



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, February 02, 2026 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

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. **Proclamation:** Recognizing Kashmir NIR Today's 32nd Anniversary. - Surinder Zutshi, Editor in Chief.
2. **Proclamations:** Random Acts of Kindness Week, February 15-21, 2026 and Pink Shirt Day, February 25, 2026. - Benjamin Dexter, Assistant Director of Youth Programs.

CONSENT AGENDA

3. **Official City Council Meeting Minutes:** City Council Meeting Minutes, January 5, 2026. - Quintella L. Moorer, City Clerk.
4. **Resolution 2026-04:** Authorizing the execution of an agreement with Kaliah Communications, Inc., for visual arts and digital content creation services to support the City's Economic Development, business promotion, and place-based marketing initiatives; approving a waiver of competitive selection pursuant to the City's Procurement Code exemption for artistic services; authorizing the issuance of a purchase order in an amount not to exceed \$36,000; authorizing renewal options subject to future City Council approval and budgetary appropriation; and providing for an effective date. - Monica Powery, Director of Purchasing.
5. **Resolution 2026-05:** Providing notice of the 2026 Municipal Election to be held on March 10, 2026, pursuant to the City Charter and Florida Statutes; approving the calendar year 2026 agreement for vote processing equipment use and election services with the Palm Beach County Supervisors of Elections; designating the County Canvassing Board as the

City's Canvassing Board for the March 2026 election; and providing an effective date. - Quintella L. Moorer, City Clerk.

- 6. Ratification of Planning and Zoning Board Member:** Reappointing Emily Jacob-Robarts to serve another three year-term as a Regular Member. - Andrea McCue, City Manager.

REGULAR AGENDA - None.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

CITY MANAGER'S REPORT

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

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT

ADJOURNMENT

Future City Council Meetings

March 2, 2026.

March 16, 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 at CityClerk@greenacresfl.gov or 561-642-2006.

Americans with Disabilities Act

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



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, January 05, 2026, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Judith Dugo, Councilmember, District III

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 6PM. Councilmember Dugo was absent, all other Councilmembers were present.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve the agenda with the addition of adding Lieutenant Adam Aviy to the Special Business Section of the agenda. Voting Yea: Deputy Mayor Diaz, Councilmember Noble, Councilmember Tharp, and Councilmember Leheny.

SPECIAL BUSINESS

- 1. Proclamation:** National Certified Registered Nurse Anesthetists Week, January 18-24, 2026. - Dane Alma, Barry University.

Councilmember Leheny read the proclamation by title.

Mr. Alma thanked the Council. Photos were taken.

- 2. Presentation:** Youth Programs First Quarter Programming Update. - Adam Mohammed, Assistant Director of Youth Programs and Benjamin Dexter II, Assistant Director of Youth Programs.

Mr. Mohammed and Mr. Dexter highlighted various programs held at Youth Programs. They provided photos and program achievements.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

Captain Turner, Palm Beach Sheriff's Office (PBSO) welcomed Lieutenant Adam Aviy, to the District 16 area. He would be taking the place of Lieutenant Sean Foreman. He was happy to be in the city and to meet everyone.

CONSENT AGENDA

- 3. Official City Council Meeting Minutes:** City Council Meeting Minutes, December 1, 2025. - Quintella Moorer, City Clerk.
- 4. Resolution 2026-01:** Approving an agreement with RMJ Constructors Inc. for the restoration and resurfacing of courts at select city parks, including complete system of resurfacing for other city parks as needed; authorizing the appropriate City Officials to execute the agreement; and providing for an effective date. - Monica Powery, Director of Purchasing.
- 5. Resolution 2026-02:** Approving addendum thirteen (13) to the Law Enforcement Services Agreement (LESA) with the Palm Beach County Sheriff's Office (PBSO); providing for an effective date. - Andrea McCue, City Manager.
- 6. Resolution 2026-03:** Approving a partial release of a certain restrictive covenant recorded by Warranty Deed for Pines Plaza; releasing only the portion of the covenant relating to hours of operation to the extent such hours are otherwise permitted by the City; retaining all other covenant provisions in full force and effect; authorizing recordation; and providing an effective date. - Gianni Gallier, Assistant Director, Development and Neighborhood Services.

