



City Council Meeting
City of Greenacres, Florida
Monday, August 3, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Agenda

Mayor and City Council

Chuck Shaw, Mayor
John Tharp, Deputy Mayor
Peter Noble, Councilmember District II
Judith Dugo, Councilmember, District III
Susy Diaz, Councilmember, District IV
Elisa Leheny, 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. **Presentation:** Legislative Update. - The Honorable House of Representative Debra Tendrich, District 89.
2. **Proclamation:** India Independence Day, August 15, 2026. - Neil Zutshi

Consent Agenda

3. **Official City Council Meeting Minutes:** City Council Meeting and Special Budget Meeting Minutes, July 20, 2026. - Quintella L. Moorer, City Clerk.
4. **Resolution 2026-38:** Approving and authorizing the execution of the First Amendment to the Interlocal Agreement for Information Technology Services between the City of Greenacres and Palm Beach County (R2026-0699) for additional telephone lines; and providing for an effective date. - Georges Bayard, Director of Information Technology Services.

Regular Agenda

5. **PUBLIC HEARING: Ordinance 2026-01: Second Reading:** Annexing two parcels of land totaling approximately 8.91 acres, located approximately 0.5 miles south of Melaleuca Lane, at 5163 and 5217 South Military Trail, as requested by Jeanne Ducharme of Coteleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc., in accordance with Chapter 171.0413 of the Florida Statutes; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
6. **PUBLIC HEARING: Ordinance 2026-03: Second Reading:** Amending the Future Land Use Map of the Future Land Use Element of the City's Comprehensive Plan, to change the Future Land Use designation of two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail from a Palm Beach County MR-5, Medium Residential, 5 units per acre to City of Greenacres Residential High Density (RS-HD), as requested by Jeanne Ducharme of Coteleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
7. **PUBLIC HEARING: Ordinance 2026-04: Second Reading:** Rezoning for two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail, from a Palm Beach County Agricultural Residential (AR) zoning designation to a City of Greenacres Residential High (RH) zoning designation, as requested by Jeanne Ducharme of Coteleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
8. **Ordinance 2026-07: First Reading:** Amending the City of Greenacres Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Discussion Items - None.

Comments From the Public on Non-Agenda Items

City Manager's Report

City Attorney's Report

Mayor and City Council Report

Adjournment

Future City Council Meetings

August 17, 2026.

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 by [sending an email](#) or calling at 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 3 days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.



Item Summary

Meeting Date: August 3, 2026

From:

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

Background

Analysis

Financial Information

Legal

Staff Recommendation

Attachments:

None



Item Summary

Meeting Date: August 3, 2026

From:

Subject: **Proclamation:** India Independence Day, August 15, 2026. - Neil Zutshi

Background

Analysis

Financial Information

Legal

Staff Recommendation

Attachments:

None



Item Summary

Meeting Date: August 3, 2026

From:

Subject: **Official City Council Meeting Minutes:** City Council Meeting and Special Budget Meeting Minutes, July 20, 2026. - Quintella L. Moorer, City Clerk.

Background

Analysis

Financial Information

Legal

Staff Recommendation

Attachments:

-
1. 7-20-2026 Minutes
 2. 7-20-2026 Budget Minutes



City Council Meeting
City of Greenacres, Florida
Monday, July 20, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Mayor and City Council

Chuck Shaw, Mayor
John Tharp, Deputy Mayor
Peter Noble, Councilmember District II
Judith Dugo, Councilmember, District III
Susy Diaz, Councilmember, District IV
Elisa Leheny, 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 Shaw called the meeting to order at 6:00 PM. City Clerk Moorer called the Roll. All Councilmembers were present.

Pledge of Allegiance

Agenda Approval

Comments From the Public for Agenda Items Only

None.

Special Business - None.

Consent Agenda

1. **Official City Council Meeting Minutes:** City Council Meeting Minutes, July 6, 2026. - Quintella L. Moorer, City Clerk.
2. **Resolution 2026-29:** Relating to the provision of residential Solid Waste Collection Services in the City of Greenacres, providing for purpose and definitions; providing for legislative determinations; approving the Assessment Rate for residential Solid Waste Collection Services for the Fiscal Year beginning on October 1, 2027; imposing a residential Solid Waste Collection Services Assessment against assessed property located within the City of Greenacres for the fiscal year beginning on October 1, 2027; providing for severability; providing for conflicts; and providing an effective date. - Teri Beiriger, Director of Finance.

3. **Resolution 2026-32:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Teri Beiriger, Director of Finance.
4. **Resolution 2026-33:** Authorizing the purchase of a new Youth Programs playground from Playmore West, Inc., in an amount not to exceed \$710,690.46, utilizing the School District of Manatee County Contract No. 26-0041-MR; approving a waiver of competitive selection for certain project components; authorizing the execution of necessary documents. - Monica Powery, Director of Purchasing.
5. **Resolution 2026-34:** Authorizing the execution of the Fiscal Year 2026-2027 Community Development Block Grant (CDBG) Agreement for Phase V Original Section Septic to Sewer Project; and providing for an effective date. - Carlos Cedeno, Director of Public Works.

Motion made by Councilmember Dugo, Seconded by Councilmember Noble to Approve the Consent Agenda.

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

Regular Agenda

6. **Resolution 2026-36:** Approving a Facility License Agreement; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Andrea McCue, City Manager and Erica Henn, VP of Education and Katelyn Bates, VP of Operations at Junior Achievement of the Palm Beaches & Treasure Coast.

Ms. Henn and Ms. Bates requested authorization to facilitate a Junior Achievement Biz Town in the City's Youth Program building. They mentioned it was an experience for fifth grade students to learn what it took to run a city within a 12-course plan. City of Greenacres was provided priority to begin the program in Palm Beach County.

Ms. Bates stated they would create a mini-town within the Youth Programs building. She also welcomed the Council to the upcoming ribbon cutting.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Resolution 2026-36.

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

7. **Resolution 2026-31:** Authorizing the execution of a Piggyback Agreement between the City of Greenacres and Accenture Infrastructure and Capital Projects, LLC for Fire Assessment Fee Study Services; authorizing utilization of the City of Orange City Contract No. P275-25, pursuant to request for Proposals No. P275-0-2025/MHH; providing for conflicts, severability, and an effective date. - Monica Powery, Director of Purchasing.

Ms. Powery explained the piggyback process and provided some historical study facts from the study. She explained the phases of the study and the price breakdown. She requested approval of the agreement to conduct a fire assessment fee study.

Councilmember Dugo questioned the past historical findings and cost and the piggyback process.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Leheny to Approve Resolution 2026-31.

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

8. **Resolution 2026-35:** Approving the purchase of land; providing for authorization for City staff to execute all closing documents and an effective date. - Andrea McCue, City Manager.

Ms. McCue requested approval to purchase land on 10th Avenue North next to the Youth Programs building. The city's goal was to own the entire parcel of land surrounding the Youth Programs building. Appraisals were done, and the average cost was \$2.5M. The city would continue to lease until the need of the property. The City was earning \$111K in revenue.

Councilmember Diaz asked if the lease would be triple net. Ms. McCue would find out the answer.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Resolution 2026-35.

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

9. **Ordinance 2026-01: First Reading:** Annexing two parcels of land totaling approximately 8.91 acres, located approximately 0.5 miles south of Melaleuca Lane, at 5163 and 5217 South Military Trail, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc., in accordance with Chapter 171.0413 of the Florida Statutes; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Mr. Gallier stated that Ordinances 2026-01; 2026-03; 2026-04 would be presented together and voted on separately.

Ms. Jeanne Ducharme of Cotleur and Hearing presented some of the mapped area of the parcels, highlighting the proposal of Symphony Courts with 71 Townhouse units, recreational activity space, and open spaces. She mentioned the site would be compatible with the City's vision and goals. Ms. Ducharme showed maps for context.

Councilmember Diaz questioned whether there would be workforce housing availability. Ms. Ducharme replied yes.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Tharp to Approve Ordinance 2026-01 on First Reading.

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

10. **Ordinance 2026-03: First Reading:** Amending the Future Land Use Map of the Future Land Use Element of the City's Comprehensive Plan, to change the Future Land Use designation of two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail from a Palm Beach County MR-5, Medium Residential, 5 units per acre to City of Greenacres Residential High Density (RS-HD), as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Councilmember Leheny, Seconded by Councilmember Diaz to Approve Ordinance 2026-03 on First Reading.

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

11. **Ordinance 2026-04: First Reading:** Rezoning for two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail, from a Palm Beach County Agricultural Residential (AR) zoning designation to a City of Greenacres Residential High (RH) zoning designation, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Councilmember Dugo, Seconded by Councilmember Diaz to Approve Ordinance 2026-04 on First Reading.

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

12. **PUBLIC HEARING: Ordinance 2026-05: First Reading:** A city-initiated Comprehensive Plan text amendment to the Future Land Use Element of the City of Greenacres Comprehensive Plan to support mixed-use, redevelopment, reinvestment, activity centers, and public benefits; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Commerce; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Assistant Director, and Linda Louie, Zoning Administrator of Development and Neighborhood Services. Ms. Moorer read the ordinance by title.

Ms. Louie presented the Urban Corridor and Redevelopment Initiatives as Ordinance 2026-05 and 2026-06 together but voted on separately.

She mentioned the city was built out and redevelopment would require an update of the Comprehensive Plan.

Ms. Louie provided some background highlights for the taller buildings, vision, strategic action plan, and overlay district.

Ms. Louie stated the purpose of the amendment was to set a policy framework and zoning regulations to support redevelopment, attract private investment and provide public benefits.

She reviewed some of the proposed text changes to include policy and uses.

Ms. Louie reviewed proposed zoning text amendments, to include height, intensity, landscaping, design and form standards.

She also mentioned parking and loading amendments such as on-street parking and off-site parking and a parking reduction.

Staff recommended approval.

Resident Mr. Benjamin Wade questioned what had changed in the car parking and where all the cars were parked.

Mayor Shaw questioned parking in residential parking.

Ms. Louie stated that the on-street parking would only be allowed if requirements were met.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Tharp to Approve Ordinance 2026-05 on First Reading.
Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, Councilmember Leheny.

13. **PUBLIC HEARING: Ordinance 2026-06: First Reading:** Amending Article I, "In General," Section 16-1, "Definitions"; amending Article III, "District Regulations," Division 16, "Mixed Use Development-Original Section (MXD-OS)," and Division 17, "Lake Worth Road Urban Corridor (UC) Overlay District"; amending Article 4, "Supplementary District Regulations," Division 2, Section 16-628, "Maximum Building Height," and creating Section 16-628.1, "Transitional Height"; amending Article 8, "Off-Street Parking and Loading," Sections 16-1334 and 16-1335; amending related code sections and cross-references; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Gionni Gallier, Assistant Director and Linda Louie, Zoning Administrator of Development and Neighborhood Services.
Ms. Moorer read the ordinance by title.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Leheny to Approve Ordinance 2026-06 on First Reading.

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

Discussion Items - None.

Comments From the Public on Non-Agenda Items

None.

City Manager's Report

14. Community and Recreation Services.

15. Development and Neighborhood Services.

16. Economic Development.

17. Finance.

18. Fire Rescue.

19. Information Technology.

20. Palm Beach Sheriff's Office, District 16.

21. Public Works.

22. Purchasing.

23. Youth Programs.

Ms. McCue reminded the Council about the Back to School Backpack distribution and the Principals Luncheon on August 10.

City Attorney's Report

None.

Mayor and City Council Report

Councilmember Diaz wished Dr. Philip Harris, Economic Development Director, a happy birthday.

Mayor Shaw - thanked Dr. Harris for his work and partnership with the Mexico Consulate.

Adjournment

6:55PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____



City Council Special Meeting - Budget
City of Greenacres, Florida
Monday, July 20, 2026 at 7:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Mayor and City Council

Chuck Shaw, Mayor
John Tharp, Deputy Mayor
Peter Noble, Councilmember District II
Judith Dugo, Councilmember, District III
Susy Diaz, Councilmember, District IV
Elisa Leheny, 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 Shaw called the meeting to order at 6:56 PM. All Councilmembers were present.

Agenda Approval

Motion made by Councilmember Dugo, Seconded by Councilmember Noble to Approve the agenda.

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

Comments From the Public for Agenda Items Only

None.

Regular Agenda - Fiscal Year 2027 Budget.

1. Fiscal Year 2027 Preliminary Budget Review. - Andrea McCue, City Manager. Ms. McCue stated the State had not provided all the final budget numbers at this time.

She also mentioned the City does very well with the budget and was ranked number three in the county for cost per resident and great level of service.

