mayor

**Attest:**

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

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

**John Tharp**, Deputy Mayor

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

**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





## ITEM SUMMARY

**MEETING DATE:** August 21, 2023  
**FROM:** Andrea McCue, City Manager, Administration  
**SUBJECT:** Education Advisory Committee

### BACKGROUND

The City Council directed staff to research and report back on the establishment of an Education Advisory Committee in the City to support excellence in the education of the children who reside in the City and those that attend schools located within the City's boundaries.

### ANALYSIS

Staff presented a draft Resolution to the Council for discussion at its regular meeting on August 7, 2023, where the Council reviewed the purpose, composition, qualifications, and duties of a proposed Education Advisory Committee.

The Council's feedback was incorporated in the Resolution being presented for consideration. Greenacres resident students are zoned to attend fourteen (14) public schools, nine (9) of which are located within the City's boundaries. Additionally, there are three (3) private/charter schools located within the City. Based on the number of schools the Resolution was updated to reflect nine (9) Committee members.

### FINANCIAL INFORMATION

N/A

### LEGAL

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

### STAFF RECOMMENDATION

Staff is recommending approval of Resolution 2023-31.

**RESOLUTION NO. 2023-31**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE ESTABLISHMENT OF AN EDUCATION ADVISORY COMMITTEE; PROVIDING FOR A PURPOSE, COMPOSITION, QUALIFICATIONS, DUTIES, AND MEETINGS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council is committed to promoting and supporting excellence in the education of the children who reside within the City and those that attend schools located within the City's boundaries; and

**WHEREAS**, in order to maintain the quality of education in the City, it is important to exchange information with the Palm Beach County School District and all public, private and charter schools to ensure that the City's residents and children attending schools in the City receive the best education possible; and

**WHEREAS**, the City Council believes that the establishment of an Education Advisory Committee will contribute toward maintaining quality education in the City and is in the best interest of the City's residents and those students that attend City schools.

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

**SECTION 1.** This Resolution establishes the City's Education Advisory Committee and sets forth rules and procedures that such Committee hereinafter shall follow. The Committee shall be advisory only, and may be abolished or disbanded at any time, or reorganized at any time by the City Council.

**SECTION 2. Purpose.** The purpose and mission of the Education Advisory Committee is to: (a) serve as a liaison group between the City of Greenacres, The Palm Beach County School District, and all public, private and charter schools located within the City and those where City resident students are zoned to attend in order to improve and enhance

**Resolution No. 2023-31 | Education Advisory Committee**

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communication between all parties; (b) to promote and provide public awareness for programs, opportunities, and initiatives of public, private and charter schools located within the City and those where City resident students are zoned to attend; (c) to recognize and promote the accomplishments of students, educators, public, private, and charter schools located within the City and those where City resident students are zoned to attend; and (d) to monitor school activities and report on those impacting the City as needed.

**SECTION 3. Composition: Appointments, Term and Vacancy.** The Education Advisory Committee shall consist of nine (9) members. Initially, five (5) members shall be appointed for a period of three (3) years, and four (4) members shall be appointed for a period of two (2) years. Thereafter, all appointments shall be for a two (2) year period. The City Council shall make appointments at their first regular meeting in August after initial appointments are made. All members shall serve without compensation and at the pleasure of the City Council. The City Council retains the right to remove Committee members becoming ineligible to serve due to failure to maintain all necessary qualifications as set forth in Section 4 below.

One (1) Councilmember shall serve as liaison but shall have no voting power. A student from John I Leonard High School and a middle school student from the City's Youth Programs may serve as student liaisons but shall have no voting power. The Community and Recreation Services Department's Community Services Coordinator will serve as the Committee coordinator but shall have no voting power. The liaisons and coordinator are not members of the Committee and shall not be counted in determining if a quorum is present.

Vacancies on the Committee shall be filled by the City Council in the same manner as original appointments. Vacancies shall occur on account of a Committee members passing, resignation, removal, disability, or failure to maintain qualifications as set forth in Section 4 below. Any member appointed to serve in lieu of a member on account of a vacancy shall serve

**Resolution No. 2023-31 | Education Advisory Committee**

Page No. 3

only for the unexpired term of such member but shall thereafter be eligible for reappointment.

**SECTION 4. Qualifications.** Committee members shall meet the following qualifications at the time of their appointment and throughout the course of their service to be eligible to serve:

1. Committee members shall be City residents.
2. Committee members shall have a background in education and/or experience in the field of education; be a member of a parent teacher organization, parent teacher association, school advisory council, or any other similar organization with the Palm Beach County School District, public, private or charter school; or be a parent/legal guardian of a child currently enrolled in a City public, private or charter school or school where the resident student is zoned to attend.

The following City residents shall not be eligible to serve on the Committee as regular or alternate members:

1. An employee of the Palm Beach County School District, private or charter school located within the City or school where City resident students are zoned to attend.
2. An employee of an organization funded by the District.
3. An employee of a charter management organization or charter education management organization.

Should a Committee member fail to maintain these qualifications for service at any time, then the Committee member shall be disqualified from serving and shall either resign immediately or be subject to removal. Additionally, Committee members shall not use Committee meetings or their titles as Committee members to promote, advocate for, or advertise their outside employer or personal business.

**Resolution No. 2023-31 | Education Advisory Committee**

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**SECTION 5. Duties.** The duties of the Education Advisory Committee shall be limited to the following:

1. **Scholarships:** Oversee and conduct interviews and recommend up to ten (10) educational scholarship awards each year to high school and/or college eligible students who reside in the City. The number of scholarships to be awarded shall be determined by the City Council each year during the budget approval process.
2. **School Showcases:** Facilitate and oversee school showcases and informational sessions for public, private and charter schools within the City and those where City resident students are zoned to attend. Showcases and informational sessions are an opportunity for Board members to interact with schools, their staff, and their students. Showcases and informational sessions also provide public awareness for programs, opportunities, and initiatives. The Committee shall have the opportunity to invite school officials and staff to attend such showcases and informational sessions.
3. **School Liaison:** Each Committee member shall serve as a liaison for up to two (2) of the seventeen (17) public, private and charter schools located within the City and those where City resident students are zoned to attend. Liaison duties shall include interacting with the selected school on a regular basis to determine needs, new programs and initiatives, and any other information impacting the City and City residents and reporting such information back to the Committee as needed.
4. **Chair's Initiative:** Each year the Chair shall introduce a Chair's Initiative. The Chair's Initiative shall be designed to provide the City Council and residents with additional information about issues that impact public, private and charter schools located within the City and those where City resident students are zoned to attend. Such additional

**Resolution No. 2023-31 | Education Advisory Committee**

Page No. 5

information may be presented to the Committee through presentations, guest speakers, or other communications.

5. Other Duties: The Committee shall perform such other duties as may be assigned by the City Council from time to time.

**SECTION 6. Meetings, Organization and Procedures.**

1. Meetings. All meetings of the Committee shall be open to the public. Meetings of the Committee shall be attended by the City Council member appointed as liaison to the Committee.
2. Officers. Each year, the Committee shall elect a Chair and Vice-Chair. The Council liaison shall present Committee reports and informational updates to the City Council on an as needed basis.
3. Quorum and Voting. A quorum shall consist of five (5) members present for the transaction of business. The Committee may not conduct business other than to adjourn absent a quorum. Each voting member shall have one (1) vote on every issue submitted to a vote of the Committee. The decision of a majority of the voting members in attendance at a meeting at which a quorum is present shall constitute the official action of the Committee.
4. Rules of Procedure. All meetings of the Committee shall be conducted substantially in conformance with Robert's Rules of Order. The Committee is further subject to such rules of procedure and public participation adopted by the City Council and made applicable to the Board. Committee members are subject to the Sunshine Law, Public Records Law and all State and Palm Beach County Ethics requirements.

**RESOLVED AND ADOPTED this 21<sup>st</sup> day of August 2023**

\_\_\_\_\_  
**Joel Flores**, Mayor

**Attest:**

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

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

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Deputy Mayor

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

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

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

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

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



## ITEM SUMMARY

**MEETING DATE:** August 21, 2023  
**FROM:** Teri Lea Beiriger, Finance Director, Finance Department  
**SUBJECT:** Resolution No. 2023-32 2022 Assistance to Firefighter Grant

### BACKGROUND

The 2022 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA's) focus on enhancing the safety of the public and firefighters with respect to the fire and fire-related hazards. The AFG Program provides financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs) for critical training and equipment.

### ANALYSIS

The 2022 Assistance to Firefighters Grant (AFG) Program will provide for the matching funds for the overtime training of 65 firefighters and backfill personnel for real-time training on front-line apparatus. Funds will also be used to cover the fee to the accredited fire training institution located at Palm Beach State Fire Academy.

### FINANCIAL INFORMATION

The proposed resolution is a 90/10 matching grant. The project amount is \$69,300.96 with the City's portion at \$6,300.09 and AFG's portion at \$63,000.87 which has been included in the City's FY 2024 budget.

### LEGAL

The Resolution has been reviewed by the City Attorney for legal sufficiency and meets all legal requirements.

### STAFF RECOMMENDATION

Approval of Resolution 2023-32



**RESOLUTION NO. 2023-32**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE SUBMITTAL OF THE 2022 DEPARTMENT OF HOMELAND SECURITY GRANT APPLICATION FOR ASSISTANCE TO FIREFIGHTERS IN THE AMOUNT OF \$69,300.96 FOR THE PURPOSE OF COVERING THE OVERTIME COST ASSOCIATED WITH TRAINING AND OR BACKFILL PERSONNEL WHO ARE TRAINING USING FRONT-LINE APPARATUS AND EQUIPMENT PROVIDING THE MOST REAL-LIFE EXPERIENCE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Since 2001, Department of Homeland Security's for Assistance to Firefighters Grant Program has assisted in meeting the firefighting and emergency response needs; and

**WHEREAS**, the City of Greenacres recognizes the need to enhance firefighter safety in the performance of high risk firefighting duties; and

**WHEREAS**, the City of Greenacres would benefit from the additional firefighting training; and

**WHEREAS**, the Department of Homeland Security's Office has awarded the City of Greenacres a matching grant the budget approved amount of \$69,300.96, wherein the City cost will be \$6,300.09 or around 10% of \$69,300.96 and the grant will provide for the 90% of cost or \$63,000.87; and

**WHEREAS**, the grant funds will be allocated to cover overtime expenses paid to 65 firefighters and/or backfill personnel for real-time training on front-line apparatus and to cover participant fees to the accredited fire training institution located at Palm Beach State College; and,

**WHEREAS**, the City Council finds applying for the Department of Homeland Security grant funds as set forth herein serves a valid public purpose.

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

**Section 1.** The City Council hereby authorizes the Director of Finance to submit the application on behalf on Fire Rescue and complete all other administrative requirements to obtain funding under the Federal Assistance to Firefighters Grant Program.

**Section 2.** The City Council hereby approves the use of this grant to fund a portion of the cost for firefighting training and fees.