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

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

REGULAR AGENDA

- 7. PUBLIC HEARING: Ordinance 2025-05: Second Reading:** Amending Chapter 2, Administration, Article 7, Finance, Division 2, Purchases and contracts, to revise and clarify the procurement code and purchasing processes and for other purposes; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the Code; and providing for an effective date. - Monica Powery, Director of Purchasing.

Ms. Moorer read the ordinance by title.

Ms. Powery stated no changes had occurred since the First Reading.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Noble to approve Ordinance 2025-05 on Second Reading.

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

- 8. PUBLIC HEARING: Ordinance 2025-14: Second Reading:** Amending Chapter 16, Zoning Regulations, Article 4, Supplementary District Regulations, Division 1, Generally, establishing the process and procedures for the review and approval of reasonable accommodation requests, including certified recovery residences; providing a process for reasonable accommodation requests for persons with disabilities as provided by the Fair

Housing Act, the Americans with Disabilities Act and other state and federal regulations; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in the code; and providing for an effective date. - Linda Louie, Zoning Administrator, Development and Neighborhood Services.

Ms. Moorer read the ordinance by title.

Ms. Louie stated no changes had occurred since the First Reading.

Staff recommended approval.

Motion made by Councilmember Leheny, Seconded by Councilmember Tharp to approve Ordinance 2025-14 on Second Reading.

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

9. PUBLIC HEARING: Ordinance 2025-22: Second 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.

Ms. Moorer read the ordinance by title.

Ms. Beiriger stated no changes had occurred since the First Reading.

Staff recommended approval.

Motion made by Deputy Mayor Diaz, Seconded by Councilmember Tharp to approve the Ordinance 2025-22 on Second Reading.

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

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Nathan Galang requested the Council oppose Project Tango as he felt the project posed danger to the residents.

CITY MANAGER'S REPORT

- 10. Community Recreation Services Report.
- 11. Development and Neighborhood Services Report.
- 12. Finance Report.
- 13. Fire Rescue Report.
- 14. Information Technology Report.
- 15. Palm Beach Sheriff's Office. - District 16 Report.
- 16. Public Works Report.
- 17. Purchasing Report.
- 18. Youth Programs Report.

Ms. McCue mentioned the school speed zone program would begin the live warning period as of January 8, 2026. She stated the Economic Development Master Plan was

in the process of finalizing the scope of work. She would provide the draft copy to the Council.

The audio was interrupted briefly with repeated recording.

Ms. McCue stated the Central Cities Alliance meeting went well and the major discussion was about the countywide transportation plan. She would keep the Council posted.

Ms. McCue stated the city received the Wheel of Achievement Award from the Bike Walk South Florida.

She reminded the Council there would be no meeting on January 19, due to the holiday.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Councilmember Leheny: Commended the City's December event, highlighting the drone show.

Deputy Mayor Diaz: Echoed Councilmember Leheny's comments and thanked staff for the job well done. She thanked her husband Mr. Mike Piesco and Councilmember Tharp and members of Bak Middle School for creating the city's parade float which won second place. She thanked House Representative Ann Gerwig for providing some of our residents with the experience of Winter Fest.

Councilmember Tharp: He agreed with the City's December events and the success.

Mayor Shaw: Recognized Ms. Michele Thompson, Director of CRS, and her staff for the wonderful events. Stated his condolences to Councilmember Kris Garrison.

ADJOURNMENT

6:50PM.

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____



ITEM SUMMARY

MEETING DATE: February 2, 2026
FROM: Monica Powery, Director of Purchasing
SUBJECT: Resolution 2026-04 – Visual Arts and Digital Content Creation

BACKGROUND

The City of Greenacres, through its Department of Economic Development, is implementing an initiative to support the City’s economic development, business promotion, and place-based marketing efforts. This initiative is intended to highlight and promote local restaurants, retail establishments, shopping districts, service-oriented businesses, and other business opportunities as identified by the City, in order to attract visitors, support local commerce, and enhance community engagement.

To support these efforts, the City proposes contracting with Kaliah Communications, Inc., an experienced artistic services provider specializing in visual storytelling, digital content creation, and artistic exhibitions for governmental and cultural organizations.

ANALYSIS

The scope of services includes artistic content coordination, photography, videography, and digital content development to support the City’s business promotion and economic development initiatives. Services may include the creation of visual and digital content for various types of local businesses, as identified by the City, as well as management and distribution of such content across the City’s digital and social media platforms to maximize visibility and engagement.