She highlighted the need for four newly added positions. She mentioned the City added a 3.5 percent COLA for employees, but not to include Fire Rescue.

She mentioned the Law Enforcement agreement increased by 3 percent, which was about \$348,523. She also mentioned an MSTU was voted on for the county to review law enforcement services around the county. Ms. McCue does not have all the data at this time. It was projected to begin by 2028.

Ms. McCue reviewed the projections as of June 2026 to be a net of \$2.69M.

She mentioned the biggest increase would be expenditures due to personnel positions. She stated that the staff was able to reduce operating expenses without reducing service.

Ms. McCue reviewed the five-year projection based on a 6.3 millage. She mentioned the possibility of borrowing and or implementing a fire assessment fee.

Ms. McCue addressed some issues with Amendment 3 - Property Tax; Save Our Homes from Excessive Property Taxes. She mentioned the League of Cities was working to assist with the property tax and was planning to provide education for the residents. Ms. McCue mentioned the Amendment would impact public safety.

She presented the homestead exemption five-year projections at a 6.3 mileage rate. She mentioned the impact would decline significantly.

2. Setting of the tentative millage rate for 2027. - Andrea McCue, City Manager.
Ms. McCue provided a summary of the operating millage rates. She mentioned the city had remained steady at 6.3 since 2023. The proposed budget meeting dates were September 9 and 21, 2026.

Councilmember Noble questioned the option of selling city parks or other properties. Ms. McCue did not recommend selling the parks due to the lack of open space but would review options.

Councilmember Diaz suggested finding innovative solutions. She felt selling parks would not be a steady income and did not support lowering the rate below 6.3.

Mayor Shaw felt that one time revenue would be a dangerous option. He also agreed to maintain the 6.3 rate.

The Council's consensus was to remain at 6.3 millage rate.

Ms. McCue was thankful for the support of the Council.

Comments From the Public on Non-Agenda Items

None.

City Manager's Report

None.

Mayor and City Council Report

None.

Adjournment

7:49PM

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____



Item Summary

Meeting Date: August 3, 2026

From:

Subject: **Resolution 2026-38:** Approving and authorizing the execution of the First Amendment to the Interlocal Agreement for Information Technology Services between the City of Greenacres and Palm Beach County (R2026-0699) for additional telephone lines; and providing for an effective date. - Georges Bayard, Director of Information Technology Services.

Background

Analysis

Financial Information

Legal

Staff Recommendation

Attachments:

1. Res. 2026-38 - PBC Interlocal Amendment 1 Phones
2. Res. 2026-38 - ITEM SUMMARY
3. Res. 2026-38 - PBC OTI Network Services Interlocal Agreement Amendment

Agreement with Palm Beach County and City of Greenacres

Re: Palm Beach County OTI Services

First Amendment

This First Amendment (“Amendment”) for information technology (“IT”) services is entered into this ____ day of _____, 2026, by and between City of Greenacres (“LOCAL GOVERNMENT”) and Palm Beach County (“COUNTY”) a political subdivision of the State of Florida.

WHEREAS, the parties entered into the Agreement **R2026-0699** dated June 9, 2026 as amended, hereinafter referred to as the “Agreement”, under which the COUNTY provided connectivity to the Palm Beach County Network as stated in that Agreement, to LOCAL GOVERNMENT. The COUNTY and LOCAL GOVERNMENT wish to amend that Agreement.

WHEREAS, the parties hereby amend the Agreement as follows:

Exhibit B, Section E: Fees and Charges for Basic Telephone Services. To provide additional telephones and replace the billing matrix with the following:

LOCAL GOVERNMENT Basic Telephone Service and Billing Matrix					
Location	Service Start Date	Installation Charges	Number of Handsets	Monthly County Charges	Annual Charges (excl. Install)
City of Greenacres	12/1/2020*	N/A	150	\$1,500	\$18,000
TOTALS		N/A	150	\$1,500	\$18,000
<u>Explanation of Charges:</u> <u>Installation Charges</u> – This is an estimated cost. The actual final cost for this installation will be billed to the LOCAL GOVERNMENT as a one-time invoice based on (1) the billing statement from the vendor for this work and (2) the actual cost to COUNTY of the equipment installed and labor. <u>Monthly COUNTY Charges</u> – The monthly charge paid by the LOCAL GOVERNMENT based on the COUNTY Rate Sheet for Basic Telephone Services. <u>Annual Charges</u> – The total annual recurring charges, excluding installation charges, paid by the LOCAL GOVERNMENT. *Original phone service start date is 12/1/2020. This amendment adds 3 phones at City Hall for a total of 150 handsets combined over all sites.					

Agreement with Palm Beach County and City of Greenacres

Re: Palm Beach County OTI Services

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

----- Balance of page left intentionally blank -----

Agreement with Palm Beach County and City of Greenacres

Re: Palm Beach County OTI Services

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

ATTEST:

PALM BEACH COUNTY

**Michael A. Caruso,
Clerk & Comptroller**

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

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

(SEAL)

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
County Attorney

By: _____
Michael Butler, Deputy CIO, OTI

CITY OF GREENACRES

By: _____
Quintella Moorer, City Clerk

By: _____
Chuck Shaw, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: August 3, 2026

FROM: Georges Bayard, Information Technology Director

SUBJECT: **Resolution 2026-38** - Amending the Interlocal Agreement with Palm Beach County for Information Technology Services (R2026-0699), for additional telephone lines

BACKGROUND

The City of Greenacres entered into interlocal agreement (R2026-0699), with Palm Beach County's Office of Technology and Innovation (PBC OTI), on June 9, 2026. By this agreement, PBC OTI provides the City's primary connection to the Internet, and the network connections between the City Hall campus, the Community Center campus, Fire Rescue Stations 94 (Headquarters), 95 and 96, and 5 of the City's parks for security cameras. The agreement also provides for network-based telephone service and handsets for all City personnel.

The agreement currently includes hardware installation and provision of network bandwidth of 500 Mbps each at City Hall and Community Center, 250 Mbps at Fire Rescue Headquarters, and 10 Mbps each at Fire Rescue Station 94 and the parks. It also includes provision of 147 telephone lines and handsets.

The proposed amendment will add 3 new phone lines and handsets, increasing the total number to 150.

ANALYSIS

This amendment will provide the additional phone lines needed for new positions being filled in the very near future.

FINANCIAL INFORMATION

The annual cost for telephone service will increase to \$18,000, representing an increase of \$360/yr, which has been accounted for in the City's FY 2026 budget.

LEGAL

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

STAFF RECOMMENDATION

Approval of Resolution 2026-38.

RESOLUTION NO. 2026-38

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR INFORMATION TECHNOLOGY SERVICES BETWEEN THE CITY OF GREENACRES AND PALM BEACH COUNTY (R2026-0699) FOR ADDITIONAL TELEPHONE LINES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres (“the City”) and Palm Beach County (“PBC”) on 6/9/2026 entered into interlocal agreement R2026-0699 for Information Technology Services, under which PBC provides network and telephone services to the City; and

WHEREAS, the City and PBC desire to amend the agreement to increase the number of telephone lines provided to the City.

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

Section 1. The City Council approves and grants authorization for the execution of the First Amendment to the Agreement for Information Technology Services, attached hereto as Exhibit A.

Section 2. The appropriate City officials are hereby authorized to execute all necessary documents required to effectuate the terms of the agreement.

Section 3. In all other respects the provisions of the Agreement shall remain in full force and effect.

Section 4. This resolution shall become effective upon adoption.

RESOLVED AND ADOPTED this 3rd day of August 2026.

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

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

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

Voted:
Judith Dugo, Council Member

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

Voted:
Elisa Leheny Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



Item Summary

Meeting Date: August 3, 2026

From: Denise Malone, Director

Subject: **PUBLIC HEARING: Ordinance 2026-01: Second Reading:**
Annexing two parcels of land totaling approximately 8.91 acres, located approximately 0.5 miles south of Melaleuca Lane, at 5163 and 5217 South Military Trail, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc., in accordance with Chapter 171.0413 of the Florida Statutes; providing for redefining the boundary lines of the City of Greenacres to include the subject property in the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

Background

Jeanne Ducharme, Cotleur & Hearing, Inc., agent for the owners, Mizner Dell Lake Worth LLC and Palm Beach Baptist Church Inc., has requested voluntary annexation into the City of Greenacres for two (2) parcels totaling approximately 8.91 acres. The properties are located at 5163 and 5217 S. Military Trail, on the west side of Military Trail approximately 0.5 miles south of Melaleuca Lane, and are currently located in unincorporated Palm Beach County within an existing enclave/pocket area. Companion applications for a small-scale Future Land Use Map Amendment (CPA-25-04) and Rezoning (ZC-25-04) are being processed concurrently.

The Planning and Zoning Board recommended approval of ANX-25-03 by a vote of 6-0 at their meeting on June 11, 2026. The City Council approved this ordinance on first reading by a unanimous vote of 5-0 at the meeting on June 20, 2026.

Analysis

Staff has reviewed the voluntary annexation request and determined that the subject properties are contiguous to the City's municipal boundaries, reasonably compact, located within the City's future annexation area, and situated within an existing

unincorporated enclave/pocket area. The annexation will reduce the existing enclave and allow the City to apply its Comprehensive Plan, Future Land Use Map, Zoning Regulations, and development review procedures to the properties. The annexation is not anticipated to adversely affect adopted levels of service, and the request is consistent with Chapter 171, Florida Statutes, and the City's Comprehensive Plan.

Financial Information

N/A

Legal

Ordinance 2026-01 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation

Approval of ANX-25-03 through the adoption of Ordinance 2026-01.

Attachments:

1. Ord. 2026-01 ANX-25-03-Symphony Court
2. ANX-25-03 CPA-25-04 ZC-25-04 Staff Report

ORDINANCE NO. 2026-01

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ANNEXING TWO PARCELS OF LAND TOTALING APPROXIMATELY 8.91 ACRES, LOCATED APPROXIMATELY 0.5 MILES SOUTH OF MELALEUCA LANE, AT 5163 AND 5217 SOUTH MILITARY TRAIL, AS REQUESTED BY JEANNE DUCHARME OF COTLEUR HEARING, AGENT FOR THE OWNERS MIZNER DELL LAKE WORTH LLC AND PALM BEACH BAPTIST CHURCH INC., IN ACCORDANCE WITH CHAPTER 171, , PART I, FLORIDA STATUTES; PROVIDING FOR REDEFINING THE BOUNDARY LINES OF THE CITY OF GREENACRES TO INCLUDE THE SUBJECT PROPERTY IN THE CITY'S OFFICIAL BOUNDARY MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Jeanne Ducharme of Cotleur Hearing, agent for the owners Mizner Dell Lake Worth LLC and Palm Beach Baptist Church Inc. ("Applicant"), has submitted an application for the voluntary annexation of two (2) parcels into the municipal limits of the City of Greenacres (ANX-25-03); and

WHEREAS, the two (2) parcels hereinafter described are reasonably compact and contiguous to the corporate limits of the City of Greenacres, thus making said petition for annexation appropriate at this time; and

WHEREAS, the City of Greenacres is authorized to annex said parcels in accordance with Sections 171.0413 and 171.044, Florida Statutes; and

WHEREAS, the City of Greenacres Planning and Zoning Board held a duly advertised public hearing on June 11, 2026, and recommended approval of the application (ANX-25-03) to annex the parcels into the City of Greenacres; and

WHEREAS, the City Council of the City of Greenacres finds that, in accordance with the Development and Neighborhood Services Department Staff Report and Recommendation dated June 5, 2026, as amended, attached hereto as Exhibit "A" and by this reference made a part hereof, the proposed annexation of the subject parcels is in the best interest of the citizens of

the City of Greenacres, serves a valid public purpose, and is in accordance with State and local law.

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

SECTION 1. The foregoing recitals are incorporated into this Ordinance as true and correct statements and deemed operative provisions of this Ordinance by reference.

SECTION 2. The City Council finds that the Applicant's written application for voluntary annexation (ANX-25-03) bears the signature of the owners of the two (2) parcels of real property herein described and said parcels are hereby annexed into the City of Greenacres, Florida.

SECTION 3. The boundary lines of the City of Greenacres, Florida, are hereby redefined to include the following described two (2) parcels of real property lying in Palm Beach County into the City's Boundary Map:

Legal Description

PCN: 00-42-44-36-08-008-0010

Tract 8 of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East; LESS the East 50 feet for Military Trail right-of-way; LESS the South 352.6 feet and LESS the North 120 feet of the South 472.6 feet of the West 216 feet of the East 266 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

ALSO LESS and EXCEPT

A portion of the Northwest 1/4 of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the center of said Section 36; thence North 01°47'03" East along the North-South quarter section line, a distance of 2052.57 feet; thence North 88°12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet, to a point on the existing Westerly right-of-way of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 01°47'03" West, along said existing Westerly right-of-way of Military Trail, a distance of 211.38 feet; thence North 87°18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 01°47'03" East, parallel with and 17.00 feet West of said existing Westerly right-of-way line of Military Trail, a distance of 211.45 feet; thence South 87°06'10" East, a distance of 17.00 feet, to the Point of Beginning.