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

**RESOLVED AND ADOPTED this 21st of day of August 2023.**

*Voted:*

\_\_\_\_\_  
**Joel Flores**, Mayor

\_\_\_\_\_  
**Peter Noble**, Deputy Mayor

**Attest:**

*Voted:*

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

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

*Voted:*

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

*Voted:*

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

*Voted:*

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

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

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



## ITEM SUMMARY

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** Ordinance No. 2023-33  
TCJA Ranchette Road Townhomes

### BACKGROUND

Pursuant to the requirements of City Code, Administrative Directive No. 30, and a condition within the Ranchette Road Townhomes Site Plan Development Order, the Ranchette Square Homeowners Association, Inc. submitted an application for a Traffic Control Jurisdiction Agreement (TCJA) for the Ranchette Road residential development, which was originally approved by City Council on May 17, 2021 with SP-20-02. The TCJA enables the Palm Beach County Sheriff's Office to enforce State Uniform Traffic Control regulations within the private community.

### ANALYSIS

A review of the regulatory signs within the development indicates that the signs are consistent with the requirements of the State Manual on Uniform Traffic Control Devices (MUTCD).

### FINANCIAL INFORMATION

N/A

### LEGAL

Resolution 2023-33 was prepared in accordance with all applicable state statutes and City Code Requirements.

### STAFF RECOMMENDATION

*Approval* of the Ranchette Road Townhomes Traffic Control Jurisdiction Agreement through the adoption of Resolution 2023-33.

**RESOLUTION NO. 2023-33**

**A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE TRAFFIC CONTROL JURSDICTION AGREEMENT, EXHIBIT "A", BETWEEN THE CITY OF GREENACRES- PALM BEACH COUNTY SHERIFF'S OFFICE (PBSO) DISTRICT 16, AND THE RANCHETTE SQUARE HOMEOWNERS' ASSOCIATION, INC., FOR THE RANCHETTE ROAD TOWNHOMES.**

**WHEREAS**, Ranchette Square Homeowners Association, Inc., located on the Ranchette Road, desires the services of the City of Greenacres – PBSO District 16 within its private residential community for the purposes of enforcement of municipal ordinances and State Uniform Traffic Control regulations, [F.S. 316.006 (2)] through a Traffic Control Jurisdiction Agreement, Exhibit "A"; and

**WHEREAS**, the City Council deems it to be in the best interest of the residents living within the Ranchette Square residential community approximately ¼ mile south of the intersection of Summit Boulevard and Ranchette Road to obtain public safety services from PBSO District 16 within the boundaries of said development.

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

**SECTION 1.** The Ranchette Square Homeowners Association, Inc. desires the enforcement of municipal Ordinances and State Uniform Traffic Control regulations [F.S. 316.006 (2)] within their private residential community and has completed the requirements of the Traffic Control Jurisdiction Agreement.

**SECTION 2.** The City Council desires to provide public safety services to enforce municipal Ordinances and the State Uniform Traffic Control regulations within the Ranchette Road Townhomes residential community.

**Resolution No. 2023-33 | Ranchette Road Townhomes Traffic Agreement**  
Page No. 2

**SECTION 3.** The City Council hereby authorizes the appropriate City Officials to execute the Traffic Control Jurisdiction Agreement permitting municipal public safety services within the boundaries of the Ranchette Road Townhomes residential community, located on Ranchette Road

**SECTION 4.** The City Council directs the City Clerk to transmit an executed copy of this Resolution and the Traffic Control Jurisdiction Agreement to the Ranchette Square Homeowners' Association and to Palm Beach County Sheriff's Office.

[The remainder of this page intentionally left blank.]

**RESOLVED AND ADOPTED this 21st of day of August 2023**

*Voted:*

\_\_\_\_\_  
**Joel Flores**, Mayor

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

**Attest:**

*Voted:*

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

\_\_\_\_\_  
**Peter Noble**, Deputy Mayor

*Voted:*

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

*Voted:*

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

*Voted:*

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

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

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



## ITEM SUMMARY

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** **Resolution 2023-36**  
**Interlocal Agreement with Palm Beach County - Phase II Lift Station Original**  
**Section Sewer - Execution of CDBG Grant Agreement**

## BACKGROUND

On March 8, 2023, the City of Greenacres applied to the Palm Beach County Department of Housing and Economic Development (DHED) for a Community Development Block Grant (CDBG) for Fiscal Year 2022-2023. The project will construct north area lift station that has gravity sewer line with a septic system currently serving 1,170 residential units. The second phase will include the construction of the north area lift station that will serve the gravity sewer line between 10<sup>th</sup> Avenue North and Biscayne Boulevard along Martin Avenue, and eventually the gravity sewer pipes in the northern half of the Original Section. The current estimated project cost is \$858,343. The PBC FY 2023-2024 Action anticipates that City's CDBG application will be approved with funding amount of \$549,481.

## ANALYSIS

To proceed with the project, the attached Agreement between Palm Beach County, and the City of Greenacres needs to be approved by the Council. This agreement is like the previous CDBG agreements between Palm Beach County and the City of Greenacres. Due to time constraint, the current contract is being submitted. The agreement will become effective October 1, 2023.

## FINANCIAL INFORMATION

The CDBG Agreement provides approximately \$549,481 of the \$858,343 estimated construction cost of the project. The remaining portion of funds needed to complete the project has been budgeted in the FY 2023-2024 budget.

## LEGAL

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

## STAFF RECOMMENDATION

*Approval* of Resolution FY 2023-2024 CDBG Agreement through the adoption of Resolution 2023-36.



**0RESOLUTION NO. 2023-36****A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF THE FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT FOR PHASE 2 LIFT STATION ORIGINAL SECTION SEWER PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City council entered into an Interlocal Agreement with Palm Beach County on June 5, 2017, for the Community Development Block Grant (CDBG) program to qualify for appropriations in Federal Fiscal Years 2021, 2022, 2023 and 2024; and

**WHEREAS**, on March 8, 2023, the City of Greenacres applied to the Palm Beach County Department of Housing and Economic Development (DHED) for a Community Development Block Grant for fiscal Year 2023-2024. The project will construct north area lift station that has gravity sewer line with a septic system currently serving 1,170 residential units from 10<sup>th</sup> Avenue North to the south by Lake Worth Road, to the east by Haverhill Road, and to the west by the LWDD E-3 Canal. ton to South ; and

**WHEREAS**, it was determined there is a need for the following project to be undertaken: Phase 2 of the sewer project lift station in the Original Section of the City of Greenacres. The Phase 2 improvements will be located between 10<sup>th</sup> Ave North and Biscayne Boulevard along Martin Avenue, within the City of Greenacres. The project will provide sanitary sewer service to properties within the City's Original Section and enhance water quality standards to the city residents.

**WHEREAS**, funding for this project has been approved in the amount of \$549,481, and will result in greatly needed improvements to Greenacres' Original Section; and

**Resolution No. 2023-36 | Execution of CDBG Grant Phase 2 Lift Station Agreement**  
Page No. 2

**WHEREAS**, these improvements will benefit the residents of the established Community Development Block Grant “Target Area”, as well as the residents of surrounding areas of the City.

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

**SECTION 1.** The City Council grants authorization for the execution of the FY 2023-2024 Community Development Block Grant (CDBG) Funding Agreement for Phase 2 of the Lift Station to the Original Section sewer improvements of the City of Greenacres attached hereto as Exhibit A.

**SECTION 2.** That the appropriate City officials are hereby authorized to execute all necessary documents required to effectuate the terms of the agreement.

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

**SECTION 4.** This resolution shall be effective October 1, 2023.

**RESOLVED AND ADOPTED this 21st of day of August 2023**

\_\_\_\_\_  
**Joel Flores**, Mayor

**Attest:**

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

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Deputy Mayor

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

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

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

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

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

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



## ITEM SUMMARY

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** **Resolution 2023-16, SE-21-03**

River Bridge Center Drive-in/Fast-Food Restaurant Special Exception

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### BACKGROUND

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

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### ANALYSIS

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

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on May 11, 2023. On the June 5, 2023 City Council meeting the applicant requested to postpone the Special Exception to a later date to be concurrent with the site plan application request.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with six (6) conditions of approval. Specifically, the proposed use will not create a nuisance factor detrimental to the adjacent and nearby properties since it will provide enhanced landscaping, it is compatible with the existing character of this commercial area, the use has been reviewed by staff for automobile, pedestrian, and fire safety, and the proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site, as reviewed by the City's Traffic Consultant.

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**FINANCIAL INFORMATION**

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N/A

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**LEGAL**

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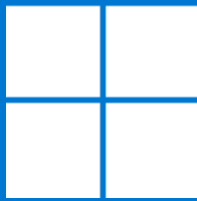
Resolution 2023-16 was prepared in accordance with all applicable State statutes and City Code requirements.

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**STAFF RECOMMENDATION**

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



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SE-21-03 (Res 2023-16)

Revised 05/11/2023

Exhibit "A"

May 4, 2023

	<b>DEVELOPMENT REVIEW COMMITTEE REPORT AND RECOMMENDATION</b>
-----------------------------------------------------------------------------------	---------------------------------------------------------------

**Subject/Agenda Item:****Resolution 2023-16: SE-21-03 Special Exception for Drive-Thru at River Bridge Center**

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

[x] Recommendation to APPROVE

[ ] Recommendation to DENY

[x] Quasi-Judicial

[ ] Legislative

[x] Public Hearing

<b>Originating Department: Planning &amp; Engineering</b>  Project Manager  _____ Kara Irwin-Ferris, AICP	<b>Reviewed By:</b>  Director of Development & Neighborhood Services  _____ Denise Malone
<b>Approved By:</b>  City Manager  _____ Andrea McCue	Public Notice: [ X ] Required [ ] Not Required Date: 4/27/23, 5/25/23, 8/10/23 Paper: Lake Worth Herald  Mailing [X ] Required [ ] Not Required

<b>Attachments:</b>  Aerial Resolution 2023-16	<b>City Council Action:</b> [ ] Approval [ ] Approve with conditions. [ ] Denial [ ] Continued to: _____
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## **I. Executive Summary**

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

## **II. Site Data:**

<b>Existing Use:</b>	Commercial Shopping Center
<b>Proposed Use:</b>	Commercial Shopping Center
<b>Parcel Control Numbers :</b>	18-42-44-10-13-000-0010
<b>Parcel Size:</b>	1,197,034.2 square feet (27.48 acres)
<b>Existing Future Land Use Designation:</b>	Commercial (CM)
<b>Existing Zoning District:</b>	Commercial Intensive (CI)

<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>	Olive Tree PUD (Fairway Isle)/Woodbridge Plaza	Residential (RS-MD)/ Commercial (CM)	Residential Medium-2 (RM-2)/ Commercial Intensive (CI)
<i>South</i>	River Bridge PUD	Residential Medium (RS-MD)	Residential Medium – 2 (RM-2)
<i>East</i>	The Pines PUD and Trafalgar Square	Residential-High Density (RS-HD) and Commercial (CM)	Residential High (RH) and Commercial Intensive (CI)
<i>West</i>	River Bridge PUD	Residential-Medium Density (RS-MD)	Residential Medium-2 (RM-2)

## **III. Annexation/Zoning History:**

The approximately 27.48-acre site was voluntarily annexed into the City on October 8, 1973. On January 20, 1986, the City Council granted site plan approval to petition SP-85-12, River Bridge Centre. The majority of the site was then developed with a shopping center including a movie theater, a grocery store, a drug store and professional office space. Since that time, there have been 12 site plan approvals and 24 modifications related to River Bridge Centre. The uses have remained the same within that time with the exception of the movie theater converting into a gym in accord with SP-85-12(X). The current petition being processed for River Bridge Centre is to construct a 4,997 square foot fast-food restaurant with a drive through facility. In the Commercial Intensive (CI) Zoning District, a drive-through is permitted subject to special



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

#### **IV. Applicable Code Provisions:**

Sec. 16-171 through 178 pertaining to Special Exception  
 Sec. 16-496 through 16-506 pertaining to the CI zoning district.  
 Sec. 16-1266 through 16-1312 pertaining to landscaping.  
 Sec. 16-1331 through 16-1340 pertaining to off-street parking.