The requested services constitute artistic and creative professional services, which are inherently subjective in nature and not well suited to traditional competitive solicitation. The services require specialized artistic judgment, creative direction, and consistency in visual style to effectively support the City’s branding and marketing objectives.

Pursuant to Section 2-213 of the City’s Procurement Code, the City Council may waive competitive selection when it is in the best interests of the City and will not result in a financial disadvantage. Additionally, Section 2-217(8) of the Procurement Code expressly exempts artistic services or works of art from competitive selection requirements. Given the specialized nature of the services, the demonstrated expertise of the vendor, and the limited benefit of issuing a competitive solicitation, staff recommends approval of a waiver of competitive selection and direct contracting with Kaliah Communications, Inc.

FINANCIAL INFORMATION

The agreement provides for an initial one (1) year term commencing on February 2, 2026, at a total cost not to exceed \$36,000, subject to satisfactory performance and budgetary appropriation. Compensation shall be paid on a monthly retainer basis in an amount not to exceed \$3,000 per month.

Sufficient funds are available in the FY 2026 budget under the Department of Economic Development.

LEGAL

The agreement is in accordance with the requirements of City policies and procedures.

STAFF RECOMMENDATION

Approval of Resolution No. 2006-04, authorizing the City Manager to execute an agreement with Kaliah Communications, Inc. for visual arts and digital content creation services to support the City’s economic development, business promotion, and place-based marketing initiatives, at a total cost not to exceed \$36,000 for the initial one (1) year term commencing February 2, 2026; authorizing up to two (2) one-year renewal options, each subject to future City Council approval and budgetary appropriation; and approving a waiver of competitive selection in accordance with Section 2-213 and Section 2-217(8) of the City’s Procurement Code.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH KALIAH COMMUNICATIONS, INC. FOR VISUAL ARTS AND DIGITAL CONTENT CREATION SERVICES TO SUPPORT THE CITY'S ECONOMIC DEVELOPMENT, BUSINESS PROMOTION, AND PLACE-BASED MARKETING INITIATIVES; APPROVING A WAIVER OF COMPETITIVE SELECTION PURSUANT TO THE CITY'S PROCUREMENT CODE EXEMPTION FOR ARTISTIC SERVICES; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$36,000; AUTHORIZING RENEWAL OPTIONS SUBJECT TO FUTURE CITY COUNCIL APPROVAL AND BUDGETARY APPROPRIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres, through its Department of Economic Development, seeks to support the City's economic development, business promotion, and place-based marketing initiatives by highlighting and promoting local restaurants, retail establishments, shopping districts, service-oriented businesses, and other business opportunities identified by the City; and

WHEREAS, Kaliah Communications, Inc. is an experienced artistic services provider specializing in visual storytelling, digital content creation, and creative media services for governmental and cultural organizations; and

WHEREAS, the services to be provided constitute artistic and creative professional services that are inherently subjective and not well suited to traditional competitive solicitation; and

WHEREAS, pursuant to Section 2-213 and Section 2-217(8) of the City's Procurement Code, artistic services are exempt from competitive selection requirements and the City Council may waive competitive selection when it is in the best interests of the City; and

WHEREAS, the City Council finds that waiving competitive selection and entering into an agreement with Kaliah Communications, Inc. is in the best interest of the City and will not

**Resolution No. 2006-04 | Visual Arts and Digital Content Creation
Page No. 2**

result in a financial disadvantage; and

WHEREAS, the agreement provides for an initial one (1) year term commencing February 2, 2026, at a total cost not to exceed \$36,000, with up to two (2) one-year renewal options subject to future City Council approval and budgetary appropriation; and

WHEREAS, sufficient funds are available in the FY 2026 budget under the Department of Economic Development to support this agreement.

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

SECTION 1.

The City Council hereby approves the execution of an agreement with Kaliah Communications, Inc. for visual arts and digital content creation services to support the City's economic development, business promotion, and place-based marketing initiatives, in an amount not to exceed \$36,000 for the initial one (1) year term.

SECTION 2.

The City Council hereby approves a waiver of competitive selection in accordance with Sections 2-213 and 2-217(8) of the City's Procurement Code for artistic services.

SECTION 3.

The City Council authorizes the issuance of a purchase order in an amount not to exceed \$36,000 for the initial term of the agreement.

SECTION 4.

The City Council authorizes up to two (2) one-year renewal options, each subject to future City Council approval and budgetary appropriation.

SECTION 5.