PCN: 00-42-44-36-08-008-0020

The South 352.6 feet of Tract 8, of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East, LESS the East 284.59 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

Commented [CG1]: Is this correct?

Less and except that portion conveyed to Palm Beach County by Eminent Domain as recorded in O.R. Book 6377, Page 841, more particularly described as follows:

A portion of the Northwest ¼ of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

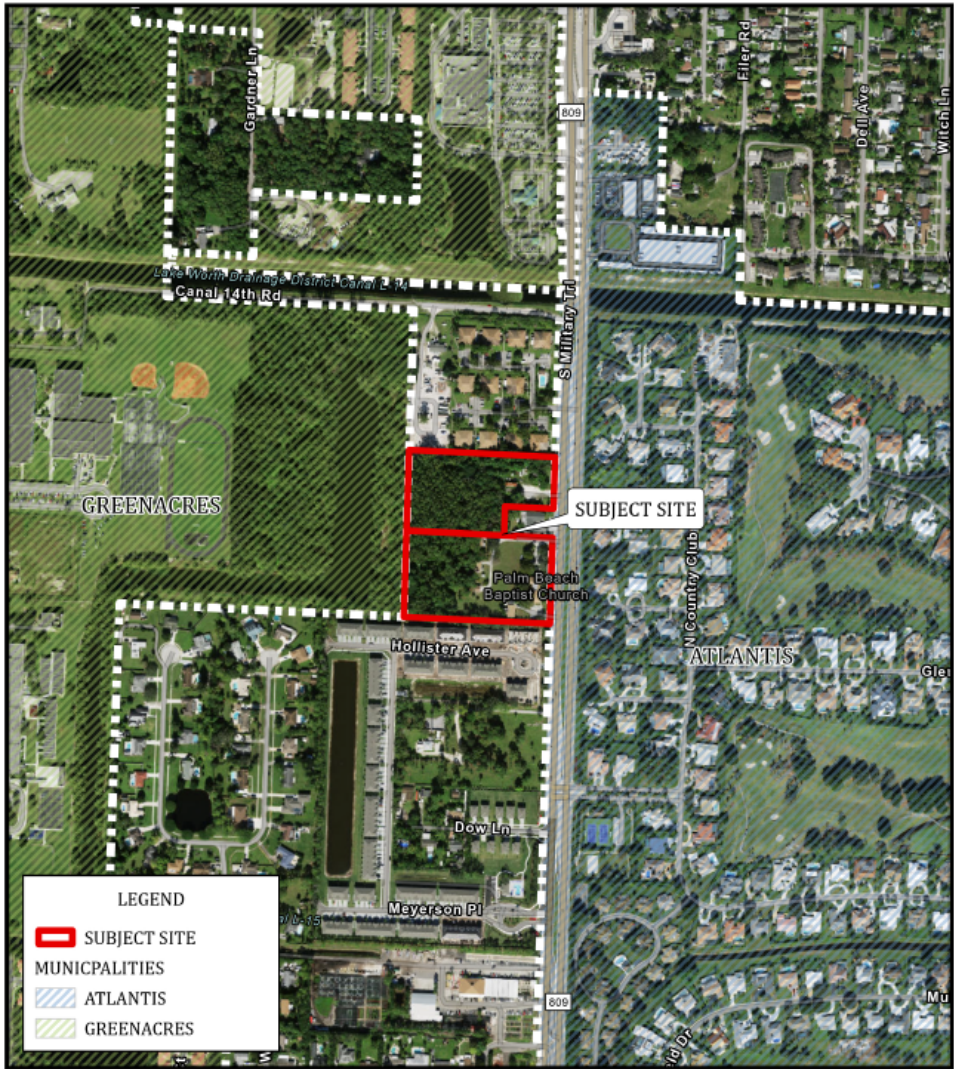
Commence at the center of said Section 36, Thence North 1 degree 47'03" East along the North-South one-quarter section line, a distance of 1721.17 feet; thence North 88 degrees 12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet to a Point on the existing Westerly right-of-way line of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 1 degree 47'03" West, along said existing Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence North 87 degrees 18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 1 degree 47'03" East, parallel with and 17.00 feet West of said Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence South 87 degrees 18'29" East, a distance of 17.00 feet to the Point of beginning.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 8.91 ACRES MORE OR LESS (hereinafter the
"Property").

Location Map



Section 4. Upon adoption of this Ordinance, the Property shall immediately become subject to all of the franchises, privileges, immunities, debts, obligations, liabilities, ordinances and laws to which lands in the City of Greenacres are now or may be subjected to and persons residing thereon shall be deemed citizens of the City of Greenacres (if any). Further, the Applicant has provided written consent to the City's non-ad valorem assessment for solid waste collection services consistent with section 197.3632(4), Florida Statutes (to the extent applicable).

Section 5. The annexation of the Property, including adjacent roads, alleys, or the like, if any, shall not be deemed accepted by the City of any maintenance responsibility for such roads, alleys, or the like, unless otherwise specifically initiated by the City pursuant to current requirements and conditions.

SECTION 6. The City Manager is hereby directed to do all things necessary to effectuate this annexation.

SECTION 7. Repeal of Conflicting Ordinances.

All ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8. 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

Ordinance No. 2026-01 | ANX-25-03 (Symphony Court)

Page No. 6

if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 9. Effective Date.

The provisions of this Ordinance shall become effective upon adoption.

[The remainder of this page intentionally left blank.]

Passed on the first reading this 20th day of July, 2026.

PASSED AND ADOPTED on the second reading this 3rd day of August, 2026.

Chuck Shaw, Mayor
Attest:

John Tharp, Deputy Mayor

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, District II

Voted:

Judith Dugo, Council Member, District III

Voted:

Susy Diaz, Council Member, District IV

Voted:

Elisa Leheny, Council Member, District V

Voted:

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



I. Project Description:

Project: Symphony Court
(Annexation, small-scale Future Land Use Map Amendment, and Rezoning)

Applicant: Jeanne Ducharme
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Agent for the owners:
MIZNER DELL LAKE WORTH LLC and
PALM BEACH BAPTIST CHURCH INC.

Request: A request for Annexation into the City of Greenacres; a small-scale Future Land Use Map Amendment from Palm Beach County Medium Residential – 5 units per acre (MR-5) to City Residential High Density, 10 units per acre (RS-HD); and Rezoning the property from Palm Beach County Agricultural Residential (AR) to City Residential High Density (RH).

Location: 5163 & 5217 S Military Trail. West side of Military Trail, approximately 0.5 miles south of Melaleuca Lane.

Project Manager: Gionni Gallier, Assistant Director of DNS



II. Site Data:

Existing Use:	Single Family Residential + House of Worship
Proposed Use:	Multifamily Residential + House of Worship
Parcel Control Number:	00-42-44-36-08-008-0010; 00-42-44-36-08-008-0020.
Size:	8.91 total acres
Existing Future Land Use Designation:	Palm Beach County (PBC) Medium Residential - 5 (MR-5), 5 units per acre
Proposed Future Land Use Designation:	City of Greenacres Residential – High Density (RS-HD), 10 units per acre.
Existing Zoning District:	Palm Beach County (PBC) Agricultural Residential (AR)
Proposed Zoning District:	City of Greenacres Residential High Density (RH)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Single Family Residence and Multi-Family (Barclay Square) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5) and PBC High Residential – 8 (HR-8)	Palm Beach County Agricultural Residential (AR) and PBC Residential Medium (RM)
<i>South</i>	Townhouses (Heathwood Reserve) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5)	Palm Beach County - Planned Unit Development (PUD)
<i>East</i>	Single Family Residences (City of Atlantis)	City of Atlantis – R1A Single-Family Residential	City of Atlantis – R1A Single-Family Residential
<i>West</i>	Tradewinds Middle School (City of Greenacres)	Public Institution (PI)	Government Use (GU)

III. Annexation/Zoning History:

The annexation area consists of two (2) parcels currently in unincorporated Palm Beach County and are located within an existing enclave. In accordance with Chapter 171.031, Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The properties are contiguous to the City of Greenacres and are located within an existing unincorporated enclave/pocket area. The applicant has submitted a voluntary annexation petition pursuant to Section 171.044, Florida Statutes, in order to bring the properties into the municipal boundaries of the City of Greenacres.

Following annexation, the subject property must be assigned an appropriate City Future Land Use designation and City zoning district. The applicant has requested a City Residential High Density (RS-HD) Future Land Use and a Residential High Density (RH) zoning district to allow residential development under the City’s Comprehensive Plan and Zoning Regulations.

IV. Annexation (ANX-25-03):

The annexation request is a voluntary annexation request per Section 171.044, Florida Statutes. Staff has reviewed the application and finds that the annexation is consistent with the City’s Annexation Element and the state statutes regarding annexation. The approximately 8.91-acre annexation area is contiguous to the City and located within an existing enclave/pocket area. The proposed annexation will reduce an existing enclave, which the Florida Legislature has determined can create significant problems in planning, growth management, and service delivery. The annexation will incorporate the properties into the City’s municipal limits and allow the City to apply its Comprehensive Plan, Future Land Use Map, zoning regulations, and development review processes to the property.

The proposal was submitted to the County Administrator and to County Planning staff on December 19, 2025, via certified return receipt and via email. On March 9, 2026, Staff received a letter from Palm Beach County, stating they reviewed the proposed annexation (2026-18-002) and found no inconsistencies with Chapter 171, Florida Statutes. To date, staff has not received any objections to the request.

Annexation Findings:

The proposed annexation is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan. The parcels are contiguous to the City and within the boundaries of the Future Annexation Area in the Annexation Element of the Comprehensive Plan.

In addition, the following six guidelines, as specified in Objective 4(a) of the Annexation Element within the Comprehensive Plan, must be addressed:

- (1) **The area in question must meet statutory requirements pertaining to contiguity, compactness and irregular shape.**

Findings: The annexation is consistent with the provisions in Chapter 171, F.S., specifically the subject properties are not irregular in shape, reasonably compact, and immediately contiguous to the City's municipal boundaries. The subject areas are located within an existing enclave and less than one hundred and ten (110) acres in size; thus, the proposed annexations will reduce the size of the existing enclave.

- (2) **The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.**

Findings: The subject properties have "a unity of interests with the City" and are "a logical extension" of the City of Greenacres' boundaries. The properties are identified as part of the Future Annexation Area in the City's Comprehensive Plan. The annexation of the parcels is a logical extension of the city limits and provides for the extension of the City's boundaries toward future annexation of the pocket area and will allow the City to reduce the existing enclave, consistent with the intent of both the City's Comprehensive Plan and Florida Statutes.

- (3) **The area shall have a growth potential sufficient to warrant the extension of services.**

Findings: The area has growth potential sufficient to warrant the extension of services. Development and redevelopment activity is taking place in the immediate vicinity and adjacent properties within the City already receive City services. Since the properties are contiguous to the City and within an existing unincorporated enclave, the City can extend the same level of service provided to residents within the City.

- (4) **The deficit of income against expense to the City shall not be unreasonable.**

Findings: The annexation will not create an unreasonable expense or burden upon the City. Since the subject properties are contiguous to developed parcels already in the City, and it is in an existing unincorporated enclave, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase City costs to warrant the annexation unreasonable. The City will be provided with property tax revenue, and the reduction of an unincorporated pocket will improve service delivery efficiency.

- (5) **The advantages both to the City of Greenacres and to the petitioned area must outweigh the disadvantages.**

Findings: The advantages to both the City and the proposed annexation area outweigh any potential disadvantages. The City will benefit by annexing land that is currently identified in the future annexation area and implementing goals, objectives and policies of the Annexation Element of the Comprehensive Plan to eliminate pocket areas. Further, the annexation of the subject properties will allow the City to improve the identity of the area as part of Greenacres and improve service delivery efficiency between the City and Palm Beach County.

- (6) **The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.**

Findings: The City is willing and able to provide City services to the subject properties without degrading any established levels of service, since the City is already providing governmental services to other developments in the area. Through zoning regulations and the site plan approval processes, any new development proposed for the properties must demonstrate that services can be provided at the established Level of Service.