#### **V. Summary Of Proposed Development Concept Plan Details:**

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

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

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

#### **V. Staff Analysis:**

*Background:*

The approximately 27.47-acre site was voluntarily annexed into the City on October 8, 1973. On

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

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

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

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

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

#### **VI. Special Exception Criteria And Findings Of Fact:**

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

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

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

***Finding:*** Ingress/egress, for two-way traffic, to the site will be provided from the interior of the River Bridge Shopping Center. The plans have been reviewed by staff for automobile, pedestrian and fire safety and they meet all Code requirements. The City's traffic consultant has reviewed the traffic flow and control of the site for compliance with

City Code and has determined that it meets all necessary requirements to ensure safe and efficient vehicular movements. The applicant will be required to maintain a traffic management plan to address service hour queuing and ensure queuing will not block any access points of ingress or egress for the plaza, and address planning for emergency events.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Finding:** The proposed drive through fast food restaurant is in scale with the

surrounding commercial uses. In the River Bridge Center there are existing restaurants on outparcels and several in-line restaurants and many of them include drive-thru lanes. The use also provides service to the surrounding River Bridge PUD residents.

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

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

**VII. Staff Recommendation:**

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

1. The most stringent requirements of Exhibit "A" Development Review Committee Staff Report and Recommendations dated May 4, 2023, and Exhibit "B" Conceptual Site Plan, stamp-dated April 12, 2023, as hereafter defined shall apply. (Planning & Zoning)
2. Site and development plan approval shall be required prior to issuance of development permits. (Planning and Zoning)
3. The Special Exception is limited to a 4,680 square foot Drive-In/Fast Food Restaurant. Any modifications to the use or size of the building or change in ownership will require a new or amended Special Exception. (Planning and Zoning)
4. Hours of operation for the Drive-In/Fast Food Restaurant shall be limited to 6:30am to 10:00 pm Monday through Saturday, Closed Sundays. (Planning and Zoning)
5. The applicant shall have a management plan in place for the utilization of the by-pass lane as a drive-thru lane during peak hours. Staff shall be utilized to manage the traffic in the drive-thru when the by-pass lane is in use for drive-thru. (Planning & Zoning)
6. The special exception approval is for the Chick Fil-A Drive-in/Fast Food Restaurant franchise. Any applicants, successors or assigns shall require a new special exception application for review and approval by the City if the franchise vacates the location. New users shall be required to address the criteria for the special exception. (Planning & Zoning)

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**PLANNING AND ZONING BOARD OF APPEALS RECOMMENDATION**  
**May 11, 2023**

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

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**GREENACRES CITY COUNCIL ACTION – June 5, 2023**

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On June 5, 2023 the applicant requested to postpone the Special Exception from the City Council meeting to a later date.

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**GREENACRES CITY COUNCIL ACTION – August 21, 2023**

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## ITEM SUMMARY

**MEETING DATE:** August 21, 2023

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

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

### BACKGROUND

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

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

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on July 13, 2023.

### ANALYSIS

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

### FINANCIAL INFORMATION

The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING)

The project shall be required to pay the City's Arts in Public Places (AIPP) public art fee if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. If applicable, the public art fee shall be equal to one (1) percent of construction value of

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the project. Thirty (30) percent or (.03) of the one (1) percent of the public art fee would be due at time of building permit issuance and seventy (70) percent or (.07) of the one (1) percent prior to and as a condition of issuance of the certificate of occupancy that includes the public art. (PLANNING)

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### **LEGAL**

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

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### **STAFF RECOMMENDATION**

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



**RESOLUTION NO. 2023-17**

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

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

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

**WHEREAS**, the Planning and Zoning Board of Appeals held a public hearing on July 13, 2023, reviewed the Petitioner's request, and made a recommendation on the petition with a vote of 5 to 0; and

**WHEREAS**, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Site Plan for construction of a Chick-Fil-A fast food drive through restaurant within a Commercial Intensive (CI) zoning district located within the River Bridge Center, subject to the conditions of approval and staff recommendation at the August 21, 2023 Public Hearing.

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

**SECTION 1.** The Petition, SP-85-12RR, a Site Plan is hereby APPROVED for construction of a Chick-Fil-A fast food drive through restaurant with drive through within a Commercial Intensive (CI) zoning district located within the River Bridge Center at the Southwest corner of South Jog Road and Forest Hill Boulevard, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property as follows:

**Legal Description**

**PCN: 18-42-44-10-13-000-0010 and 18-42-44-10-13-000-0030**

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

AND

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

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

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

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

Page No. 3

- b. Landscaping Plans prepared by Bohler and dated May 1, 2023 (C-701 through C-709)
  - c. Architectural Plans prepared by Chick-fil-A and dated March 31, 2023 and May 10, 2023 (A-201 (May 10, 2023) and A-301 (March 31, 2023))
  - d. Paving, Grading and Drainage Plans prepared by Bohler and dated May 1, 2023 (C-401 through C-402, C-501, C- 601, C-602, and C-901 through C-913)
  - e. Site Layout Plans and Photometric prepared by Bohler and dated May 1, 2023 (C-101 through C-103, C-201, C-301 through C-303)
  - f. Survey prepared by Brown and Phillips, Inc. and dated January 14, 2021 (Sheets 1 and 2)
2. The site shall be developed in accordance with the approved Special Exception (SE 21-03) (PLANNING)
  3. Permits from the South Florida Water Management District and Lake Worth Drainage District for the stormwater management system must be obtained prior to the issuance of building permits (ENGINEERING)
  4. Permits from the Health Department for the water and sewer system must be obtained prior to the issuance of building permits if the shopping center's water and sewer systems were not designed to accommodate the outparcel. (ENGINEERING)
  5. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of the S.F.W.M.D. must be submitted for review along with complete paving, drainage, water, and sewer construction plans prior to the issuance of building permits. (ENGINEERING)
  6. All utilities shall be provided underground. (ENGINEERING)
  7. The project shall participate in the City Tree Dedication Program; one (1) tree to be donated per 1,000 sq. ft. of building area or a fraction thereof, therefore **five (5)** Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2-inch diameter trunk at 4 ft., and 5 ft. spread. (PLANNING)
  8. The project shall be required to pay the City's impact fees of \$2.80 per square foot of buildable area per Section 16-201. The amount of **\$13,104** shall be paid at the time of issuance of building construction permits. (PLANNING)
  9. The building shall be required to be protected with automatic fire detection and alarm systems in accordance with standard seventy-two of the NFPA. The systems shall be monitored by an approved central station. (FIRE)
  10. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (PLANNING)

11. A bicycle rack accommodating a minimum of 5 bikes is required on site. Current site plan has it located on the south side of the building. (PLANNING)
12. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate the protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if the existing material to remain is unsuitable for buffer purposes. (PLANNING)
13. Other than the approved menu board speaker at the Drive-In/Fast Food Restaurant drive-thru, no outdoor speakers shall be permitted. (PLANNING)
14. Outdoor storage of materials and equipment (i.e., merchandise, pallets, etc....) is prohibited. (PLANNING)
15. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in table 16-1271 of the City of Greenacres Code. (PLANNING)
16. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2024 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (PLANNING)
17. All roof top mechanical equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted equipment (air conditioning, backflow preventor, etc....) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (PLANNING)
18. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres." (PLANNING)
19. If required, the site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (PLANNING)
20. A Certificate of Occupancy shall be issued only after compliance with all conditions of approval. (BUILDING)
21. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or the certificate of occupancy. (PLANNING)
22. The applicant shall be required to maintain a traffic management plan to address peak service hour queuing within the plaza site. Negative impacts to the plaza will need to be

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

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

**[The remainder of this page intentionally left blank.]**

**RESOLVED AND ADOPTED this \_\_\_\_\_ of day of Month 2023**

\_\_\_\_\_  
**Joel Flores**, Mayor

**Attest:**

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

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

\_\_\_\_\_  
*Voted:*  
**Peter Noble**, Deputy Mayor

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

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

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

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

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



## ITEM SUMMARY

**MEETING DATE:** August 21, 2023

**FROM:** Andrea McCue, City Manager, Administration

**SUBJECT:** PBC WUD Wastewater Special Assessment – Walker Avenue

### BACKGROUND

The City received a letter from PBC WUD advising that the residents within the area of 10<sup>th</sup> Ave N and west of Haverhill Road, along Walker Avenue have submitted a petition requesting PBC WUD for wastewater services.

### ANALYSIS

For the County to proceed with a special assessment within the boundaries of the City, the City must first adopt an ordinance granting authorization to the County to undertake the improvement project. 50% +1 of the residents must approve the special assessment for the project to move forward.

The City is planning for a phased septic to sewer project in the Original Section that would include Walker Avenue in one of the phases. Walker Avenue is not included in Phase I of the project.

### FINANCIAL INFORMATION

Costs associated would be funded by special assessments as determined by Palm Beach County and payable by the property owners within the improvement area.

### LEGAL

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

### STAFF RECOMMENDATION

Staff is recommending approval of Ordinance 2023-09.

**ORDINANCE NO. 2023-09**

**AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 15, UTILITIES, ARTICLE IV, WASTEWATER, DIVISION 2, IMPROVEMENTS, TO INCLUDE AN ADDITIONAL PROJECT AT SECTION 15-95 FOR EXPANSION OF PALM BEACH COUNTY'S WASTEWATER SYSTEM WITHIN THE CITY OF GREENACRES, WHICH PROJECT MAY BE FUNDED BY SPECIAL ASSESSMENTS DETERMINED BY PALM BEACH COUNTY; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Greenacres (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**, Palm Beach County has proposed expanding its wastewater utility system to real property within the City's municipal boundaries generally located south of 10<sup>th</sup> Avenue North and west of Haverhill Road, and along Walker Avenue ("Wastewater Expansion"); and

**WHEREAS**, the Wastewater Expansion may be paid for by the benefitted real property owners through a special assessment to be determined and assessed by Palm Beach County; and

**WHEREAS**, in accordance with Section 27-155 of the Palm Beach County Code of Ordinances, the City must pass an ordinance to authorize the Wastewater Expansion within the City's municipal boundaries, to authorize Palm Beach County to be the service provider for the Wastewater Expansion, and to authorize Palm Beach County to fund said Expansion by special assessment; and

**WHEREAS**, due to the benefits obtained from utilizing wastewater systems, the City Council desires Palm Beach County to undertake the Wastewater Expansion, be the service provider for said Expansion, and to fund said Expansion by special assessment; and

**WHEREAS**, the City Council hereby finds that this Ordinance serves a public purpose and is in the best interest of the public health, safety and welfare.



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

**Section 1.** Findings. The foregoing recitals are hereby ratified and conformed as being true and correct and are hereby incorporated as findings of the City Council of the legislative intent of this ordinance.