The appropriate City officials are hereby authorized to execute the agreement and any related documents necessary to implement this resolution.

SECTION 6.

This Resolution shall become effective upon adoption.

RESOLVED AND ADOPTED this 2nd day of February, 2026

Chuck Shaw, Mayor

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

Attest:

Quintella Moorer, City Clerk

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

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

Voted:
Susy Diaz, *Deputy Mayor*

Voted:
Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: February 2, 2026
FROM: Quintella L. Moorer, City Clerk, City Clerk's Office
SUBJECT: Resolution No. 2026-05; Notice of Election

BACKGROUND

Pursuant to the City's Charter and Florida State Statutes, the City has determined that setting the March 10, 2026 Municipal Election, entering into the 2026 Agreement with the Palm Beach County Supervisor of Elections and designating the Canvassing Board for the 2026 Municipal Elections as set forth, herein, serves a valid public purpose and is in the best interest of the City of Greenacres.

ANALYSIS

The Palm Beach County Supervisor of Elections recommends approval of the agreement to ensure a streamline election process.

FINANCIAL INFORMATION

Proposed budget amount of \$44,466.

LEGAL

The Attorney has reviewed the resolution for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2026-05.

RESOLUTION NO. 2026-05

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, PROVIDING NOTICE OF THE 2026 MUNICIPAL ELECTION TO BE HELD ON MARCH 10, 2026 PURSUANT TO THE CITY CHARTER AND FLORIDA STATUTES; APPROVING THE CALENDAR YEAR 2026 AGREEMENT FOR VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES WITH THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS; DESIGNATING THE COUNTY CANVASSING BOARD AS THE CITY'S CANVASSING BOARD FOR THE MARCH 2026 ELECTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, each year, the City of Greenacres enters an agreement with the Palm Beach County Supervisor of Elections for vote processing equipment use and election services; and

WHEREAS, the Palm Beach County Supervisor of Elections has provided the City with an agreement for calendar year 2026, which includes the March 2026 municipal election; and

WHEREAS, the City's Municipal General Election is set for Tuesday, March 10, 2026, pursuant to the City Charter; and

WHEREAS, it is the desire of the City Council to designate the Palm Beach County Canvassing Board to serve as the City's Canvassing Board for the City's Municipal General Election as offered by the Supervisor of Elections; and

WHEREAS, the City Council has determined that setting the March 2026 municipal election for March 10, 2026, entering the 2026 Agreement with the Palm Beach County Supervisor of Elections and designating the Canvassing Board for the 2026 Municipal Elections as set forth herein serves a valid public purpose and is in the best interest of the City of Greenacres.

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

Section 1. The 2026 Municipal Election will be held on Tuesday, March 10, 2026.

Section 2. The 2026 Agreement for Vote Processing Equipment Use and Election Services with the Palm Beach County Supervisor of Elections is hereby approved and the Mayor is authorized to execute the same.

Section 3. The City Commission hereby designates the County Canvassing Board to serve as the City’s Canvassing Board for the Municipal General Election scheduled for Tuesday, March 10, 2026. The City Clerk shall participate as part of the Canvassing Board if a quorum of the County Canvassing Board is not present.

Section 4. This Resolution shall become effective upon its adoption.

RESOLVED AND ADOPTED this 2nd day of February 2026.

Chuck Shaw, Mayor

Voted:
John Tharp, Council Member, District I

Attest:

Quintella Moorer, City Clerk

Voted:
Peter Noble, Council Member, District 2

Voted:
Judith Dugo, Council Member, District III

Voted:
Susy Diaz, Deputy Mayor

Voted:
Elisa Leheny, Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: February 3, 2026

FROM: Andrea McCue, City Manager

SUBJECT: Planning and Zoning Board Re-Appointment – Emily Jacobs-Robarts

BACKGROUND

Pursuant to Ordinance 2021-16 which established a Planning and Zoning Board (PZB) to review and make recommendations to City Council for annexations, rezoning, special exceptions, site plans, site plan amendments, and zoning text amendments. The PZB has seven (7) members appointed and approved by the City Council. The membership is comprised of five (5) regular members and two (2) alternate members. Each member serves a three (3) year terms.

ANALYSIS

There is currently one (1) Regular Member who's term will be expiring on the Planning and Zoning Board as of February 2026. Ms. Robarts is a resident of Greenacres and has expressed an interest in serving another three (3) year term.