V. Future Land Use Map Amendment (CPA-25-04)

The current Palm Beach County Medium Residential – 5 units per acre (MR-5) Future Land Use designation allows a maximum theoretical density of approximately 45 dwelling units based on 8.91 gross acres. For comparison purposes, the density calculations in this analysis are based on the standard maximum density permitted under the applicable Future Land Use designations and do not include any potential density increases that may be available through Palm Beach County incentives such as Transfer of Development Rights (TDR) or Workforce Housing Program (WHP) provisions. The proposed amendment would replace the PBC Medium Residential (MR-5) designation with the City’s Residential High Density (RS-HD) FLU designation, allowing for up to 10 units per acre which would allow a maximum of 89 dwelling units. The City’s Comprehensive Plan recognizes the broad national trend in housing development of apartments, townhouses, and zero lot line units to continue in the City of Greenacres, considering rising costs and smaller lot sizes available.

Land Use Analysis:

Following annexation, the properties need to be assigned an appropriate City Future Land Use (FLU) and Zoning Designation. The proposed City of Greenacres RS-HD Future Land Use designation allows a maximum residential development density of 10 dwelling units per acre. The proposed (RS-HD) Future Land Use designation for the site is consistent with the existing development pattern in the area.

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

A. Compatibility:

A review of the adjacent existing and anticipated land uses shows that the proposed land use is compatible with the adjacent properties. In all instances, any future development will be required to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review per City standards to ensure compatibility.

North: To the north of the subject site are existing residential uses, including multi-family residential development. The proposed RS-HD designation is compatible with the residential character of the area to the north.

South: To the south of the subject site are existing townhouse residential uses. The proposed RS-HD designation is compatible with the existing attached residential development pattern to the south.

East: To the east of the subject site are single-family residential properties within the City of Atlantis, separated from the site by South Military Trail, a major arterial roadway which provides a physical separation. Compatibility can be further maintained through required setbacks, perimeter buffering, landscaping, lighting controls, and architectural/site design review. The proposed RS-HD designation is compatible with the residential character of the area to the east.

West: To the west of the subject site is Tradewinds Middle School, a public-institutional use. The proposed RS-HD designation will be compatible with the school use to the west.

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

B. Concurrency:

As previously stated, this small-scale Future Land Use Map Amendment will provide this site with a City Future Land Use designation based on up to ten (10) dwelling units per acre. The following level of service (LOS) table (Table 2) provides a detailed analysis of the projected impacts of the proposed development on various public facilities. The analysis covers Recreation, Potable Water, Sanitary Sewer, Solid Waste, Drainage, and Traffic demand.

The proposed development demonstrates an increase in overall demand for Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that public facilities necessary to meet the level of service standards established in the Comprehensive Plan are available concurrent with the impacts of development. All concurrency approvals will be required prior to the final approval of any Site and Development Plans.

Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY CPA-25-04			
Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Medium Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential High Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of Future Land Use designation. Drainage and legal positive outfall shall be reviewed during Site and Development Plan/Engineering Permit review.		None.
Traffic	ITE LU 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 45]. Maximum 303 ADT	ITE LU 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 89]. Maximum 600 ADT	Increase of 297 Daily Trips
Parks and Recreation	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (45*3)/1000*3= 0.405 ac.	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (89*3)/1000*3= 0.801 ac.	0.396ac additional required to maintain current LOS
Potable Water	45 units x 3 persons/du= 135 persons x 126 gal/person/day = 17,010 gal/day	89 units x 3 persons/du= 267 persons x 126 gal/person/day = 33,642 gal/day	Increase 16,632 gallons per day
Sanitary Sewer	45 units x 3 persons/du= 135 persons x 85 gal/person/day = 11,475 gal/day	89 units x 3 persons/du= 267 persons x 85 gal/person/day = 22,695 gal/day	Increase 11,220 gallons per day
Solid Waste	45 units x 3 persons/du= 135 persons x 7.13 pounds/person/day = 962.55 lbs./day	89 units x 3 persons/du= 267 persons x 7.13 pounds/person/day = 1,903.71 lbs./day	Increase 941.16 pounds (lbs.) per day

C. Consistency with City's Comprehensive Plan:

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

1. Future Land Use Element

FLU Objective 1.8, FLU Policy 1.8.3(e)

Land Development Regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

* * * (a through d and f through p omitted for brevity) * * *

(e) High Density Residential - 10.0 residential units per gross acre;

Objective 1.11, Policies 1.11.1, 1.11.2, & 1.11.3)

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

Policy 1.11.1

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. Consistent and compatible with the established land use pattern shall mean:

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

Policy 1.11.2

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

Policy 1.11.3

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

2. Housing Element

HE GOAL 1: Objective 1.1, Policy 1.1.4

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

HE GOAL 2: Objective 2.1, Policy 2.1.1

Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses, as well as a variety of mixed housing typologies.

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

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

The proposed small-scale Future Land Use Map Amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-High Density (RS-HD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrent with the provision of necessary infrastructure and services. As a result, the proposed Future Land Use Map Amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

E. Consistency with Chapter 163, Florida Statutes (F.S.):

The amendment is consistent with the provisions of Chapter 163, Florida Statutes, concerning the processing of a small-scale Future Land Use Map Amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

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

VI. Rezoning (ZC-25-04):

The applicant has provided a concept plan as part of the rezoning to illustrate a potential development layout. The concept plan does not constitute Site and Development Plan approval, nor does it vest any specific site layout or other development detail. Any future development will require separate Site and Development Plan approval and shall be subject to all applicable City Comprehensive Plan and Zoning Code requirements.

The Applicant's analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic.

Water and Wastewater: The site is located within the Palm Beach County Water Utilities Department (PBCWUD) service area and currently receives potable water service through PBCWUD. PBCWUD will continue to provide potable water service and sewer services.

Solid Waste: The property will be serviced by the City's current waste contract, Waste Management.

Recreation: The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. Future site development will be required to satisfy applicable park and recreation land dedication or fee-in-lieu requirements prior to development approval.

Drainage: The subject properties are located within the boundaries of the Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD) and Palm Beach County. The drainage will be provided for onsite, requires legal positive outfall, and requires permitting from any applicable entities.

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

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

Findings:

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

Finding: The proposed rezoning from Palm Beach County Agricultural Residential (AR) to Residential High Density (RH) zoning district will be consistent with the properties’ proposed Residential High Density (RS-HD) Future Land Use designation which is currently being processed.

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

Finding: The proposed Residential High Density (RH) zoning district is consistent with the existing land use pattern in the area, which includes townhouse, multi-family, single-family, and public-institutional uses in the surrounding area.

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

Finding: The proposed rezoning would not create an isolated district unrelated to adjacent and nearby districts. The RH zoning district implements the proposed RS-HD Future Land Use designation and is compatible with the residential districts nearby. The changes are required in order to complete the annexation process.

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

Finding: The proposed rezoning is not expected to conflict with the population density pattern or overtax public facilities. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that necessary public facilities are concurrently available to meet the level of service standards.

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

Finding: Following annexation, assignment of a City RH zoning district is necessary to establish logical City zoning boundaries consistent with the companion RS-HD Future Land Use designation.

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

Finding: Rezoning is necessary to place the property under a City zoning district consistent with the City Comprehensive Plan and the proposed Future Land Use designation.

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

Finding: The proposed change is not expected to create excessive traffic congestion or adversely affect public safety. The property is located along South Military Trail, a major arterial roadway, and future development shall be required to comply with applicable access management, traffic circulation, concurrency, and Site and Development Plan review requirements. Palm Beach County issued a TPS approval letter dated April 30, 2026.

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

Finding: The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards. Any future development will need to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review in accordance with City standards to ensure compatibility.

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

Finding: The property must be assigned a City zoning district upon annexation. The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards.

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

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

VII. Staff Recommendation:

Approval of ANX-25-03, CPA-25-04, and ZC-25-04.

**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY ACTION – June 11,
2026**

(ANX-25-03)

The Planning and Zoning Board on a motion by Board Member Hayes and seconded by Board Member Fitzgerald, voting six (6) to zero (0) *recommended approval* of the Annexation (**ANX-25-03**) as presented by staff.

(CPA-25-04)

The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Robarts, by a vote of six (6) to zero (0) *recommended approval* of the Future Land Use Amendment (**CPA-25-04**) as presented by staff.

(ZC-25-04)

The Planning and Zoning Board on a motion made by Board Member Grant and seconded by Board Member Fitzgerald, by a vote of six (6) to zero (0) *recommended approval* of the Zoning Change (**ZC-25-04**) as presented by staff.

CITY COUNCIL ACTION First Reading – July 20, 2026

(ANX-25-03-Ordinance 2026-01)

The City Council on a motion made by Council Member Diaz and seconded by Council Member Tharp, voting five (5) to zero (0), *approved ANX-25-03 (Symphony Court)*, through **Ordinance 2026-01**, as presented by staff.

(CPA-25-04-Ordinance 2026-03)

The City Council on a motion made by Council Member Leheny and seconded by Council Member Diaz, voting five (5) to zero (0), *approved Comprehensive Plan Amendment CPA-25-04, (Symphony Court)*, on first reading, through **Ordinance 2026-03**, as presented by staff.

(ZC-25-04-Ordinance 2026-04)

The City Council on a motion made by Council Member Dugo and seconded by Council Member Diaz, voting five (5) to zero (0), *approved zoning change ZC-25-04 (Symphony Court)*, on first reading, through **Ordinance 2026-04**, as presented by staff.

CITY COUNCIL ACTION Adoption Hearing –



Item Summary

Meeting Date: August 3, 2026

From: Denise Malone, Director

Subject: **PUBLIC HEARING: Ordinance 2026-03: Second Reading:**
Amending the Future Land Use Map of the Future Land Use Element of the City's Comprehensive Plan, to change the Future Land Use designation of two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail from a Palm Beach County MR-5, Medium Residential, 5 units per acre to City of Greenacres Residential High Density (RS-HD), as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Florida Department of Commerce (FDOC); providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

Background

Jeanne Ducharme, Cotleur & Hearing, Inc., agent for the owners, Mizner Dell Lake Worth LLC and Palm Beach Baptist Church Inc., has requested a small-scale Future Land Use Map Amendment for two (2) parcels totaling approximately 8.91 acres. The properties are located at 5163 and 5217 S. Military Trail, on the west side of Military Trail approximately 0.5 miles south of Melaleuca Lane. The request is to change the Future Land Use Map designation from Palm Beach County Medium Residential - 5 units per acre (MR-5) to City of Greenacres Residential High Density (RS-HD), 10 units per acre. Companion applications for voluntary annexation (ANX-25-03) and rezoning (ZC-25-04) are being processed concurrently.

The Planning and Zoning Board recommended approval of CPA-25-04 by a vote of 6-0 at their meeting on June 11, 2026. The City Council approved this ordinance on first reading by a unanimous vote of 5-0 at the meeting on June 20, 2026.

Analysis

This small-scale Future Land Use Map Amendment is needed to replace the existing Palm Beach County (PBC) MR-5, Medium Residential, 5 units per acre Future Land Use Map designation following annexation with an appropriate City designation of Residential High Density (RS-HD) which permits a maximum residential density of ten (10) dwelling units per acre. As outlined in the staff report, staff has determined the amendment is compatible with the surrounding development pattern and is consistent with Chapter 163, Florida Statutes, the Treasure Coast Regional Planning Council Strategic Regional Policy Plan, and the City's Comprehensive Plan.

Financial Information

N/A

Legal

Ordinance 2026-03 was prepared in accordance with all applicable State Statutes and City Code requirements.

Staff Recommendation

Approval of CPA-25-04 through the adoption of Ordinance 2026-03.

Attachments:

1. Ord. 2026-03 CPA-25-04 Symphony Court
2. ANX-25-03 CPA-25-04 ZC-25-04 Staff Report

ORDINANCE NO. 2026-03

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO PARCELS OF LAND TOTALING APPROXIMATELY 8.91 ACRES, LOCATED AT 5163 AND 5217 SOUTH MILITARY TRAIL FROM A PALM BEACH COUNTY MR-5, MEDIUM RESIDENTIAL, 5 UNITS PER ACRE TO CITY OF GREENACRES RESIDENTIAL HIGH DENSITY (RS-HD), AS REQUESTED BY JEANNE DUCHARME OF COTLEUR HEARING, AGENT FOR THE OWNERS MIZNER DELL LAKE WORTH LLC AND PALM BEACH BAPTIST CHURCH INC.; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE (FDOC), INCLUSION IN THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE.