**Section 2.** Chapter 15, Utilities, Article IV, Wastewater, Division 2, Improvements, of the City of Greenacres Code of Ordinances is hereby amended at section 15-95 as follows (added language is underlined):

**ARTICLE IV. - WASTEWATER**

**DIVISION 2. IMPROVEMENTS**

**Sec. 15-91. Authorization.**

Palm Beach County is authorized to undertake wastewater improvement projects and to be the service provider for wastewater utilities within the boundaries of the City, as more specifically set forth in this division.

**Sec. 15-92. Assessments.**

Projects undertaken pursuant to this division may be funded by special assessments as determined by Palm Beach County and payable by the property owners within the improvement area, consistent with the Palm Beach County Code of Ordinances.

**Sec. 15-94. Assistance.**

In furtherance of the projects identified in this division, the City may provide financial or technical assistance. Any assistance to be provided by the City will be included in the project details in Section 15-95.

**Sec. 15-95. Projects.**

Palm Beach County may undertake projects pursuant to this Division as identified in this Section.

(1) In the area south of 10<sup>th</sup> Avenue North, east of Haverhill Road, west of Military Trail, north of LWDD L-11 Canal, Palm Beach County is authorized to expand its wastewater system to include:

- a. Installation of gravity sewer mains, manholes, service laterals, and related facilities.
- b. If requested by Palm Beach County and approved by the city manager or designee, technical assistance may be provided by the city to Palm Beach County. Other assistance may be authorized if requested by Palm Beach County and approved by resolution of the city council.

(2) In the area south of 10<sup>th</sup> Avenue North, west of Haverhill Road, along Walker Avenue, Palm Beach County is authorized to expand its wastewater system to include:

- a. Installation of gravity sewer mains, manholes, service laterals, and related facilities.
- b. If requested by Palm Beach County and approved by the city manager or designee, technical assistance may be provided by the city to Palm Beach County. Other assistance may be authorized if requested by Palm Beach County and approved by resolution of the city council.

**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 or persons, property, kind of property, circumstances, or set of circumstances, such

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

**Section 5.** Inclusion in Code. It is the intention of the City Council that the provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Greenacres; that the section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section”, “article” or another word.

**Section 6.** Effective Date. This Ordinance shall take effect upon adoption.

**Passed on the first reading this 21<sup>st</sup> day of August 2023.**

**PASSED AND ADOPTED on the second reading this \_\_\_ day of \_\_\_\_\_ 2023.**

**Voted**

\_\_\_\_\_  
**Joel Flores**  
**Mayor**

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

**Attest:**

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

\_\_\_\_\_  
**Peter A. Noble**  
**Deputy Mayor**

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

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

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

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

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



## Department Report

**MEETING DATE:** August 21, 2023  
**FROM:** Michele Thompson, Director, Community & Recreation Services  
**SUBJECT:** Community & Recreation Services Dept. – July Report

### ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY2023 TO DATE	FY 2023 BUDGET
No. of Contracts Executed/Renewed	1	1	2
No. of Collaborative Partnerships	4	21	25
No. of Vendor/Independent Contractor Agreements	9	29	21
No. of Educational Scholarship Applications R'cd	-	21	15
No. of Community Events Coordinated	2	8	9
No. of Event Participants	8,050	35,246	31,500
No. of Little Free Libraries (LFL)*/Story Walk	0	30/2	32/2
No. of Business Sponsorships	5	20	20

### FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY2023 TO DATE	FY 2023 BUDGET
Fields/Concession Stands	34	556	875
Pavilions	35	408	400
Center Facility	174 <sup>1</sup>	781 <sup>1</sup>	800
Monthly Center Attendance	2,833	35,523	-

<sup>1</sup> 144 Additional Free Rentals: **99** Gym: YP/Adult & Teen Open Gym/Skill Development BB Program/Tai Chi, **4** Banquet Room: PBSO/FR, **1** Room 1: CPR Training, **1** Room 2: HOA, **21** Room 3: Senior Social, **2** Room 4: AARP, **16** Community Park: PB Square Dance/Ignite the Night

**REVENUE**

<b>FACILITY RENTALS REVENUE</b>	<b>THIS PERIOD</b>	<b>FY2023 TO DATE</b>	<b>FY2023 PROJECTED</b>
Rental Revenue Generated	\$8,119.75	\$104,637.85	\$132,799

**ATHLETICS**

<b>YOUTH ATHLETICS</b>	<b>THIS PERIOD</b>	<b>FY2023 TO DATE</b>	<b>FY2023 PROJECTED</b>
FY24 Co-ed Fall Soccer (10/6/23-12/8/23) • Registration Period 7/31/23 – 10/6/23	11	11	200
FY23 Co-ed Fall Soccer (9/26/22-12/16/22) • Registration Period 8/1/22 – 9/26/22	-	199	180
FY23 Co-ed Spring Soccer (3/6/23-5/19/23) • Registration Period 1/9/23 – 3/3/23	-	257	220
FY23 Co-ed Winter Basketball (12/5/22-3/9/23) • Registration Period 9/6/22 – 11/2/22	-	120	120
FY23 Spring Skill Development Basketball Program (Monthly Attendance)	35	172	-
Co-ed Summer Basketball Skills Camp	6	40	40

**Athletic Sponsors: Renaissance Charter School, Greenacres Nissan, & MyAccounting**

**COMMUNITY SERVICES**

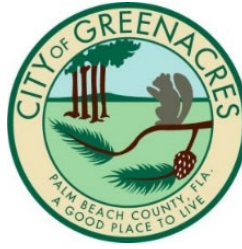
<b>CROS MINISTRIES FOOD PANTRY DATES</b>	<b>NO. OF HOUSEHOLDS</b>	<b>NO. OF INDIVIDUALS</b>
May 11 <sup>th</sup> & 25 <sup>th</sup>	60/0	127/0
June 8 <sup>th</sup> & 22 <sup>nd</sup>	50/32	106/64
July 13 <sup>th</sup> & 27 <sup>th</sup>	49 / 29	102 / 69
TOTAL YTD	751	1,577

**SENIOR PROGRAMS**

<b>SENIOR SOCIAL</b>	<b>SPONSORS</b>	<b>NO. OF PARTICIPANTS YTD</b>
Games/Bingo/Special Events Mon - Fri. (5x12)	Humana; Prominence; Dedicated Senior; PBSO; Youth Programs	330

## FY23 EVENTS &amp; SPONSORSHIPS

EVENTS	SPONSORS/PARTNERS	FY2023 EXPENSE	FY2023 ATTENDEES
Holiday in the Park (12/3/22)	\$7,500: Greenacres Nissan; Waste Management; Humana; Sunshine Health; FPL; State Farm; Cayuga Centers; Renaissance Charter School (Wellington); Rosenthal/Levy/S/S; Forest Hill Orthodontics	\$14,845	5,200
Fiesta de Pueblo (1/7/23)	Co-Sponsored w/ Fiesta de Pueblo, Inc.	\$1,058	10,000
Artzy Eve. at City Hall (1/21/23)	\$2,500: Renaissance Charter; Nissan; Waste Management	\$4,800	1,500
Daddy Daughter Dance (2/18/23)	\$1,000: Humana; Waste Management	\$3,875	66
Egg'stravaganza (4/8/23)	\$9,500: Waste Management; Nissan; State Farm; Ed's; Tapatia; Dedicated Sr. Medical Ctr.; Renaissance Charter School at Wellington; Renaissance Charter School (Summit); Rosenthal, Levy, Simon & Sosa	\$11,229	4,800
Rock-n-Roll Sunday/FR Chili Cook-Off (5/21/23)	\$2,000: Nissan; Florida Blue Co-Sponsored Event	\$6,447	4,300
Ignite the Night (7/4/23)	\$12,500: FPL; Waste Management; Nissan; Renaissance Charter School (Summit); Zambelli (in-kind); Renaissance Charter School at Wellington; Wawa (In-kind); State Farm	\$53,546	8,000
<i>Back2School</i> Supply Distribution (7/28/23)	\$5,500: Humana; Waste Management, Ed's Food and Deli, Tapatia, Greenacres Nissan	\$6,200	9 Public; 1 Private School



## Department Report

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** June 28, 2023 through July 31, 2023

## Development & Neighborhood Services

### Planning & Engineering Division

#### NEW CASES

##### **Braman Honda**

A request by the owner for a minor site plan amendment (SP-97-06J) to modify the existing site plan to add 3 EV charging stations. The site is located at 5200 Lake Worth Road.

##### **Garden Square**

A request by the owner for a site plan (SP-23-03) approval to construct 4 - five-unit townhomes and 6 - four unit townhomes (total of 44 units). The site is located at 6645 Chickasaw Road.

#### CURRENT PLANNING CASES

##### **BA-23-02 - 465 Swain Blvd.**

A request by the owner for a variance to allow for 3 driveway entrances instead of the approved 2 existing driveway entrances (Was approved at the PZBA meeting on July 13, 2023)

##### **Bethesda Tabernacle**

A request by the owner for a site and development plan approval (SP-99-04C) to modify the previously approved site plan and a special exception (SE-23-01) to develop a 28,930 square foot House of Worship and accessory uses at 4901 Lake Worth Road.

##### **CPA-23-01**

A Comprehensive Plan Text Amendment to create a new Multiple Land Use (MLU) Future Land Use Designation providing for a mixture of high density residential with tiered workforce housing density bonus provisions if criteria are met and non-residential uses. (PZBA meeting on May 11, 2023 and City Council first reading on



June 5, 2023. Sent to State for review as part of the State Expedited Review process for Comprehensive Plan Text amendments)

### **3130 Perry Avenue**

A site and development plan (SP-22-03) for a vacant parcel to construct a 6241 sq. ft office space totaling 4 bays for flexible office space use. The site is located on the northeast corner of Perry Avenue and 10<sup>th</sup> Avenue South. (Awaiting receipt of DRC comments response and outside agency approvals).

### **ANX-08-01**

Annexation into the City of various road rights-of-way per Interlocal Annexation Agreement (ANX-07-05). (Staff review)

### **CPA-22-01**

A City-initiated request for comprehensive plan text and map amendments as required by the State Evaluation and Appraisal Review (EAR) due to be transmitted to the State in September. Staff is finalizing the draft Goals, Objective, and Policies (GOPs) and supporting Data and Analysis (D&A) in preparation for the September transmittal (1<sup>st</sup> Reading). City Council update presentation will be on the August 21, 2023 Council meeting.

### **Church of God 7<sup>th</sup> Day of Palm Beach**

A request by the applicant for a site plan amendment (SP-08-01C) to change the metal roof to asphalt shingle due to cost constraints. The site is located at 3535 S. Jog Road. Scheduled for the DRC meetings April 14 and April 21, 2022. Scheduled for City Council on May 2, 2022. The City Council postponed until applicant is ready for certificate of occupancy.

### **Chick Fil A Greenacres**

A request by the owner for: 1) a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window; and 2) a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district. The site is located at 6714 Forest Hill Blvd in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. PZBA recommended approval at their meeting on May 11, 2023. Resubmittal for the site plan received on June 20, 2023. The special exception scheduled for City Council on June 5, 2023 was withdrawn and rescheduled to coincide with the Site Plan review. The site plan was approved at the PZBA meeting on July 13, 2023. The special exception and site plan will be scheduled for the City Council meeting on August 21, 2023.