FINANCIAL INFORMATION

N/A

LEGAL

The appointment procedure is in compliance with City Codes.

STAFF RECOMMENDATION

Staff recommends re-appointing Ms. Robarts to serve another three-year term as Regular Member of the Planning and Zoning Board.



Department Report

MEETING DATE: February 2, 2026
FROM: Michele Thompson, Director, Community & Recreation Services
SUBJECT: Community & Recreation Services Dept. – December Report

ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY 2026 TO DATE	FY 2026 BUDGET
No. of Contracts Executed/Renewed	2	2	4
No. of Collaborative Partnerships/Opportunities	8	29	50
No. of Vendor/Independent Contractor Agreements	4	32	61
No. of Educational Scholarship Applications R'cd	-	-	25
No. of Community Events Coordinated	4	5	14
No. of Event Participants	7,519	12,547	36,000
No. of Little Free Libraries (LFL) *Replacement Units / #Story Walk Boards	#2	30	30/0
No. of Business Sponsorships	1	1	20
No. of Schools/Attendance for "Read for the Record"	-	-	18/1,500

FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY 2026 TO DATE	FY 2026 BUDGET
Fields/Concession Stands	53	230	750
Pavilions	23	71	500
Center Facility	28 ¹	170 ¹	750
Monthly Center Attendance	2,808	8,496	52,000

100¹ Additional Free Rentals: **37** Gym: Open Gym/YP; **10** Banquet Hall: Ballroom/PBSO/PW; **19** Room 1; OAP; **3** Room 2: Spotlighters; 1 Room 3: AARP; 4 Room 4: ESOL/PBSO; **13** Comm. Park: Square Dance; **13** Freedom Park: Youth Soccer League

REVENUE

FACILITY RENTALS REVENUE	THIS PERIOD	FY 2026 TO DATE	FY 2025 PROJECTED
Total Rental Revenue Generated	\$8,468.50	\$40,419.17	\$344,000

ATHLETICS

YOUTH ATHLETICS	THIS PERIOD	FY 2026 TO DATE	FY 2026 PROJECTED
FY26 Co-ed Fall Soccer (10/19/25-12/5/25) • Registration Period 8/1/25 – 9/19/25	-	255	280
FY26 Co-ed Winter Basketball (12/1/25-3/6/26) • Registration Period 9/2/25 – 10/30/25	4	157	160
FY26 Co-ed Spring Soccer (2/23/26-5/15/26) • Registration Period 1/5/26 – 2/20/26	-	-	280
Co-ed Basketball Skill Development Program • 8-week session: 4/2/26 - 5/21/26 (Thurs.) • Registration Period 2/12/26 - 3/19/26	-	-	100
Co-ed Summer Basketball Skills Camp • Camp Week: 7/20/26 – 7/23/26 • Registration Period 5/18/26/ - 6/30/26	-	-	40

FOOD DISTRIBUTION	NO. SERVED
Restoration Bridge Int. – Nov. 12 th @ City Hall	1,000
House of Grace – Dec. 20 th @ City Hall (w/ toy drive)	467

OLDER ADULT PROGRAMS

SOCIAL ACTIVITIES	PARTNERS/SPONSORS	NO. OF PARTICIPANTS YTD
Daily Meal Program; Zumba Games/Bingo; Special Events; Educational Sessions Mon.- Fri. (5 x 30)	Health Sun; PR2U; Firebush; Zumba; Humana; Dedicated Senior Medical; Senior Holiday Luncheon; Spotlighter's Performance	1,066

FY26 EVENTS & SPONSORSHIPS

Item # 7.

EVENTS	SPONSORS/PARTNERS	FY 2026 EXPENSE	FY 2026 ACTUAL	FY2026 ATTENDEES
Trunk or Treat	PBSO	N/A	N/A	4,000
FR Pancake Breakfast w/Santa 12/7/25	GAFR	-	-	800
HIP & 100 th Kick-off (Fri & Sat), 12/12-12/13/25	Waste Management The Glasser Family	\$38,055	48,914	7,000
Sundaes with Santa 12/19/25		\$3,044	\$2,643	52
Daddy/Daughter Dance 2/7/26		\$9,337		
Sunday Sounds (1 st Concert) 2/22/26		\$8,048		80
FR Chili Cook-Off 3/1/26	GAFR	\$7,665		
Eggs'stravaganza 4/4/26		\$28,196		
100 th Birthday Bash 5/24/26		\$22,377		
Sunday Sounds (2 nd Concert) 6/28/26		\$8,048		
Ignite the Night 7/4/26		\$83,048		
Back-2-School Drive 7/24/26		\$8,292		
Senior Resource Fair 9/27/26		\$500		
Sunday Sounds (3 rd Concert) 9/27/26		\$8,048		