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

WHEREAS, Section 163.3187, Florida Statutes, provides for small-scale future land use map amendments consisting of fifty (50) acres or less; and

WHEREAS, Jeanne Ducharme, of Cotleur Hearing, agent for the owners Mizner Dell Lake Worth LLC and Palm Beach Baptist Church Inc. ("Applicant") submitted an application (CPA-25-04) to change the City's Future Land Use Map by changing the land use designation of two (2) parcels of land, annexed by companion Ordinance No. 2026-01, from a Palm Beach County Future Land Use designation of PBC MR-5, Medium Residential, 5 units per acre to a City of Greenacres Future Land Use designation of Residential High Density (RS-HD); and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on June 11, 2026, and has recommended approval of the application (CPA-25-04) to amend the Comprehensive Plan's Future Land Use Map; and

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on the application (CPA-25-04) concerning the proposed amendment to the City's Comprehensive Plan and has considered all comments received as required by state law and local ordinance; and

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

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

Section 1. The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres and deemed operative provisions of this Ordinance by reference.

Section 2. Future Land Use Map Designation

The Future Land Use Map in the City's Comprehensive Plan is hereby amended to change the Future Land Use Map designations of the subject two (2) parcels from a PBC MR-5, Medium Residential, 5 units per acre to a City Residential High Density (RS-HD), which two (2) parcels are legally described as follows:

Legal Description

PCN: 00-42-44-36-08-008-0010

Tract 8 of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East; LESS the East 50 feet for Military Trail right-of-way; LESS the South 352.6 feet and LESS the North 120 feet of the South 472.6 feet of the West 216 feet of the East 266 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

ALSO LESS and EXCEPT

A portion of the Northwest 1/4 of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the center of said Section 36; thence North 01°47'03" East along the North-South quarter section line, a distance of 2052.57 feet; thence North 88°12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet, to a point on the existing Westerly right-of-way of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 01°47'03" West, along said existing Westerly right-of-way of Military Trail, a distance of 211.38 feet; thence North 87°18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 01°47'03" East, parallel with and 17.00 feet West of said existing Westerly right-of-way line of Military Trail, a distance of 211.45 feet; thence South 87°06'10" East, a distance of 17.00 feet, to the Point of Beginning.

PCN: 00-42-44-36-08-008-0020

The South 352.6 feet of Tract 8, of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East, LESS the East 284.59 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

Less and except that portion conveyed to Palm Beach County by Eminent Domain as recorded in O.R. Book 6377, Page 841, more particularly described as follows:

A portion of the Northwest ¼ of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

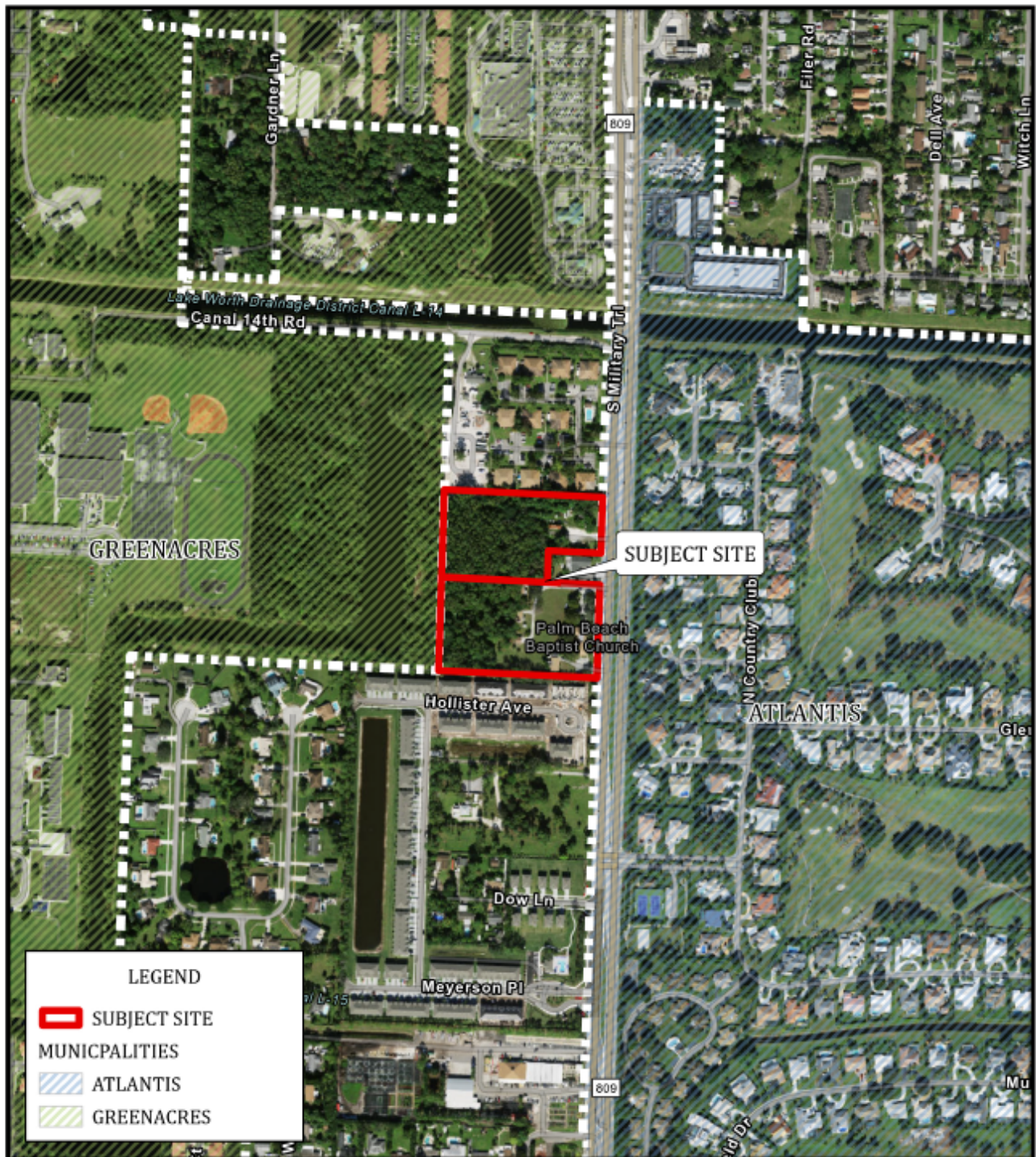
Commence at the center of said Section 36, Thence North 1 degree 47'03" East along the North-South one-quarter section line, a distance of 1721.17 feet; thence North 88 degrees 12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet to a Point on the existing Westerly right-of-way line of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 1 degree 47'03" West, along said existing Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence North 87 degrees 18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 1 degree 47'03" East, parallel with and 17.00 feet West of said Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence South 87 degrees 18'29" East, a distance of 17.00 feet to the Point of beginning.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 8.91 ACRES MORE OR LESS (hereinafter the "Property").

Location Map



Section 3. Authorization to Make Changes.

The Development & Neighborhood Services Department is authorized to make the necessary Future Land Use Map change to the Comprehensive Plan to reflect the land use designation change for the Property as authorized by this Ordinance.

Section 4. Repeal of Conflicting Ordinances.

All ordinances or parts thereof or parts of the code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability.

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

Section 6. Transmittal to the FDOC.

The Development & Neighborhood Services Department shall send copies of this Ordinance to the Treasure Coast Regional Planning Council (TCRPC) and the Florida Department of Commerce (FDOC).

Section 7. Inclusion in the Comprehensive Plan.

The Comprehensive Plan of the City of Greenacres, Florida, shall be amended to include the amendment to the Future Land Use Map as stated herein.

Section 8. Effective Date.

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

Passed on the first reading this 20th day of July, 2026.

PASSED AND ADOPTED on the second reading this 3rd day of August, 2026.

Chuck Shaw, Mayor

Attest:

Voted: _____

John Tharp, Deputy Mayor

Voted: _____

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted: _____

Judith Dugo, Council Member, *District III*

Voted: _____

Susy Diaz, Council Member, *District IV*

Voted: _____

Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



I. Project Description:

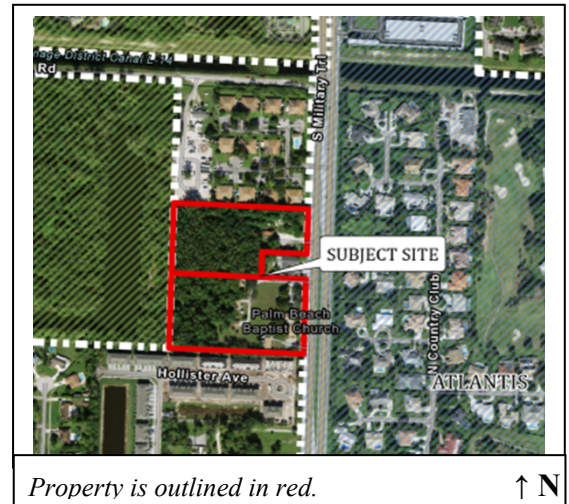
Project: Symphony Court
(Annexation, small-scale Future Land Use Map Amendment, and Rezoning)

Applicant: Jeanne Ducharme
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Agent for the owners:
MIZNER DELL LAKE WORTH LLC and
PALM BEACH BAPTIST CHURCH INC.

Request: A request for Annexation into the City of Greenacres; a small-scale Future Land Use Map Amendment from Palm Beach County Medium Residential – 5 units per acre (MR-5) to City Residential High Density, 10 units per acre (RS-HD); and Rezoning the property from Palm Beach County Agricultural Residential (AR) to City Residential High Density (RH).

Location: 5163 & 5217 S Military Trail. West side of Military Trail, approximately 0.5 miles south of Melaleuca Lane.

Project Manager: Gionni Gallier, Assistant Director of DNS



II. Site Data:

Existing Use:	Single Family Residential + House of Worship
Proposed Use:	Multifamily Residential + House of Worship
Parcel Control Number:	00-42-44-36-08-008-0010; 00-42-44-36-08-008-0020.
Size:	8.91 total acres
Existing Future Land Use Designation:	Palm Beach County (PBC) Medium Residential - 5 (MR-5), 5 units per acre
Proposed Future Land Use Designation:	City of Greenacres Residential – High Density (RS-HD), 10 units per acre.
Existing Zoning District:	Palm Beach County (PBC) Agricultural Residential (AR)
Proposed Zoning District:	City of Greenacres Residential High Density (RH)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Single Family Residence and Multi-Family (Barclay Square) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5) and PBC High Residential – 8 (HR-8)	Palm Beach County Agricultural Residential (AR) and PBC Residential Medium (RM)
<i>South</i>	Townhouses (Heathwood Reserve) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5)	Palm Beach County - Planned Unit Development (PUD)
<i>East</i>	Single Family Residences (City of Atlantis)	City of Atlantis – R1A Single-Family Residential	City of Atlantis – R1A Single-Family Residential
<i>West</i>	Tradewinds Middle School (City of Greenacres)	Public Institution (PI)	Government Use (GU)

III. Annexation/Zoning History:

The annexation area consists of two (2) parcels currently in unincorporated Palm Beach County and are located within an existing enclave. In accordance with Chapter 171.031, Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The properties are contiguous to the City of Greenacres and are located within an existing unincorporated enclave/pocket area. The applicant has submitted a voluntary annexation petition pursuant to Section 171.044, Florida Statutes, in order to bring the properties into the municipal boundaries of the City of Greenacres.

Following annexation, the subject property must be assigned an appropriate City Future Land Use designation and City zoning district. The applicant has requested a City Residential High Density (RS-HD) Future Land Use and a Residential High Density (RH) zoning district to allow residential development under the City’s Comprehensive Plan and Zoning Regulations.

IV. Annexation (ANX-25-03):

The annexation request is a voluntary annexation request per Section 171.044, Florida Statutes. Staff has reviewed the application and finds that the annexation is consistent with the City’s Annexation Element and the state statutes regarding annexation. The approximately 8.91-acre annexation area is contiguous to the City and located within an existing enclave/pocket area. The proposed annexation will reduce an existing enclave, which the Florida Legislature has determined can create significant problems in planning, growth management, and service delivery. The annexation will incorporate the properties into the City’s municipal limits and allow the City to apply its Comprehensive Plan, Future Land Use Map, zoning regulations, and development review processes to the property.

The proposal was submitted to the County Administrator and to County Planning staff on December 19, 2025, via certified return receipt and via email. On March 9, 2026, Staff received a letter from Palm Beach County, stating they reviewed the proposed annexation (2026-18-002) and found no inconsistencies with Chapter 171, Florida Statutes. To date, staff has not received any objections to the request.

Annexation Findings:

The proposed annexation is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan. The parcels are contiguous to the City and within the boundaries of the Future Annexation Area in the Annexation Element of the Comprehensive Plan.