### **Iglesia Bautista Libre Emmanuel – 5083 Lake Worth Rd**

A request by the property owner for a major site plan amendment (SP-22-05A) and a special exception request (SE-22-04) to allow a house of worship within an existing building located within a Commercial Intensive zoning district and a variance request (BA-22-01) to allow for a reduction in the front and rear landscape buffers. The site is located at 5083 Lake Worth Road. (DRC reviewed on October 13, 2022. The applicant requested a postponement for the variance petition from the PZBA meeting on December 8, 2022, application revised to include adjacent property (previous Pawn Shop) DRC on June 15, 2023. Awaiting sufficiency response from Applicant).

### **Interlocal Annexation 2022**

Annexation (ANX-22-02) of sixteen enclaves located on Chickasaw and Wry Road into the City through an Interlocal Agreement with Palm Beach County.

### **Mesocore**

A request by Aaron Taylor, representative of the property owner, Joseph Esposito, for Site Plan (SP-23-02) approval of a .73 acre site into a four single family unit development on the east side of Haverhill Road at 4970 Canal 14 Road). (Awaiting receipt of DRC comments response of April 26, 2023)

### **Orchid Cove**

A request by Aaron Taylor, representative of the property owner, US Nursing Group Florida, LLC, for Site Plan (SP-23-01) approval of a twelve duplex unit development on the west side of Jog Road at 1105 S Jog Road. (Awaiting receipt of DRC comments response of April 26, 2023)

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## **SITE PLAN AMENDMENTS**

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### **Astro Skating Center**

A request by the owner for a minor site plan amendment (SP-75-02A-B) to change the color scheme of the exterior building, signage, and to modify their landscape plan. The site is located at 3100 S Jog Road.

### **Greenacres Bowl**

A request by the owner for a request for a site and development plan approval (SP-73-02C) to create a landscape plan. The site is located at 6126 Lake Worth Road.

### **Potentia Academy Site Plan Amendment**

The petitioner is requesting a minor site plan amendment (SP-11-01D) to add a portable 1,269 sq. ft. classroom. The site is located at 4784 Melaleuca Lane. (Time extension granted until May 3, 2023, May 26, 2023 meeting with applicant. Awaiting receipt of remaining fees for Major Site plan amendment and applicant response)

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## **RESIDENTIAL PERMITS**

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### **Catalina Estates**

Plat application received on May 16, 2019. Comments letter sent to applicant on July 17, 2019, resubmittal received on August 25, 2019 and approved by City Council on October 7, 2019. Project being built. Zoning, landscape and building inspections are being conducted when requested. Final inspections have been completed. Ready for closeout. Maintenance bond being sought.

### **Ranchette Road Townhomes**

Plat Application received on March 23, 2021. Comments letter sent to applicant on May 17, 2021, resubmittal received on June 1, 2021. Final plat received and utility permit reviewed by City's engineer. Plat approved by City Council on October 4, 2021. Utilities permit approved by City's consulting engineer on 10/1/2021. Pre-construction meeting

held on November 19, 2021 On September 16, 2022 final walk through was completed TCJA received under staff review.

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

Plat application received on July 8, 2022. Complete submittal of application received. (Plat Revisions. Waiting on applicant to provide requested revised Plat and associated documents).

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## **NON RESIDENTIAL PERMITS**

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### **Church of God 7th Day (3535 S Jog Road)**

The building permit and engineering permit are both issued for the development. Stop work order was issued by Building Official on September 28, 2018. Subsequent meetings have been held with Building Official and Consultant Engineer as well as DNS staff. Code enforcement has provided a time certain of July 19th to bring the exterior code maintenance items into compliance. Planning and Building Divisions are addressing outstanding site plan, engineering plan, and permit items.

### **Palm Beach Christian Academy**

Revision to building permit received on November 1, 2021 comments sent to applicant on November 17, 2021, waiting on outside agency permits and resubmittal to address City's engineer comments. Utility permit approved August 4, 2022. Property is for sale. The City has received several inquiries regarding possible development options for the property.

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## **GIS**

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### **BTR/Fire/Finance Fees Map/Database**

Map all active/inactive BTR licenses to create a citywide database that will combine to show active fees for fire inspections and BTRs. This effort attempts to provide a workaround for Fire, Finance and Business Tax to query and record all fees attached to BTRs. The goal is to use GIS as a central database that can be used in the field for fire inspections and in house by Finance staff.

### **Hurricane Map Preparation**

Update maps and roadway atlas with new streets and city boundary data.

### **Finance Asset Management**

Assist the Finance Department with the mapping of all major and minor assets. This effort provides spatial visualization of all assets and database for quick access. The purpose is to assist with FEMA and insurance reimbursement.

## TEMPORARY USE PERMITS

### **TU-2023-1997 – El Festival Familiar – In Process**

A request for Temporary Use Permit approval for a free cultural event to unite the Hispanic community sponsored by Hispanos Unidos to be held on Saturday, September 9, 2023 from 12 noon to 6:00 pm to be held at Samuel J. Ferrari park, 2905 S. Jog Road. The event will have Live Entertainment, Food trucks, Merchandise Vendors and Amusement games/rides.

### **TU-2023-2214 –Hoffmans Chocolate Christmas Tree**

A temporary use permit for Hoffmans Chocolate located at 5190 Lake Worth Road. The permit is for a 40' Christmas Tree with light, set up on November 20, 2023 and being on display from 11/24/2023 through 12/31/2023. The tree lighting ceremony will be on the 24<sup>th</sup>, there is no food trucks, signs or photo booths and will not be blocking any part of the parking lot.

### **TU-2023-2363 –McDonalds**

A temporary use permit request from McDonalds for their Grand Reopening Event 9/6/23 to 9/16/23 for a balloon arch, blow up of Ronald on the roof, raffles, tents and music at 6581 Forst Hill Blvd.

### FY 2023 Data:

<b>Case</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Annexation	0	1	2
Comprehensive Plan Amendment	1	3	5
Zoning Changes	1	4	3
Special Exceptions	0	3	5
Site Plans	0	3	5
Site Plan Amendments	2	8	14
Variances	1	2	4
Zoning Text Amendments	0	5	5

<b>Inspection Type</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Landscaping	0	97	131
Zoning	0	45	121
Engineering	0	20	100

## Building Division

### Building Department Report (June 28, 2023 – July 31, 2023)

#### 1) ADMINISTRATION:

- a) Researched and completed seventy-five (75) lien searches providing open and/or expired permit information.
- b) Researched and completed thirty-five (35) records requests for historical permits.

#### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	238	2234
Applications Approved	151	910
Applications Canceled	9	47
Applications Denied	0	26
Applications Reopened	0	30
Permits Issued	240	2013
Permits Completed	336	2053
Permits Canceled	12	68
Permits Reopened	120	452
Permits Expired	27	89
Inspections Performed	724	7047
Construction Value of Permits Issued	\$2,238,313.22	\$27,529,098.1
Construction Reinspection Fees	\$300.00	\$7,750
Extension/Renewal Fees	\$3,492.55	\$37,874.31
CO's Issued	23	91
CC's Issued	0	2
Temporary CO's Issued	0	1

**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#
Lisa Dance Studio	3963 S Jog Rd		Interior Remodel	2023-2248
Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Carlyle Therapy	6685 Forest Hill #204		Interior Remodel	2023-2212
WSS	6358 Forest Hill	10,168	Interior Remodel	2023-2182
Planet Fitness	6488 Lake Worth Rd		Interior Remodel	2023-2140
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965
Ice Cream Shop	4509 Lake Worth Rd	1,066	Interior Remodel Change	2023-0373

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Smoothie King	3899 S Jog	1,000	Interior Buildout	2023-1731
Fire Station	2905 S Jog		Interior Remodel	2023-1733
McDonalds	6581 Forest Hill Blvd		Interior Remodel	2023-0639
Salon	3951 S Jog Rd	5,165	Interior Renovation – Convert Mercantile to Business Occupancy	2023-0425
Publix	6790 Forest Hill Blvd		Interior Remodel – Interior Décor Scheme & Layout Changes	2022-3630
Taco Bell	6265 Lake Worth Rd	4,235	Interior & Exterior Remodel, by-pass lane, walk-up window	2023-0329
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Sitework – Utilities, Paving, Excavation	2021-3295

Convenience Store/Laundry	5470 10 <sup>th</sup> Ave N	1,604 sq.ft.	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939 sq.ft.	House of Worship	2021-0365
Church of God 7 <sup>th</sup> Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382

## 6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D
Single Family	310 Walker Ave	1 S/F	0
Single Family	344 Fleming Ave	1 S/F	0
Single Family	240 Walker Ave	1 S/F	0
Single Family	236 Walker Ave	1/SF	0
Blossom Trail	5595 S Haverhill Rd/Common Area	76 S/F 154 T/H	0
Ranchette Townhomes	1093 Ranchette Rd / Common Area	74 T/H	0
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	15

## Code Enforcement Division

### Code Division Report (June 28, 2023 – July 31, 2023)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	143	1599
New Cases Started	39	413
Cases Complied	40	441
Current Open Cases	196	1815
Notices Sent	96	1354
Illegal Signs Removed from right-of-way	124	1631
Inspections Not Related to Active Code Cases	238	2071
Complaints Received and Investigated	51	185
Warning Tickets	203	1712



## Code Enforcement - STATS

	NOTICES				WRITTEN WARNINGS
	<u>MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	
OCTOBER 2022	152	145	338	16	322
NOVEMBER 2022	161	135	370	15	210
DECEMBER 2022	107	321	206	12	194
JANUARY 2023	161	269	208	10	198
FEBRUARY 2023	175	200	169	16	131
MARCH 2023	196	263	187	24	194
APRIL 2023	94	82	235	12	141
MAY 2023	156	113	169	24	146
JUNE 2023	146	92	194	32	134
JULY 2023	131	124	238	51	203
AUGUST 2023					
SEPTEMBER 2023					



# License Activity Report

Activity Date Range 06/26/23 - 08/02/23

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Amusement - Amusement & Entertainment	Business	1	0	0	1	0	0	0
Cont Office - Contractor Office	Business	1	0	0	1	0	0	0
Exemptions - Exemptions / Non-Profit	Business	2	0	0	2	0	0	0
Food Service - Food Service / Bar / Lounge	Business	1	0	0	2	3	0	0
General Retail - General Retail	Business	0	0	0	1	4	0	0
General Service - General Service	Business	9	0	0	8	3	0	0
Home - Home Based Business	Business	3	0	0	3	2	0	0
Industrial - Industrial	Business	1	0	0	1	0	0	0
Professional - Professional	Business	9	0	0	7	2	0	0
Rental Unit - Rental Unit	Business	7	0	0	8	2	0	0
Grand Totals		34	0	0	34	16	0	0