FY26 Event Actuals = Direct + In-direct – Event Sponsors & Revenues



Department Report

MEETING DATE: February 2, 2026

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

SUBJECT: December 1, 2025, through December 31, 2025

Development & Neighborhood Services Department

My Government Online Software (MGO)

Implementation of new software online platform to replace New World and Energov for permitting, business tax receipts, contractor licensing, planning and zoning, and code enforcement. Staff completed all workflow mapping and MGO completed the configurations for all modules. Implementation is awaiting City credit card processing development and completion. Code Compliance and BTR modules are now live and in use.

Planning, GIS & Engineering Division

NEW CASES

Buttonwood Plaza – (SP-84-05J)

A request for a Minor Site Plan Amendment to add four (4) electric vehicle (EV) charging stations to the plaza. (Completeness Review currently in progress by Staff.)

Symphony Court – 5217 & 5163 S Military Trail (ANX-25-03, CPA-25-04, and ZC-25-04)

A request for a voluntary annexation (ANX-25-03) of 2 parcels of land totaling 8.91 acres, a land use change (CPA-25-04) from Palm Beach County Medium Residential 5 to City Residential High Density and a zoning change (ZC-25-04) from Palm Beach County Agricultural Residential to City Residential High. (Completeness Review currently in progress by Staff.)

Temple Beth Tikvah - 4550 S Jog Rod (CPA-25-03, ZC-25-03, & SP-87-02F)

A request for Small-Scale Future Land Use Amendment (CPA-25-03) from Residential Low Density (RS-LD) to Commercial (CM), rezoning from Residential Low Density (RL-3) to General Commercial (CG) and a Minor Site Plan Amendment (SP-87-02F) to allow the existing adult daycare use within an existing house of worship by-right, and to increase the number from 70 participants to 251 participants. (Completeness Review currently in progress by Staff.)

Warbanks Plaza – 3747 S Military Trail – (SP-10-05A)

A request for a Minor Site Plan Amendment to modify the exterior façade of Warbanks Plaza. (DRC Comments sent on December 29, 2025, pending applicant's response and resubmittal.)

CURRENT PLANNING CASES

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

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Under new ownership; Staff has been working with the agent on preparing resubmittal.)

Boatman Landings – 4656 Boatman Street (ANX-25-01, SP-25-03, and MSP-25-04)

A request for a voluntary Annexation (ANX-25-02), Site and Development Plans (SP-25-03), and a Master Sign Plan (MSP-25-04) for the construction of a seven (7) unit townhouse development located at the southwest corner of Boatman Street and Nyack Lane on approximately 1.07 acres. (Completeness comments sent November 14, 2025, pending applicant's response and resubmittal. Resubmittal anticipated by the end of February.)

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

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Resubmittal comments sent on December 23, 2025, pending applicant's response and resubmittal)

City of Greenacres Municipal Complex/EOC – (SP-04-04A, BA-25-01, SE-25-02)

A request for a Major Site and Development Plan Amendment (SP-04-04A) for the construction of an Emergency Operations Center, a Variance (BA-25-01) request for building height, and a Special Exception (SE-25-02) to allow for a Government Maintenance facility. (Comments provided December 23, 2025, pending response and resubmittal)

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

A request for a Master Sign Plan (MSP-25-02) for Greenacres Plaza. (Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations per the recently approved signage ZTA)

Greenacres Sunoco and Offices – 3067 S Jog Road (SP-24-02)

A request for Major Site and Development Plan Amendment (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq ft mezzanine. (Completeness letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Resubmittal received August 20, 2025. (DRC Meeting held and comments provided October 16, 2025, pending applicant's response and resubmittal.)

Ice Cream La Bendicion – 560 Jackson Avenue (SP-24-04 and MSP-25-03)

A request for Site and Development Plans (SP-24-04) approval to construct an 882 sq ft two story building with ice cream/raspado shop on the ground floor and one dwelling unit on the second floor. A request for a Master Sign Plan (MSP-25-03) for

560 Jackson Avenue. (Submittal received June 24, 2025; sufficiency comments sent to applicant on July 18, 2025; ongoing discussions being had with applicant, awaiting applicant’s response and resubmittal; meeting held on July 30, 2025, and August 26, 2025. Applicant requested extension for resubmittal.)