In addition, the following six guidelines, as specified in Objective 4(a) of the Annexation Element within the Comprehensive Plan, must be addressed:

- (1) **The area in question must meet statutory requirements pertaining to contiguity, compactness and irregular shape.**

Findings: The annexation is consistent with the provisions in Chapter 171, F.S., specifically the subject properties are not irregular in shape, reasonably compact, and immediately contiguous to the City's municipal boundaries. The subject areas are located within an existing enclave and less than one hundred and ten (110) acres in size; thus, the proposed annexations will reduce the size of the existing enclave.

- (2) **The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.**

Findings: The subject properties have "a unity of interests with the City" and are "a logical extension" of the City of Greenacres' boundaries. The properties are identified as part of the Future Annexation Area in the City's Comprehensive Plan. The annexation of the parcels is a logical extension of the city limits and provides for the extension of the City's boundaries toward future annexation of the pocket area and will allow the City to reduce the existing enclave, consistent with the intent of both the City's Comprehensive Plan and Florida Statutes.

- (3) **The area shall have a growth potential sufficient to warrant the extension of services.**

Findings: The area has growth potential sufficient to warrant the extension of services. Development and redevelopment activity is taking place in the immediate vicinity and adjacent properties within the City already receive City services. Since the properties are contiguous to the City and within an existing unincorporated enclave, the City can extend the same level of service provided to residents within the City.

- (4) **The deficit of income against expense to the City shall not be unreasonable.**

Findings: The annexation will not create an unreasonable expense or burden upon the City. Since the subject properties are contiguous to developed parcels already in the City, and it is in an existing unincorporated enclave, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase City costs to warrant the annexation unreasonable. The City will be provided with property tax revenue, and the reduction of an unincorporated pocket will improve service delivery efficiency.

- (5) **The advantages both to the City of Greenacres and to the petitioned area must outweigh the disadvantages.**

Findings: The advantages to both the City and the proposed annexation area outweigh any potential disadvantages. The City will benefit by annexing land that is currently identified in the future annexation area and implementing goals, objectives and policies of the Annexation Element of the Comprehensive Plan to eliminate pocket areas. Further, the annexation of the subject properties will allow the City to improve the identity of the area as part of Greenacres and improve service delivery efficiency between the City and Palm Beach County.

- (6) **The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.**

Findings: The City is willing and able to provide City services to the subject properties without degrading any established levels of service, since the City is already providing governmental services to other developments in the area. Through zoning regulations and the site plan approval processes, any new development proposed for the properties must demonstrate that services can be provided at the established Level of Service.

V. Future Land Use Map Amendment (CPA-25-04)

The current Palm Beach County Medium Residential – 5 units per acre (MR-5) Future Land Use designation allows a maximum theoretical density of approximately 45 dwelling units based on 8.91 gross acres. For comparison purposes, the density calculations in this analysis are based on the standard maximum density permitted under the applicable Future Land Use designations and do not include any potential density increases that may be available through Palm Beach County incentives such as Transfer of Development Rights (TDR) or Workforce Housing Program (WHP) provisions. The proposed amendment would replace the PBC Medium Residential (MR-5) designation with the City’s Residential High Density (RS-HD) FLU designation, allowing for up to 10 units per acre which would allow a maximum of 89 dwelling units. The City’s Comprehensive Plan recognizes the broad national trend in housing development of apartments, townhouses, and zero lot line units to continue in the City of Greenacres, considering rising costs and smaller lot sizes available.

Land Use Analysis:

Following annexation, the properties need to be assigned an appropriate City Future Land Use (FLU) and Zoning Designation. The proposed City of Greenacres RS-HD Future Land Use designation allows a maximum residential development density of 10 dwelling units per acre. The proposed (RS-HD) Future Land Use designation for the site is consistent with the existing development pattern in the area.

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

A. Compatibility:

A review of the adjacent existing and anticipated land uses shows that the proposed land use is compatible with the adjacent properties. In all instances, any future development will be required to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review per City standards to ensure compatibility.

North: To the north of the subject site are existing residential uses, including multi-family residential development. The proposed RS-HD designation is compatible with the residential character of the area to the north.

South: To the south of the subject site are existing townhouse residential uses. The proposed RS-HD designation is compatible with the existing attached residential development pattern to the south.

East: To the east of the subject site are single-family residential properties within the City of Atlantis, separated from the site by South Military Trail, a major arterial roadway which provides a physical separation. Compatibility can be further maintained through required setbacks, perimeter buffering, landscaping, lighting controls, and architectural/site design review. The proposed RS-HD designation is compatible with the residential character of the area to the east.

West: To the west of the subject site is Tradewinds Middle School, a public-institutional use. The proposed RS-HD designation will be compatible with the school use to the west.

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

B. Concurrency:

As previously stated, this small-scale Future Land Use Map Amendment will provide this site with a City Future Land Use designation based on up to ten (10) dwelling units per acre. The following level of service (LOS) table (Table 2) provides a detailed analysis of the projected impacts of the proposed development on various public facilities. The analysis covers Recreation, Potable Water, Sanitary Sewer, Solid Waste, Drainage, and Traffic demand.

The proposed development demonstrates an increase in overall demand for Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that public facilities necessary to meet the level of service standards established in the Comprehensive Plan are available concurrent with the impacts of development. All concurrency approvals will be required prior to the final approval of any Site and Development Plans.

Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY CPA-25-04			
Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Medium Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential High Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of Future Land Use designation. Drainage and legal positive outfall shall be reviewed during Site and Development Plan/Engineering Permit review.		None.
Traffic	ITE LU 220: Multifamily Low- Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 45]. Maximum 303 ADT	ITE LU 220: Multifamily Low- Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 89]. Maximum 600 ADT	Increase of 297 Daily Trips
Parks and Recreation	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (45*3)/1000*3= 0.405 ac.	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (89*3)/1000*3= 0.801 ac.	0.396ac additional required to maintain current LOS
Potable Water	45 units x 3 persons/du= 135 persons x 126 gal/person/day = 17,010 gal/day	89 units x 3 persons/du= 267 persons x 126 gal/person/day = 33,642 gal/day	Increase 16,632 gallons per day
Sanitary Sewer	45 units x 3 persons/du= 135 persons x 85 gal/person/day = 11,475 gal/day	89 units x 3 persons/du= 267 persons x 85 gal/person/day = 22,695 gal/day	Increase 11,220 gallons per day
Solid Waste	45 units x 3 persons/du= 135 persons x 7.13 pounds/person/day = 962.55 lbs./day	89 units x 3 persons/du= 267 persons x 7.13 pounds/person/day = 1,903.71 lbs./day	Increase 941.16 pounds (lbs.) per day

C. Consistency with City's Comprehensive Plan:

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

1. Future Land Use Element

FLU Objective 1.8, FLU Policy 1.8.3(e)

Land Development Regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

* * * (a through d and f through p omitted for brevity) * * *

(e) High Density Residential - 10.0 residential units per gross acre;

Objective 1.11, Policies 1.11.1, 1.11.2, & 1.11.3)

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

Policy 1.11.1

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. Consistent and compatible with the established land use pattern shall mean:

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

Policy 1.11.2

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

Policy 1.11.3

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

2. Housing Element

HE GOAL 1: Objective 1.1, Policy 1.1.4

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

HE GOAL 2: Objective 2.1, Policy 2.1.1

Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses, as well as a variety of mixed housing typologies.

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

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

The proposed small-scale Future Land Use Map Amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-High Density (RS-HD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrent with the provision of necessary infrastructure and services. As a result, the proposed Future Land Use Map Amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

E. Consistency with Chapter 163, Florida Statutes (F.S.):

The amendment is consistent with the provisions of Chapter 163, Florida Statutes, concerning the processing of a small-scale Future Land Use Map Amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

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

VI. Rezoning (ZC-25-04):

The applicant has provided a concept plan as part of the rezoning to illustrate a potential development layout. The concept plan does not constitute Site and Development Plan approval, nor does it vest any specific site layout or other development detail. Any future development will require separate Site and Development Plan approval and shall be subject to all applicable City Comprehensive Plan and Zoning Code requirements.

The Applicant's analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic.

Water and Wastewater: The site is located within the Palm Beach County Water Utilities Department (PBCWUD) service area and currently receives potable water service through PBCWUD. PBCWUD will continue to provide potable water service and sewer services.

Solid Waste: The property will be serviced by the City's current waste contract, Waste Management.

Recreation: The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. Future site development will be required to satisfy applicable park and recreation land dedication or fee-in-lieu requirements prior to development approval.

Drainage: The subject properties are located within the boundaries of the Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD) and Palm Beach County. The drainage will be provided for onsite, requires legal positive outfall, and requires permitting from any applicable entities.

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

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

Findings:

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

Finding: The proposed rezoning from Palm Beach County Agricultural Residential (AR) to Residential High Density (RH) zoning district will be consistent with the properties’ proposed Residential High Density (RS-HD) Future Land Use designation which is currently being processed.

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

Finding: The proposed Residential High Density (RH) zoning district is consistent with the existing land use pattern in the area, which includes townhouse, multi-family, single-family, and public-institutional uses in the surrounding area.

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

Finding: The proposed rezoning would not create an isolated district unrelated to adjacent and nearby districts. The RH zoning district implements the proposed RS-HD Future Land Use designation and is compatible with the residential districts nearby. The changes are required in order to complete the annexation process.

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

Finding: The proposed rezoning is not expected to conflict with the population density pattern or overtax public facilities. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that necessary public facilities are concurrently available to meet the level of service standards.

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

Finding: Following annexation, assignment of a City RH zoning district is necessary to establish logical City zoning boundaries consistent with the companion RS-HD Future Land Use designation.

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

Finding: Rezoning is necessary to place the property under a City zoning district consistent with the City Comprehensive Plan and the proposed Future Land Use designation.

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

Finding: The proposed change is not expected to create excessive traffic congestion or adversely affect public safety. The property is located along South Military Trail, a major arterial roadway, and future development shall be required to comply with applicable access management, traffic circulation, concurrency, and Site and Development Plan review requirements. Palm Beach County issued a TPS approval letter dated April 30, 2026.

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

Finding: The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards. Any future development will need to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review in accordance with City standards to ensure compatibility.

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

Finding: The property must be assigned a City zoning district upon annexation. The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards.

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

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

VII. Staff Recommendation:

Approval of ANX-25-03, CPA-25-04, and ZC-25-04.

**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY ACTION – June 11,
2026**

(ANX-25-03)

The Planning and Zoning Board on a motion by Board Member Hayes and seconded by Board Member Fitzgerald, voting six (6) to zero (0) *recommended approval* of the Annexation (**ANX-25-03**) as presented by staff.

(CPA-25-04)

The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Robarts, by a vote of six (6) to zero (0) *recommended approval* of the Future Land Use Amendment (**CPA-25-04**) as presented by staff.

(ZC-25-04)

The Planning and Zoning Board on a motion made by Board Member Grant and seconded by Board Member Fitzgerald, by a vote of six (6) to zero (0) *recommended approval* of the Zoning Change (**ZC-25-04**) as presented by staff.

CITY COUNCIL ACTION First Reading – July 20, 2026

(ANX-25-03-Ordinance 2026-01)

The City Council on a motion made by Council Member Diaz and seconded by Council Member Tharp, voting five (5) to zero (0), *approved ANX-25-03 (Symphony Court)*, through **Ordinance 2026-01**, as presented by staff.

(CPA-25-04-Ordinance 2026-03)

The City Council on a motion made by Council Member Leheny and seconded by Council Member Diaz, voting five (5) to zero (0), *approved Comprehensive Plan Amendment CPA-25-04, (Symphony Court)*, on first reading, through **Ordinance 2026-03**, as presented by staff.

(ZC-25-04-Ordinance 2026-04)

The City Council on a motion made by Council Member Dugo and seconded by Council Member Diaz, voting five (5) to zero (0), *approved zoning change ZC-25-04 (Symphony Court)*, on first reading, through **Ordinance 2026-04**, as presented by staff.

CITY COUNCIL ACTION Adoption Hearing –



Item Summary

Meeting Date: August 3, 2026

From: Denise Malone, Director

Subject: **PUBLIC HEARING: Ordinance 2026-04: Second Reading:**
Rezoning for two parcels of land totaling approximately 8.91 acres, located at 5163 and 5217 South Military Trail, from a Palm Beach County Agricultural Residential (AR) zoning designation to a City of Greenacres Residential High (RH) zoning designation, as requested by Jeanne Ducharme of Cotleur & Hearing, agent for the owners Mizner Dell Lake Worth LLC, and Palm Beach Baptist Church Inc.; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Gionni Gallier, Assistant Director of Development and Neighborhood Services.