**CITY OF GREENACRES**  
**Licensing Revenue Summary Report**  
 Licensing Revenue Summary Report - Summary  
 From Date: 06/26/2023 - To Date: 08/02/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement-Amusement & Entertainment					
Amusement Sq Ft-Amusement Square Feet	3	0	\$3,259.49	\$0.00	\$3,259.49
Vending Machine-Amuse/ Vending / Coin Operated	6	0	\$2,144.34	\$0.00	\$2,144.34
Food-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Per Seat-Food Per Seat	1	0	\$52.08	\$0.00	\$52.08
License Type Amusement-Amusement & Entertainment Totals	11	0	\$5,583.54	\$0.00	\$5,583.54
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	5	0	\$549.14	\$0.00	\$549.14
Com Inspection-Commercial Inspection	2	0	\$138.00	\$0.00	\$138.00
Transfer-Transfer	1	0	\$11.62	\$0.00	\$11.62
License Type Cont Office-Contractor Office Totals	8	0	\$698.76	\$0.00	\$698.76
License Type: Exemptions-Exemptions / Non-Profit					
Com Inspection-Commercial Inspection	2	0	\$138.00	\$0.00	\$138.00
License Type Exemptions-Exemptions / Non-Profit Totals	2	0	\$138.00	\$0.00	\$138.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	45	0	\$5,679.54	\$0.00	\$5,679.54
Food Per Seat-Food Per Seat	34	0	\$7,397.53	\$0.00	\$7,397.53
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$32.49	\$0.00	\$32.49
License Type Food Service-Food Service / Bar / Lounge Totals	80	0	\$13,109.56	\$0.00	\$13,109.56
License Type: General Retail-General Retail					

<https://nwapp.greenacresfl.gov/nwprp/LogosSuite/myReports/myReportsVersion2/myReportsContainer.aspx>

		myReports			
General Retail-General Retail Sq Feet	48	0	\$14,884.24	\$0.00	\$14,884.24
Vending Machine-Amuse/ Vending / Coin Operated	4	0	\$227.43	\$0.00	\$227.43
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
General Service-General Service	5	0	\$581.10	\$0.00	\$581.10
Food Service-Food Service	2	0	\$255.26	\$0.00	\$255.26
Food Svc/Seating-Food Svc/Seating	1	0	\$52.08	\$0.00	\$52.08
License Type General Retail-General Retail Totals	66	0	\$16,375.11	\$0.00	\$16,375.11
License Type: General Service-General Service					
General Service-General Service	146	0	\$16,561.35	\$0.00	\$16,561.35
Com Inspection-Commercial Inspection	7	0	\$483.00	\$0.00	\$483.00
Cosmetology-Cosmetology / Barber	6	0	\$243.66	\$0.00	\$243.66
General Retail-General Retail Sq Feet	1	0	\$81.39	\$0.00	\$81.39
License Type General Service-General Service Totals	160	0	\$17,369.40	\$0.00	\$17,369.40
License Type: Home-Home Based Business					
Home-Home Based Business	83	0	\$6,613.90	\$0.00	\$6,613.90
Transfer-Transfer	1	0	\$8.14	\$0.00	\$8.14
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 Home-Home Based Business Totals	92	0	\$7,122.04	\$0.00	\$7,122.04
License Type: Industrial-Industrial					
Industrial Sq Ft-Industrial Square Feet	3	0	\$407.23	\$0.00	\$407.23
License Type Industrial-Industrial Totals	3	0	\$407.23	\$0.00	\$407.23
License Type: Professional-Professional					
Professional-Professional	58	0	\$6,833.70	\$0.00	\$6,833.70
Cosmetology-Cosmetology / Barber	29	0	\$1,137.09	\$0.00	\$1,137.09
Real Estate-Real Estate Broker / Ins Agents	8	0	\$781.20	\$0.00	\$781.20
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
Transfer-Transfer	1	0	\$3.00	\$0.00	\$3.00
General Service-General Service	19	0	\$2,208.18	\$0.00	\$2,208.18
License Type Professional-Professional Totals	116	0	\$11,032.17	\$0.00	\$11,032.17

<https://nwapp.greenacresfl.gov/nwverp/LogosSuite/myReports/myReportsVersion2/myReportsContainer.aspx>

2/3

	myReports				
License Type: Rental Office-Rental Office					
Rental Office-Rental Office	4		\$651.56	\$0.00	\$651.56
Rental Unit -Rental Unit	1		\$38.68	\$0.00	\$38.68
License Type Rental Office-Rental Office Totals	5		\$690.24	\$0.00	\$690.24
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	524		\$32,182.17	\$0.00	\$32,182.17
Rental Insp-Rental Inspection	9		\$430.00	\$0.00	\$430.00
Collection Fee-Collection Fee	5		\$125.00	\$0.00	\$125.00
Delinquent >150-Delinquent Over 150 Days	5		\$500.00	\$0.00	\$500.00
License Type Rental Unit-Rental Unit Totals	543		\$33,237.17	\$0.00	\$33,237.17
License Type: Storage/WH Units-Storage / Warehouse Units					
Storage/WH Units-Storage / Warehouse Units	2		\$1,466.53	\$0.00	\$1,466.53
License Type Storage/WH Units-Storage / Warehouse Units Totals	2		\$1,466.53	\$0.00	\$1,466.53



## Department Report

**MEETING DATE:** Month, DD, 202Y

**FROM:** Gigi Chazu, Director, Economic Development

**SUBJECT:** Monthly Report – Month of July

### BACKGROUND

The following report provides activity within the Department of Economic Development for the reporting period from July 1st through July 31st, 2023.

- Started building relationships with local organizations to introduce the department and establish potential collaborations in different areas of economic development.
  - Palm Beach State College: Met with representatives of the Corporate and Continuing Education division to devise a partnership to offer Certificate Programs to Greenacres residents at no cost for participants.
  - Career Source Broward: Visited their facility to have firsthand knowledge of services and capabilities that may benefit the local workforce. Agreed to collaborate in future events, such as a job fair and career advancement training.
  - SCORE Palm Beach: Met with the Chairman and Associate District Director to start business development collaboration via on-site training, mentoring and cross marketing.
  - Small Business Development Center (SBDC): Working on memorandum of understanding for business support services and a satellite location in the city.
  - Chambers of Commerce: Attended the joint meeting to introduce the department..
  - Grow with Google: Joined the network to have access to free training for residents.
- Created content and layout of the department's web pages with valuable information, visuals, and cross references to increase searchability.
- Constant collaborating with content for the City's LinkedIn page.
- Created business lists to have a clear vision of the business community to target different sectors when needed.
- Attended two business grand openings and highlighted the businesses on social media.
- Delivered a business webinar with SCORE, White label 101, and was able to introduce the City of Greenacres to participants.
- Current projects:
  - Economic Development Plan Timeline
  - Drafting of initiatives and programs to support the Economic Development Element
    - Business attraction and retention campaign
    - Business Improvement Program
    - Ribbon Cutting Program
    - Restaurant Spotlight Program



## Department Report

**MEETING DATE:** August 21, 2023

**FROM:** Brian Fuller, Fire Chief

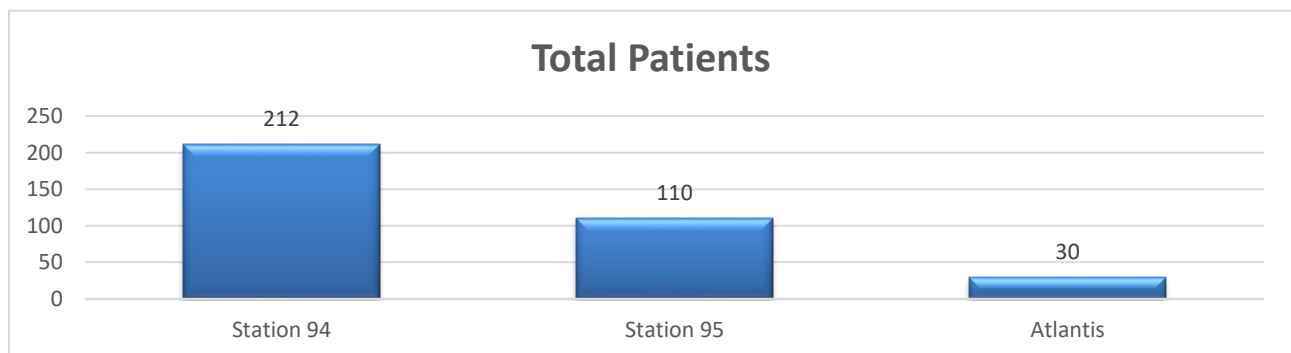
**SUBJECT:** Fire Rescue July Report

### FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in July	474
Average alarms per day	16.93
Total calls this fiscal year	5,989

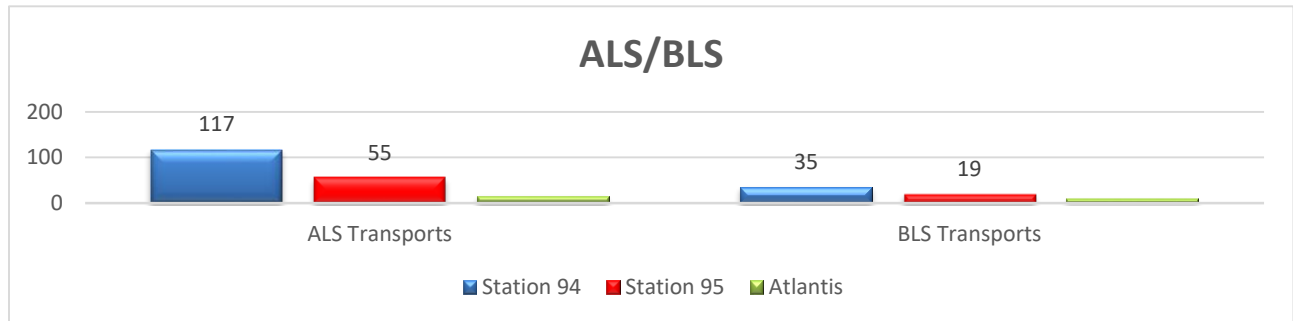
In July 2023, 322 patients were treated for Emergency Medical related services. Of those patients, 30 were in the City of Atlantis. These requests include a single unit responding to assist a person who has fallen to the floor, a cardiac arrest requiring multiple units and a combination of personnel, advanced skills, and equipment.

Service Calls, Cancels, and Public Assists totaled 69. The requests include, but are not limited to, persons locked out of home, water evacuation, animal problem, police assist, defective elevator, and canceled due to wrong address.