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

A request for a Master Sign Plan (MSP-24-09) for the Mil Lake Plaza. (Resubmittal comments sent to applicant on December 23, 2025, awaiting applicant’s response and resubmittal)

Raising Cane’s Restaurant – Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-01, & PCD-81-02N)

A request for Special Exception (SE-25-01), Site and Development Plans (SP-25-01), and Master Plan Amendment (PCD-81-02N) approval for the construction of a 3,153 sq ft drive-through restaurant on the outparcel located at the southeast corner of the Mil-Lake Plaza. (Heard by the DRC on October 16, 2025; DRC Comment Letter #1 issued on November 7, 2025; Resubmittal received on 12/5/2025; Staff comments finalized, pending confirmation from Fire.)

SITE PLAN AMENDMENTS

Culver’s of Greenacres – 6120 Lake Worth Road (SP-99-05B)

A request for a Minor Site and Development Plan Amendment (SP-99-05B) for modifications including exterior elevations, signage, landscape, parking lot and drive through layout, and a ~60 sq ft increase in floor area. (DRC comments sent to applicant on December 9, 2025, awaiting applicant’s response and resubmittal)

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

A request for a Minor Site and Development Plan Amendment (SP-16-07A) to modify the exterior façade of the Dunkin Donuts outparcel and a Master Sign Plan (MSP-24-04) for the entire Aloha Shopping Center. (Meeting with applicant was held on November 19, 2024; resubmittal received on December 17, 2024; comments provided on December 27, 2024; meeting with property owner and applicant was held on January 9, 2025; discussion with property owner held week of June 22, 2025; follow up emails sent on September 11, and November 14, 2025. Meeting held with ownership and design team on December 16, 2025.)

Pep Boys – 4690 Lake Worth Road (SP-84-14C)

A request for a Minor Site and Development Plan Amendment (SP-84-14C) to update the existing site conditions, including modifications to the exterior façade, updated signage, revisions to the parking lot layout and other improvements to meet Code. (DRC comments sent to applicant on December 9, 2025, awaiting applicant’s response and resubmittal)

ZONING TEXT AMENDMENTS

ZTA-25-06 Reasonable Accommodations

A City-initiated request for a Zoning Text Amendment to establish procedures for processing requests for reasonable accommodation in accordance with state law; to

update all references from “Code Enforcement Division” to “Code Compliance Division”; and to provide for other corrections throughout the Code for consistency. (Scheduled for 2nd Reading on January 5th, 2025)

RESIDENTIAL DEVELOPMENT PROJECTS

Blossom Trail (Nash Trail)

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

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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

The Temporary Certificate of Occupancy (TCO) was issued on March 22, 2025, with stipulations and conditions. Grand opening of the Restaurant was April 3, 2025. (Since November 2024, staff has coordinated with applicant and Legal to move forward with the amendment and permit applications to finalize the outstanding issues required per Code, Building Permit, and County TPS letter. Staff continues to work with the applicant and developer to comply with outstanding TCO conditions)

Church of God 7th Day of Palm Beach – 3535 South Jog Road

All approvals have expired. Special Exception, site and associated development plans, building and engineering permit applications, and outside agency approvals would be required to be submitted to obtain development approval. Adjacent single-family house has complied, and the code enforcement case closed out. House of Worship site has an active code enforcement case. Special Magistrate Hearing was held March 2025, and 3 board orders were issued with separate compliance deadlines. The Magistrate granted a 30-day compliance deadline for maintenance items, giving until April 26, 2025, to comply. Inspection conducted revealed some violations still present, \$250 a day fine begin April 27, 2025. The Magistrate granted a 90-Day compliance deadline for additional maintenance and zoning items, giving until June 25, 2025, to comply. An inspection was conducted a day after, violations were still present, \$250 a day fine begin accruing for the second order as well. The Magistrate granted a 120-day compliance deadline to obtain project approvals/permits or demo pre-development conditions, giving the owner until July 24, 2025, to comply or a fine of \$250/ Day will commence. Compliance hasn't been reached so all three fines are currently accruing.

GIS

GIS

Staff continues to assist in creating various maps for different users.