Background

Jeanne Ducharme, Cotleur & Hearing, Inc., agent for the owners, Mizner Dell Lake Worth LLC and Palm Beach Baptist Church Inc., has requested a rezoning for two (2) parcels totaling approximately 8.91 acres. The properties are located at 5163 and 5217 S. Military Trail, on the west side of Military Trail approximately 0.5 miles south of Melaleuca Lane. The request is to change the zoning designation from Palm Beach County Agricultural Residential (AR) to City of Greenacres Residential High Density (RH). Companion applications for voluntary annexation (ANX-25-03) and a small-scale Future Land Use Map Amendment (CPA-25-04) are being processed concurrently.

The Planning and Zoning Board recommended approval of ZC-25-04 by a vote of 6-0 at their meeting on June 11, 2026. The City Council approved this ordinance on first reading by a unanimous vote of 5-0 at the meeting on June 20, 2026.

Analysis

Financial Information

N/A

Legal

Ordinance 2026-04 was prepared in accordance with all applicable State Statutes and City Code requirements.

Staff Recommendation

Approval of ZC-25-04 through the adoption of Ordinance 2026-04.

Attachments:

1. Ord. 2026-04 ZC-25-04 Symphony Court
2. ANX-25-03 CPA-25-04 ZC-25-04 Staff Report

ORDINANCE NO. 2026-04

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A REZONING FOR TWO PARCELS OF LAND TOTALING APPROXIMATELY 8.91 ACRES, LOCATED AT 5163 AND 5217 SOUTH MILITARY TRAIL, FROM A PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (AR) ZONING DESIGNATION TO CITY OF GREENACRES RESIDENTIAL HIGH (RH), AS REQUESTED BY JEANNE DUCHARME OF COTLEUR HEARING, AGENT FOR THE OWNERS MIZNER DELL LAKE WORTH LLC AND PALM BEACH BAPTIST CHURCH INC.; PROVIDING FOR CHANGES TO THE OFFICIAL ZONING MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jeanne Ducharme, of Cotleur Hearing, agent for the owners Mizner Dell Lake Worth LLC and Palm Beach Baptist Church INC., is herein known as the “Applicant” for the herein described property; and

WHEREAS, the Applicant is requesting a Rezoning of two (2) parcels of land totaling approximately 8.91 acres more or less, from a Palm Beach County Agricultural Residential (AR) zoning designation to a City of Greenacres Residential High Density (RH) zoning designation, and

WHEREAS, the Planning and Zoning Board has held a duly advertised public hearing on June 11, 2026 and reviewed the application for compliance with the staff findings relevant to the criteria for a Rezoning as detailed in the Development and Neighborhood Services Staff Report and Recommendation dated June 5, 2026, as amended, attached hereto as Exhibit “A” and by this reference made a part hereof; and

WHEREAS, the City Council of the City of Greenacres further finds that, in accordance with the Development and Neighborhood Services Staff Report and Recommendation dated June 5, 2026, as amended, attached hereto as Exhibit “A” and by this reference made a part hereof, the

proposed Rezoning is consistent with the City's Comprehensive Plan, is in the best interest of the citizens of the City of Greenacres, and is in accordance with State and local law.

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

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

Section 2. Rezoning and Zoning Map Amendment.

The request by the Petitioner to rezone the two (2) parcels of land totaling approximately 8.91 acres more or less, from Palm Beach County Agricultural Residential (AR) zoning designation to City of Greenacres Residential High Density (RH), is hereby granted for the property located at 5163 and 5217 S. Military Trail, legally described as follows:

Legal Description

PCN: 00-42-44-36-08-008-0010

Tract 8 of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East; LESS the East 50 feet for Military Trail right-of-way; LESS the South 352.6 feet and LESS the North 120 feet of the South 472.6 feet of the West 216 feet of the East 266 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

ALSO LESS and EXCEPT

A portion of the Northwest 1/4 of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the center of said Section 36; thence North 01°47'03" East along the North-South quarter section line, a distance of 2052.57 feet; thence North 88°12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet, to a point on the existing Westerly right-of-way of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 01°47'03" West, along said existing Westerly right-of-way of Military Trail, a distance of 211.38 feet; thence North 87°18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 01°47'03" East, parallel with and 17.00 feet West of said existing Westerly right-of-way line of Military Trail, a distance of 211.45 feet; thence South 87°06'10" East, a distance of 17.00 feet, to the Point of Beginning.

PCN: 00-42-44-36-08-008-0020

The South 352.6 feet of Tract 8, of the Subdivision of the NW 1/4 of Section 36, Township 44 South, Range 42 East, LESS the East 284.59 feet, Plat Book 3, Page 10, Public Records of Palm Beach County, Florida.

Less and except that portion conveyed to Palm Beach County by Eminent Domain as recorded in O.R. Book 6377, Page 841, more particularly described as follows:

A portion of the Northwest ¼ of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the center of said Section 36, Thence North 1 degree 47'03" East along the North-South one-quarter section line, a distance of 1721.17 feet; thence North 88 degrees 12'57" West as measured at right angles to said North-South one-quarter section line, a distance of 50.00 feet to a Point on the existing Westerly right-of-way line of Military Trail, as recorded in Deed Book 57, Page 403, said point also being the Point of Beginning; thence South 1 degree 47'03" West, along said existing Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence North 87 degrees 18'29" West departing said right-of-way line, a distance of 17.00 feet; thence North 1 degree 47'03" East, parallel with and 17.00 feet West of said Westerly right-of-way line of Military Trail, a distance of 352.64 feet; thence South 87 degrees 18'29" East, a distance of 17.00 feet to the Point of beginning.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 8.91 ACRES MORE OR LESS.

Section 3. Authorization to Make Changes.

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

Section 4. Repeal of Conflicting Ordinances.

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

Section 5. Severability

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

SECTION 6. Effective Date

The provisions of this Ordinance shall become effective consistent with the effective date of Ordinance No. 2026-03, which is the companion small scale Future Land Use Map Amendment ordinance.

[The Remainder of this Page Intentionally Left Blank.]

Passed on the first reading this 20th day of July, 2026.

PASSED AND ADOPTED on the second reading this 3rd day of August, 2026.

Chuck Shaw, Mayor
Attest:

Quintella Moorer, City Clerk

John Tharp, Deputy Mayor

Peter Noble, Council Member, *District II*

Judith Dugo, Council Member, *District III*

Susy Diaz, Council Member, *District IV*

Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



I. Project Description:

Project: Symphony Court
(Annexation, small-scale Future Land Use Map Amendment, and Rezoning)

Applicant: Jeanne Ducharme
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Agent for the owners:
MIZNER DELL LAKE WORTH LLC and
PALM BEACH BAPTIST CHURCH INC.

Request: A request for Annexation into the City of Greenacres; a small-scale Future Land Use Map Amendment from Palm Beach County Medium Residential – 5 units per acre (MR-5) to City Residential High Density, 10 units per acre (RS-HD); and Rezoning the property from Palm Beach County Agricultural Residential (AR) to City Residential High Density (RH).

Location: 5163 & 5217 S Military Trail. West side of Military Trail, approximately 0.5 miles south of Melaleuca Lane.

Project Manager: Gionni Gallier, Assistant Director of DNS



II. Site Data:

Existing Use:	Single Family Residential + House of Worship
Proposed Use:	Multifamily Residential + House of Worship
Parcel Control Number:	00-42-44-36-08-008-0010; 00-42-44-36-08-008-0020.
Size:	8.91 total acres
Existing Future Land Use Designation:	Palm Beach County (PBC) Medium Residential - 5 (MR-5), 5 units per acre
Proposed Future Land Use Designation:	City of Greenacres Residential – High Density (RS-HD), 10 units per acre.
Existing Zoning District:	Palm Beach County (PBC) Agricultural Residential (AR)
Proposed Zoning District:	City of Greenacres Residential High Density (RH)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Single Family Residence and Multi-Family (Barclay Square) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5) and PBC High Residential – 8 (HR-8)	Palm Beach County Agricultural Residential (AR) and PBC Residential Medium (RM)
<i>South</i>	Townhouses (Heathwood Reserve) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5)	Palm Beach County - Planned Unit Development (PUD)
<i>East</i>	Single Family Residences (City of Atlantis)	City of Atlantis – R1A Single-Family Residential	City of Atlantis – R1A Single-Family Residential
<i>West</i>	Tradewinds Middle School (City of Greenacres)	Public Institution (PI)	Government Use (GU)

III. Annexation/Zoning History:

The annexation area consists of two (2) parcels currently in unincorporated Palm Beach County and are located within an existing enclave. In accordance with Chapter 171.031, Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The properties are contiguous to the City of Greenacres and are located within an existing unincorporated enclave/pocket area. The applicant has submitted a voluntary annexation petition pursuant to Section 171.044, Florida Statutes, in order to bring the properties into the municipal boundaries of the City of Greenacres.

Following annexation, the subject property must be assigned an appropriate City Future Land Use designation and City zoning district. The applicant has requested a City Residential High Density (RS-HD) Future Land Use and a Residential High Density (RH) zoning district to allow residential development under the City’s Comprehensive Plan and Zoning Regulations.

IV. Annexation (ANX-25-03):

The annexation request is a voluntary annexation request per Section 171.044, Florida Statutes. Staff has reviewed the application and finds that the annexation is consistent with the City’s Annexation Element and the state statutes regarding annexation. The approximately 8.91-acre annexation area is contiguous to the City and located within an existing enclave/pocket area. The proposed annexation will reduce an existing enclave, which the Florida Legislature has determined can create significant problems in planning, growth management, and service delivery. The annexation will incorporate the properties into the City’s municipal limits and allow the City to apply its Comprehensive Plan, Future Land Use Map, zoning regulations, and development review processes to the property.

The proposal was submitted to the County Administrator and to County Planning staff on December 19, 2025, via certified return receipt and via email. On March 9, 2026, Staff received a letter from Palm Beach County, stating they reviewed the proposed annexation (2026-18-002) and found no inconsistencies with Chapter 171, Florida Statutes. To date, staff has not received any objections to the request.

Annexation Findings:

The proposed annexation is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan. The parcels are contiguous to the City and within the boundaries of the Future Annexation Area in the Annexation Element of the Comprehensive Plan.

In addition, the following six guidelines, as specified in Objective 4(a) of the Annexation Element within the Comprehensive Plan, must be addressed:

- (1) **The area in question must meet statutory requirements pertaining to contiguity, compactness and irregular shape.**

Findings: The annexation is consistent with the provisions in Chapter 171, F.S., specifically the subject properties are not irregular in shape, reasonably compact, and immediately contiguous to the City's municipal boundaries. The subject areas are located within an existing enclave and less than one hundred and ten (110) acres in size; thus, the proposed annexations will reduce the size of the existing enclave.

- (2) **The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.**

Findings: The subject properties have "a unity of interests with the City" and are "a logical extension" of the City of Greenacres' boundaries. The properties are identified as part of the Future Annexation Area in the City's Comprehensive Plan. The annexation of the parcels is a logical extension of the city limits and provides for the extension of the City's boundaries toward future annexation of the pocket area and will allow the City to reduce the existing enclave, consistent with the intent of both the City's Comprehensive Plan and Florida Statutes.

- (3) **The area shall have a growth potential sufficient to warrant the extension of services.**

Findings: The area has growth potential sufficient to warrant the extension of services. Development and redevelopment activity is taking place in the immediate vicinity and adjacent properties within the City already receive City services. Since the properties are contiguous to the City and within an existing unincorporated enclave, the City can extend the same level of service provided to residents within the City.

- (4) **The deficit of income against expense to the City shall not be unreasonable.**

Findings: The annexation will not create an unreasonable expense or burden upon the City. Since the subject properties are contiguous to developed parcels already in the City, and it is in an existing unincorporated enclave, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase City costs to warrant the annexation unreasonable. The City will be provided with property tax revenue, and the reduction of an unincorporated pocket will improve service delivery efficiency.

- (5) **The advantages both to the City of Greenacres and to the petitioned area must outweigh the disadvantages.**

Findings: The advantages to both the City and the proposed annexation area outweigh any potential disadvantages. The City will benefit by annexing land that is currently identified in the future annexation area and implementing goals, objectives and policies of the Annexation Element of the Comprehensive Plan to eliminate pocket areas. Further, the annexation of the subject properties will allow the City to improve the identity of the area as part of Greenacres and improve service delivery efficiency between the City and Palm Beach County.

- (6) **The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.**

Findings: The City is willing and able to provide City services to the subject properties without degrading any established levels of service, since the City is already providing governmental services to other developments in the area. Through zoning regulations and the site plan approval processes, any new development proposed for the properties must demonstrate that services can be provided at the established Level of Service.