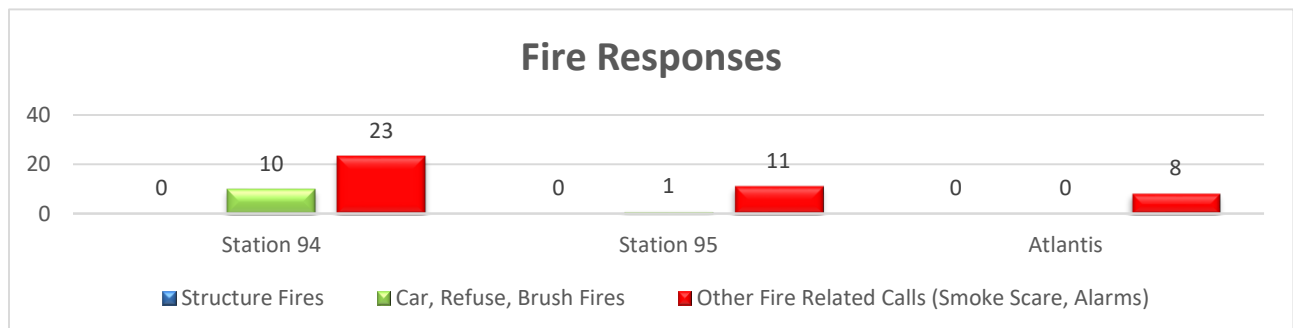
## ALS/BLS

Fire Rescue transported 226 patients to a hospital or 70% of the patients we were called to treat. The majority of those (152) 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

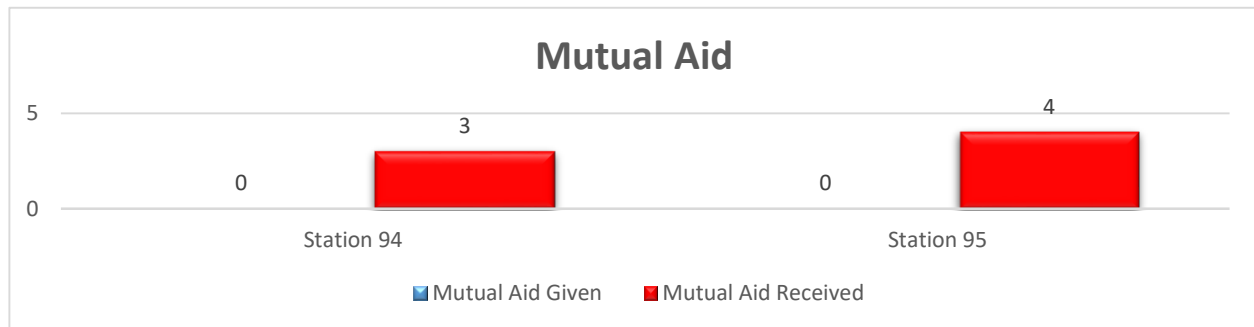
Fire Rescue responded to 34 calls for a fire or smoke related emergency. There were ten (10) requiring an escalated response to a car, brush, or refuse fire; zero (0) were in a residential or commercial structure.





## MUTUAL AID

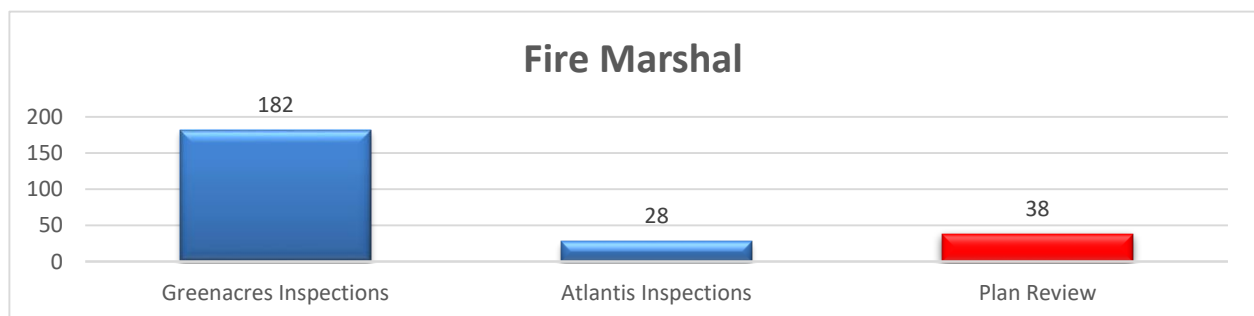
Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system 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	210
Plans Review	38
Dollar Loss due to fire	\$0



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**SPECIAL SERVICES**

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Blood Pressure Screenings	1
Presentations, Station Tours/Attendees	0
Persons Trained in CPR	23



## Department Report

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** Department of Finance Activity Report

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### BACKGROUND

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The following report provides activity within the Department of Finance for the reporting period from July 1 through July 31, 2023.

In brief, the Finance Department:

- Continued to collaborate with DNS (BTR and Code Enforcement) to reconcile outstanding Miscellaneous Billing balances.
- Auditor presented the Annual Comprehensive Financial Report to Council.
- Presented and approved the proposed millage rate at Council.
- Certified eTRIM DR-420.
- Submitted Release of Solid Waste Liens for accounts paid up to date as of 6/2023.
- Grants:
  - Awarded Assistance Fire Fighters Grant for training.

The Finance Department has, and continues to, work on efficiencies to better serve our internal and external customers.

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## Department Report

**MEETING DATE:** August 21, 2023

**FROM:** Captain Tristram Moore, PBSO District 16

**SUBJECT:** PBSO District 16 July 2023 Report

### CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks (Self-Initiated)	1,435
Traffic Stops (Self-Initiated)	352
Calls for Service	1,986
<b>All CAD Calls - Total</b>	<b>3,773</b>
<b>Total Calls for Service – FY 2023</b> (October 2022 – September 2023)	<b>38,240</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 3,773 generated calls within the District and 47% of these calls were self-initiated.

### TRAFFIC ACTIVITY

#### DISTRICT 16 PERSONNEL

Total Citations	Total Warnings
167	229

Data Source: D16 Office Staff/Monthly Report

#### PBSO MOTORS UNIT

Total Citations	Total Warnings
387	223

Data Source: Motor/Traffic Unit - Tracs

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## COMMUNITY POLICING EVENTS

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- 07/04/23: Ignite the Night
- 07/06/23: Meet & Greet at Chelsea Commons
- 07/06/23: Back Pack Give Away Chelsea Commons
- 07/07/23: Big Dog Ranch Event with Coach T
- 07/10/23 – 07/12/23: Pickwick Summer Camp with Coach T
- 07/12/23: Homeless Intervention – contact was made with 8 subjects
- 07/13/23: Homeless Intervention at the DMV issuing ID's
- 07/19/23: Smokeless Summer Vape Shop Ops
- 07/26/23: Code Enforcement Hearing
- 07/27/23: Big Dog Ranch Event
- 07/28/23: Back to School Event
- 07/28/23: Arturo Birthday Gift Delivery & Parade at Pickwick Park Mobile Home Park
- 07/28/23: Harmony in the Streets visit with the District 8 Community Policing Unit
- 07/28/23: Calypso Bay Camp with Coach T
- 07/28/23: Back to School Event with Greenacres Community Center

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## STREET CRIMES UNIT

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- The District 16 Street Crimes Unit assisted the District 16 Community Policing Unit with a Vape Shop Operation. During the operation, a suspect was arrested for selling nicotine to a minor.
- The District 16 Street Crimes Unit received probable cause to arrest a suspect for burglary of an unoccupied conveyance and fraudulent use of the stolen credit cards. The suspect was located and charged accordingly.
- The District 16 Street Crimes Unit conducted a traffic stop, probable cause to search the vehicle was established, and the driver was arrested for Trafficking Cocaine, Trafficking Fentanyl, Possession of Marijuana with the Intent to Sell, Possession of Drug Paraphernalia, and Resisting Arrest without Violence.

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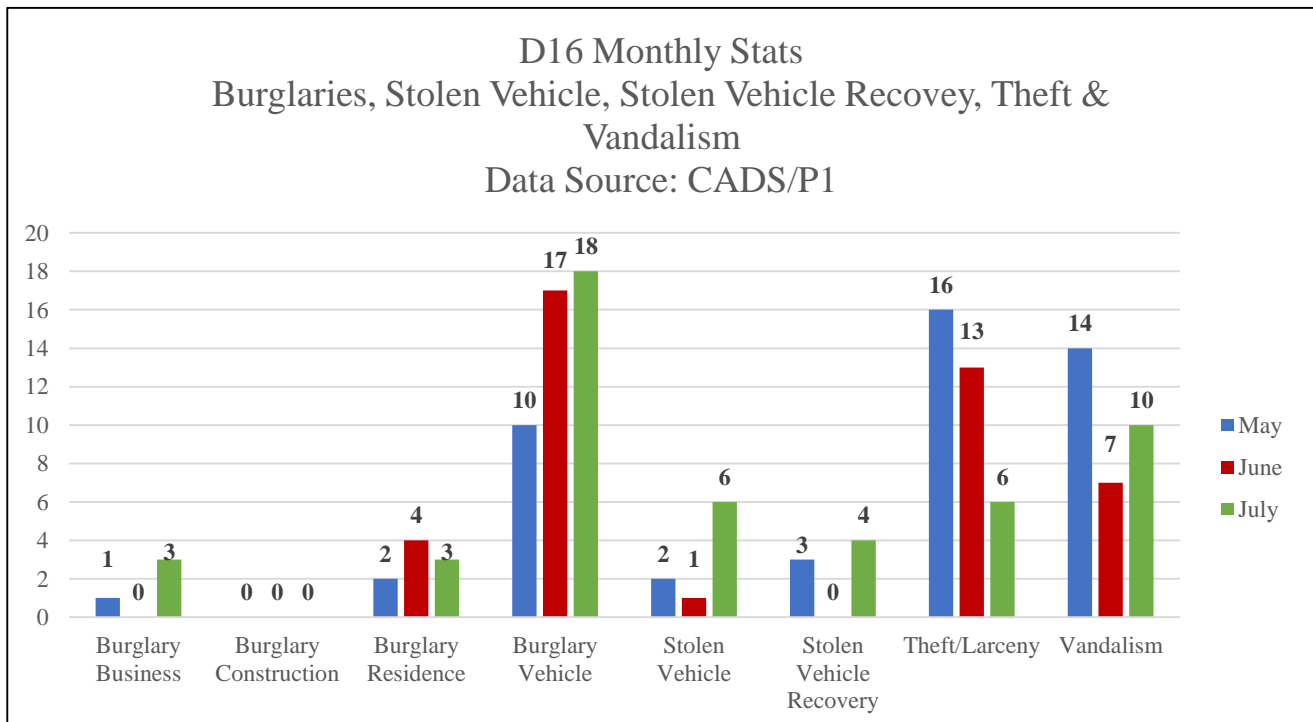
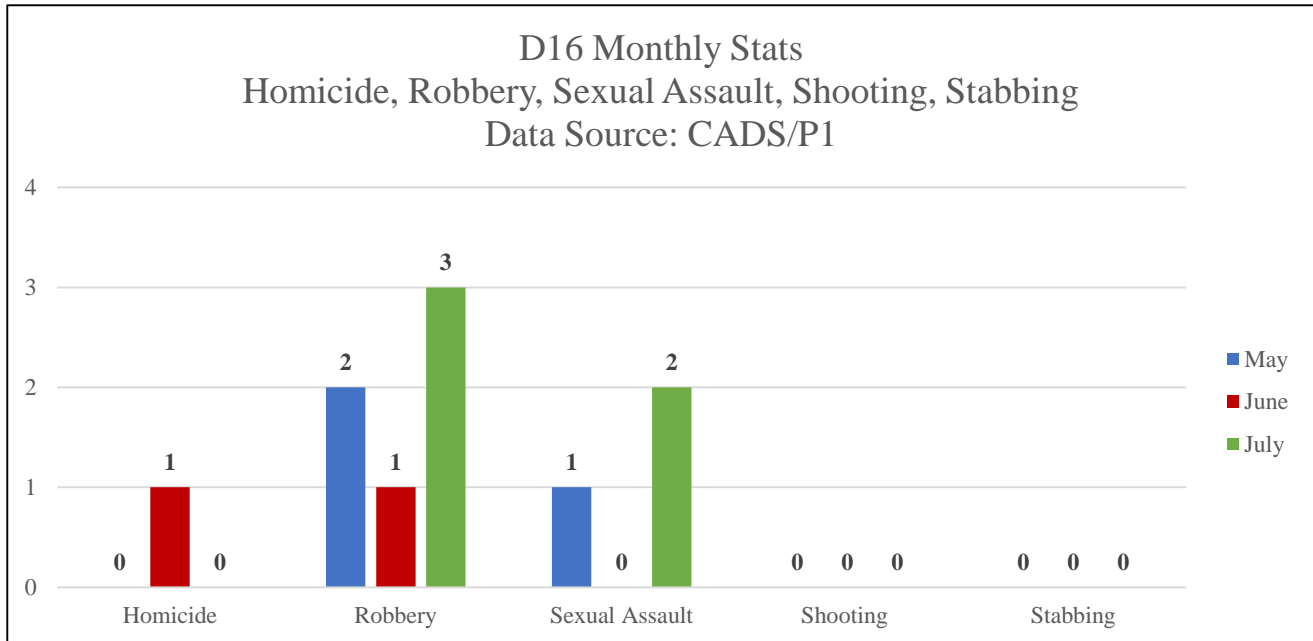
## PROPERTY DETECTIVES

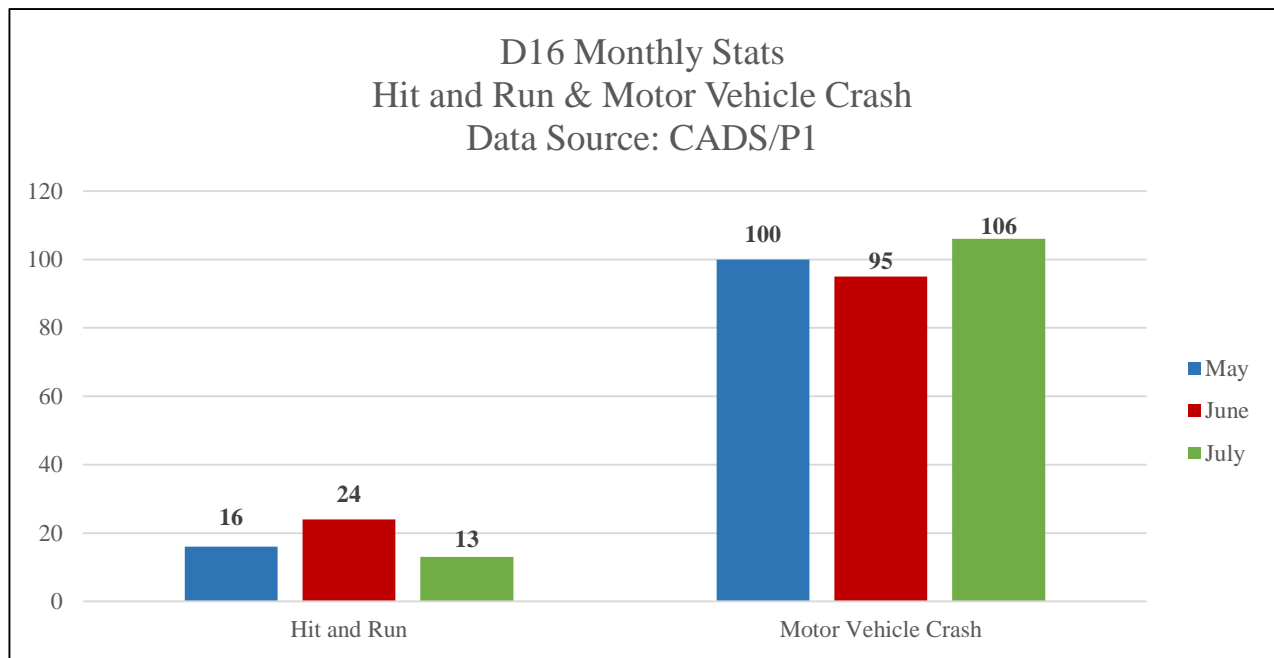
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- District 16 Detectives were called out to a burglary of a residence where the suspect forced open a shed and stole a tool bag containing approximately \$300 in miscellaneous tools. The suspect was positively identified and a BOLO was distributed, the suspect was located, and taken into custody without incident. The suspect provided a full confession to Detectives and this case was cleared by arrest.
- District 16 Detectives investigated two residential burglaries to a where the victim's wallet with multiple credit cards were taken. Upon reviewing credit card transaction, multiple stores were identified where the cards were used fraudulently. A suspect was positively identified, probable cause was established for arrest, and the District 16 Street Crimes Unit was able to apprehend the suspect without incident. The suspect gave a full confession to Detectives and this case was cleared by arrest.
- District 16 Detectives investigated three residential burglaries. Detectives were able to positively identify the suspect responsible for all three, probable cause for arrest was established, and the District 16 Street Crimes Unit was able to make the apprehension. The suspect gave a full Post Miranda confession to the burglaries and these cases were 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.





**TOP ACCIDENT LOCATIONS FOR JULY 2023**  
**CASE NUMBER INCIDENTS**

LOCATION	CASE NUMBER COUNT
Lake Worth Road / S Jog Road	8
Summit Boulevard / S Jog Road	8
Cresthaven Boulevard / River Bridge Boulevard	7
Forest Hill Boulevard / S Jog Road	5
6294 Forest Hill Boulevard (Walmart)	5



## Department Report

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** Public Works Department Report

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### DEPARTMENT HIGHLIGHTS

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Listed below is a brief summary of the activities undertaken by the Public Works Department during the period of July 1, 2023 through July 31, 2023.

#### 1. ADMINISTRATION:

- Coordinated the exterior painting of the Fire Rescue 96 temporary station building at 301 Swain Blvd.
- Finalized the selection and layout of two (2) new playgrounds to be installed. One at SJF Community Park and the other at Heather Park.

#### 2. ROADS AND DRAINAGE MAINTENANCE

- Conducted a city-wide inspection of all FPL street lights.
- A forty (40) ft section of sidewalk was replaced on Empire Way.
- Removed the Patriotic banners in preparation for the new showcase banners to be installed throughout the city.

#### 3. VEHICLE MAINTENANCE

- Mechanics attended a four (4) day EVT training and testing in Ocala.
- Two (2) new Fire Rescue vehicles were received for the Battalion Chief and administration.
- Coordinated a Ventrac lawnmower demo for mowing the alleyways.
- Supervisor attended the safety committee meeting and all staff participated in a slip and fall training.

#### 4. BUILDING SERVICES

- Coordinated the installation of a new two (2) ton air conditioning unit at Fire Rescue 94 station.
- Staff assisted with preparations for the Fourth of July event.

#### 5. PARKS MAINTENANCE

- Driveway grids were installed at Veterans Park for cell tower access.
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- Staff assisted with preparations for the Fourth of July event.
  - Staff attended the “Slip and Fall” training hosted by Human Resources.
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## Department Report

**MEETING DATE:** August 21, 2023  
**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 July 1 through July 31.

- a. 23-002 Gladiator Lake Drainage Enhancements – This bid was advertised on November 22, 2022 and opened on February 1, 2023 with one (1) bid received. Under staff review.
- b. 23-008 Landscape Maintenance of Canals & Medians – This bid was advertised on May 24, 2023 and opened on June 28, 2023 with six (6) bids received. Under staff review.
- c. 23-010 Banking Services – This RFP was advertised on June 18, 2023 and closed on August 3, 2023 with two (2) proposals received.
- d. 23-011 Holiday Lights Display – This RFP was advertised on April 2, 2023 and closed on May 3, 2023 with five (5) proposals received. The Selection Committee met on June 13, 2023 to review and evaluate the proposals. The Selection Committee recommends award to Shellard Lighting Designs LLC. Council approved award to Shellard Lighting Designs LLC. at the meeting held on July 17, 2023.
- e. 24-001 Landscape Maintenance Services for Facilities & Parks – This bid was advertised on July 2, 2023 and opens on August 2, 2023.
- f. 24-002 Pressure Cleaning Services – This bid was advertised on July 2, 2023 and opens on August 2, 2023.
- g. 24-003 HVAC and Ice Machine Services – This RFP was advertised on July 16, 2023 and closes on August 16, 2023.
- h. Solicitations In Progress – Credit Card Services; Medical Supplies; Solid Waste Collection Services and Printing of City Stationery.
- i. Training – The Director of Purchasing conducted the “Eat That Frog” class for City Staff which focuses on enhancing productivity and time management.

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**DEPARTMENT ACTIVITY**


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ACTIVITY	CURRENT PERIOD	FY 2023 YTD
Purchase Orders Issued	35	560
Purchase Order Amounts	\$ 605,818.21	\$37,168,737.26
Solicitations Issued	3	24
Solicitations in Progress	4	-
Central Store Requests	1	48
Contracts Managed	60	60
Purchasing Card Purchases	218	2,596
Purchasing Card Transactions	\$41,636.82	\$ 390,865.79
No. of Training Sessions Conducted	1	9
Towing Revenue	\$2,948	\$ 28,207.00



## Youth Programs Department Monthly Report

**MEETING DATE:** August 21, 2023

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

**SUBJECT:** July 2023 Department Report

### PROGRAMMING

- July – Twenty (20) days of summer camp provided with transportation to and from field trips. Camp hours are 7:30a.m. – 5:30p.m. with breakfast and snacks provided at no additional cost to families.

### PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2023 TO DATE	FY 2023 BUDGET
# of Participants (Summer Camp)	64	95	150
# of Participants in Sierra Club ICO	0	10	25
# of Licenses Coordinated	1	1	1
# of MOU's Coordinated	1	2	6
# of Part.'s in Teen Advisory Council (TAC)	0	5	7
# of Part.'s in TOP Program	0	40	15
# of Part.'s in Garden Club	0	19	20
# of Presidential Volunteer Service Hours	4,236	8,636	8,000

### FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2023 TO DATE	FY 2023 BUDGET
Early Learning Coalition	\$17,471.20	\$182,455.47	\$316,817
Parent & Registration Fees	\$1,967.13	\$68,520.72	\$185,419
Youth Services Department SEL Grant	\$0.00	\$53,905.12	\$77,000
Textile Funds	\$0.00	\$4,865.00	\$18,000
Community Foundation Grant (Summer)	\$0.00	\$33,525.00	-

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

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- Youth from the Yellow team (k-1st) and Green team (2nd- 3rd) performed at the Lake Worth Playhouse on Wednesday, July 19th. The participants had choreographed songs and dance routines that they performed for friends and families.
- CARES took part in gathering food for Cros Ministries for their food drive. CARES was able to gather up 20 can goods as well as other non-perishable items in their efforts to help give back to the community.

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## TEEN PROGRAMS REPORT

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- Our teens participated in a leadership course with Emily Z. from Cros Ministries throughout the summer. The teens talked about active listening, understanding perception, and being an effective leader. The teens also had two chances to visit the Cros Ministers Food Pantry where they sorted a pallet made up of 50 boxes of food and bagged over 270 groceries bags. The partnership with Cros ministries and the Teen Program was a great highlight of our summer program.
- Summer Camp finished with the Teens having one of the most consistent attendances. They were a massive help in the groups as they helped in the classrooms or helped facilitate activities. They were consistent, and they had fun; the Teens averaged 25 students the entire summer, rain, or shine. They made such a significant impact on summer as counselors in training (C.I.T) and participants; this would not be possible without the help of the Community Foundation's Grant as well as the support of our City Leadership.