V. Future Land Use Map Amendment (CPA-25-04)

The current Palm Beach County Medium Residential – 5 units per acre (MR-5) Future Land Use designation allows a maximum theoretical density of approximately 45 dwelling units based on 8.91 gross acres. For comparison purposes, the density calculations in this analysis are based on the standard maximum density permitted under the applicable Future Land Use designations and do not include any potential density increases that may be available through Palm Beach County incentives such as Transfer of Development Rights (TDR) or Workforce Housing Program (WHP) provisions. The proposed amendment would replace the PBC Medium Residential (MR-5) designation with the City’s Residential High Density (RS-HD) FLU designation, allowing for up to 10 units per acre which would allow a maximum of 89 dwelling units. The City’s Comprehensive Plan recognizes the broad national trend in housing development of apartments, townhouses, and zero lot line units to continue in the City of Greenacres, considering rising costs and smaller lot sizes available.

Land Use Analysis:

Following annexation, the properties need to be assigned an appropriate City Future Land Use (FLU) and Zoning Designation. The proposed City of Greenacres RS-HD Future Land Use designation allows a maximum residential development density of 10 dwelling units per acre. The proposed (RS-HD) Future Land Use designation for the site is consistent with the existing development pattern in the area.

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

A. Compatibility:

A review of the adjacent existing and anticipated land uses shows that the proposed land use is compatible with the adjacent properties. In all instances, any future development will be required to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review per City standards to ensure compatibility.

North: To the north of the subject site are existing residential uses, including multi-family residential development. The proposed RS-HD designation is compatible with the residential character of the area to the north.

South: To the south of the subject site are existing townhouse residential uses. The proposed RS-HD designation is compatible with the existing attached residential development pattern to the south.

East: To the east of the subject site are single-family residential properties within the City of Atlantis, separated from the site by South Military Trail, a major arterial roadway which provides a physical separation. Compatibility can be further maintained through required setbacks, perimeter buffering, landscaping, lighting controls, and architectural/site design review. The proposed RS-HD designation is compatible with the residential character of the area to the east.

West: To the west of the subject site is Tradewinds Middle School, a public-institutional use. The proposed RS-HD designation will be compatible with the school use to the west.

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

B. Concurrency:

As previously stated, this small-scale Future Land Use Map Amendment will provide this site with a City Future Land Use designation based on up to ten (10) dwelling units per acre. The following level of service (LOS) table (Table 2) provides a detailed analysis of the projected impacts of the proposed development on various public facilities. The analysis covers Recreation, Potable Water, Sanitary Sewer, Solid Waste, Drainage, and Traffic demand.

The proposed development demonstrates an increase in overall demand for Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that public facilities necessary to meet the level of service standards established in the Comprehensive Plan are available concurrent with the impacts of development. All concurrency approvals will be required prior to the final approval of any Site and Development Plans.

Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY CPA-25-04			
Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Medium Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential High Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of Future Land Use designation. Drainage and legal positive outfall shall be reviewed during Site and Development Plan/Engineering Permit review.		None.
Traffic	ITE LU 220: Multifamily Low- Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 45]. Maximum 303 ADT	ITE LU 220: Multifamily Low- Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 89]. Maximum 600 ADT	Increase of 297 Daily Trips
Parks and Recreation	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (45*3)/1000*3= 0.405 ac.	LOS of 3 ac per 1,000 population. [(Population/1,000)*3] (89*3)/1000*3= 0.801 ac.	0.396ac additional required to maintain current LOS
Potable Water	45 units x 3 persons/du= 135 persons x 126 gal/person/day = 17,010 gal/day	89 units x 3 persons/du= 267 persons x 126 gal/person/day = 33,642 gal/day	Increase 16,632 gallons per day
Sanitary Sewer	45 units x 3 persons/du= 135 persons x 85 gal/person/day = 11,475 gal/day	89 units x 3 persons/du= 267 persons x 85 gal/person/day = 22,695 gal/day	Increase 11,220 gallons per day
Solid Waste	45 units x 3 persons/du= 135 persons x 7.13 pounds/person/day = 962.55 lbs./day	89 units x 3 persons/du= 267 persons x 7.13 pounds/person/day = 1,903.71 lbs./day	Increase 941.16 pounds (lbs.) per day

C. Consistency with City's Comprehensive Plan:

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

1. Future Land Use Element

FLU Objective 1.8, FLU Policy 1.8.3(e)

Land Development Regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

* * * (a through d and f through p omitted for brevity) * * *

(e) High Density Residential - 10.0 residential units per gross acre;

Objective 1.11, Policies 1.11.1, 1.11.2, & 1.11.3)

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

Policy 1.11.1

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. Consistent and compatible with the established land use pattern shall mean:

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

Policy 1.11.2

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

Policy 1.11.3

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

2. Housing Element

HE GOAL 1: Objective 1.1, Policy 1.1.4

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

HE GOAL 2: Objective 2.1, Policy 2.1.1

Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses, as well as a variety of mixed housing typologies.

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

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

The proposed small-scale Future Land Use Map Amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-High Density (RS-HD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrent with the provision of necessary infrastructure and services. As a result, the proposed Future Land Use Map Amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

E. Consistency with Chapter 163, Florida Statutes (F.S.):

The amendment is consistent with the provisions of Chapter 163, Florida Statutes, concerning the processing of a small-scale Future Land Use Map Amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

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

VI. Rezoning (ZC-25-04):

The applicant has provided a concept plan as part of the rezoning to illustrate a potential development layout. The concept plan does not constitute Site and Development Plan approval, nor does it vest any specific site layout or other development detail. Any future development will require separate Site and Development Plan approval and shall be subject to all applicable City Comprehensive Plan and Zoning Code requirements.

The Applicant's analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic.

Water and Wastewater: The site is located within the Palm Beach County Water Utilities Department (PBCWUD) service area and currently receives potable water service through PBCWUD. PBCWUD will continue to provide potable water service and sewer services.

Solid Waste: The property will be serviced by the City's current waste contract, Waste Management.

Recreation: The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. Future site development will be required to satisfy applicable park and recreation land dedication or fee-in-lieu requirements prior to development approval.

Drainage: The subject properties are located within the boundaries of the Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD) and Palm Beach County. The drainage will be provided for onsite, requires legal positive outfall, and requires permitting from any applicable entities.

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

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

Findings:

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

Finding: The proposed rezoning from Palm Beach County Agricultural Residential (AR) to Residential High Density (RH) zoning district will be consistent with the properties' proposed Residential High Density (RS-HD) Future Land Use designation which is currently being processed.

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

Finding: The proposed Residential High Density (RH) zoning district is consistent with the existing land use pattern in the area, which includes townhouse, multi-family, single-family, and public-institutional uses in the surrounding area.

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

Finding: The proposed rezoning would not create an isolated district unrelated to adjacent and nearby districts. The RH zoning district implements the proposed RS-HD Future Land Use designation and is compatible with the residential districts nearby. The changes are required in order to complete the annexation process.

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

Finding: The proposed rezoning is not expected to conflict with the population density pattern or overtax public facilities. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that necessary public facilities are concurrently available to meet the level of service standards.

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

Finding: Following annexation, assignment of a City RH zoning district is necessary to establish logical City zoning boundaries consistent with the companion RS-HD Future Land Use designation.

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

Finding: Rezoning is necessary to place the property under a City zoning district consistent with the City Comprehensive Plan and the proposed Future Land Use designation.

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

Finding: The proposed change is not expected to create excessive traffic congestion or adversely affect public safety. The property is located along South Military Trail, a major arterial roadway, and future development shall be required to comply with applicable access management, traffic circulation, concurrency, and Site and Development Plan review requirements. Palm Beach County issued a TPS approval letter dated April 30, 2026.

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

Finding: The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards. Any future development will need to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review in accordance with City standards to ensure compatibility.

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

Finding: The property must be assigned a City zoning district upon annexation. The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards.

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

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

VII. Staff Recommendation:

Approval of ANX-25-03, CPA-25-04, and ZC-25-04.

**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY ACTION – June 11,
2026**

(ANX-25-03)

The Planning and Zoning Board on a motion by Board Member Hayes and seconded by Board Member Fitzgerald, voting six (6) to zero (0) *recommended approval* of the Annexation **(ANX-25-03)** as presented by staff.

(CPA-25-04)

The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Robarts, by a vote of six (6) to zero (0) *recommended approval* of the Future Land Use Amendment **(CPA-25-04)** as presented by staff.

(ZC-25-04)

The Planning and Zoning Board on a motion made by Board Member Grant and seconded by Board Member Fitzgerald, by a vote of six (6) to zero (0) *recommended approval* of the Zoning Change **(ZC-25-04)** as presented by staff.

CITY COUNCIL ACTION First Reading – July 20, 2026

(ANX-25-03-Ordinance 2026-01)

The City Council on a motion made by Council Member Diaz and seconded by Council Member Tharp, voting five (5) to zero (0), *approved ANX-25-03 (Symphony Court)*, through **Ordinance 2026-01**, as presented by staff.

(CPA-25-04-Ordinance 2026-03)

The City Council on a motion made by Council Member Leheny and seconded by Council Member Diaz, voting five (5) to zero (0), *approved Comprehensive Plan Amendment CPA-25-04, (Symphony Court)*, on first reading, through **Ordinance 2026-03**, as presented by staff.

(ZC-25-04-Ordinance 2026-04)

The City Council on a motion made by Council Member Dugo and seconded by Council Member Diaz, voting five (5) to zero (0), *approved zoning change ZC-25-04 (Symphony Court)*, on first reading, through **Ordinance 2026-04**, as presented by staff.

CITY COUNCIL ACTION Adoption Hearing –



Item Summary

Meeting Date: August 3, 2026

From:

Subject: **Ordinance 2026-07: First Reading:** Amending the City of Greenacres Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Background

Analysis

Financial Information

Legal

Staff Recommendation

Attachments:

1. Ord. 2026-07 FY 2026 3rd Budget Adj ord general funds and 305
2. Ord. 2026-07 FY 2026 3rd Budget Adjustment item summary 1st read

ORDINANCE NO. 2026-07

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

WHEREAS, the City Council of the City of Greenacres, Florida adopted a budget for the 2025/2026 Fiscal Year; and

WHEREAS, the City Council has determined that an amendment needs to be made to the previously adopted Fiscal Year Budget; and

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

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

Section 1. The City Council hereby amends the expenditures in the General Fund (001) fund, and expenditures in the Infrastructure Surtax (305) fund and the balances listed in attached Exhibit "A" and adopts such amendments to the Budget of the City of Greenacres for the Fiscal Year October 1, 2025, through September 30, 2026, inclusive.

Section 2. Repeal of Conflicting Ordinances.

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

Section 3. Severability.

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

Section 4. Effective Date.

The provisions of this Ordinance shall become effective upon adoption.

Passed on the first reading this 3rd day of August 2026.

Voted:

Chuck Shaw, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, District IV

Voted:

Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

FYE 9/30/2026
Exhibit "A"**Fund 001 General Fund**

Increase (Decrease)

Expense**Land/ROW Acquisitions**5280 10th Ave N (incl est closing cost) 001-30-31-61-3 \$2,280,000**Total Expense \$2,280,000****001 General Fund Change in Fund Balance (\$2,280,000)****Playground 305-40-46-63-91 \$710,691**
YP Building**Total Expense \$710,691****305 Infrastructure Surtax Fund Balance (\$710,691)**



ITEM SUMMARY

MEETING DATE: August 3, 2025

FROM: Teri Lea Beiriger, Director of Finance

SUBJECT: Ord. No. 2026-07 Budget Adjustment – General Fund, and Infrastructure Surtax
- 032 City Park

BACKGROUND

Council Policy No. 6 requires City Council action to authorize budget adjustments between cost centers, departments, and funds. A budget adjustment is required to account for the following un-budgeted items: the land purchase of 5280 10th Avenue N and build out of the Youth program playground. This affects the general fund (001) and the infrastructure fund (305) only.

The land purchase will be at 5280 10th Ave N in the amount of approximately \$2,280,000 this includes an estimate for closing cost. This will affect fund balance of the general fund.

The playground is to be built near the youth program building – 032 City Parks improvement project - for approximately \$710,691.

ANAYSIS

Ordinance 2026-07 is to authorize the net budget adjustment for the total amount of \$2,990,961 that documents the movement of the funds from the general funds balance and infrastructure balance to cover the unbudgeted item.

FINANCIAL INFORMATION

The proposed ordinance increases the general fund expenditure by \$2,280,000 and the infrastructure fund by \$710,691 in FY 2026.

LEGAL

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

STAFF RECOMMENDATION

Approval of Ordinance 2026-07.