LIVE ENTERTAINMENT PERMITS

LE 2025-0709 – Caribbean Tease Restaurant – 6295 Lake Worth Road – In Progress

A request by Wayne Vassell on behalf of Caribbean Tease for Friday, Saturday and Sunday from 3:00 pm to 11:00 pm and scheduled special occasions. (Under Fire review)

LE 2025-2583 – Coco Mambo LLC – 3745 South Military Trail – In Progress

A request from Coco Mambo for a Live Entertainment Permit for no more than four (4) nights per week from 7:00 pm to 1:00 am. (LE permit approval on hold; discussion held with applicant on September 3, 2025, regarding Interior and exterior work done without permit; Staff is actively working with the applicant, deadline to submit building permits without additional fees was on September 30, 2025; applicant has been unresponsive; follow up email sent December 11, 2025)

LE 2025-2959 – El Sabor Latino – 2202 South Jog Road – In Progress

A request from El Sabor Latino for a Live Entertainment Permit for daily from 8:00 pm to close of business. (An incomplete application was received on September 23, 2025; the applicant has been unresponsive, follow up email sent December 11, 2025)

LE 2024-2729 – El Valle Hondu-Mex Restaurant – 4992 10th Avenue North – In Progress

A request from El Valle Hondu-Mex Restaurant for a Live Entertainment Permit for Friday and Saturdays from 9:00 pm to 1:30 am and for scheduled sports games. (DRC meeting was held on September 19, 2024; DRC comments provided on October 31, 2024; meeting held with applicant on November 1, 2024; discussion held with applicant on August 11, 2025, regarding comments issued, awaiting applicant’s response to comments and resubmittal, follow up email sent December 11, 2025)

LE 2025-2353 – Reggae Jerk of the Palm Beaches LLC – 2178 Jog Road – In Progress

A request by Robert Leslie on behalf of Reggae Jerk for a Live Entertainment Permit for Friday, Saturday and/or Sunday from 3:00 pm to 11:00 pm and for scheduled special occasions. (Sufficiency comments provided on August 15, 2025; discussion held with applicant on September 29, 2025, follow up email sent December 11, 2025)

FY 2026 Data:

CASE APPROVALS ISSUED	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Annexation	0		2
Comprehensive Plan Amendment	0		3
Zoning Changes	0		3
Special Exceptions	0		4
Site Plans	0		5
Site Plan Amendments	0	2	8
Variances	0	1	3
Zoning Text Amendments	1	2	4
Master Sign Plan	0		5

INSPECTION TYPE	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Landscaping	11	12	80
Zoning	0	16	50
Engineering	6	14	50

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

Building Division

Building Department Report (December 1, 2025 – December 31, 2025)

1) ADMINISTRATION:

- a) Researched and completed Sixty-Five (65) lien searches providing open and/or expired permit information.
- b) Researched and completed Twenty-One (21) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD		FYTD 2026
New Applications Received / Permits Created	191		475
Applications Approved	106		295
Applications Canceled	4		11
Applications Denied	0		0
Applications Reopened	2		3
Permits Issued	195		453
Permits Completed	144		519
Permits Canceled	3		21
Permits Reopened	20		45
Permits Expired	6		96
Inspections Performed	468		1,257
Construction Value of Permits Issued	\$2,287,593.03		\$5,763,951.06
Construction Reinspection Fees	\$400.00		\$1,700
Extension/Renewal Fees	\$250.00		\$2,867.07
CO's Issued	2		5
CC's Issued	1		1
Temporary CO's Issued	2		5

3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Publix Liquor	4805 S Military	1130	Interior Remodel	2026-0307
SFH	4108 Raulerson Dr	2400	New SFH	2025-2948
Mobile Home	960 Bayview Rd		New Mobile Home	2025-2909
SFH	504 Swain Blvd		New SFH	2025-2270
Blossom Trail	5901 Begonia Cir	3926	Clubhouse	2025-2421
Murphy Oil USA	6270 Forest Hill Blvd	2824	Convenience Store	2025-2411
SFH	425 Swain Blvd	1608	New SFH	2025-1959

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Heritage Career Institute	4568 Lake Worth Rd		Interior Remodel	2026-0395
Mobile Home	154 Rainbow Dr		New Mobile Home	2025-2570
Stall Money	6424 Lake Worth Rd		Interior Reno	2025-2414
Mobile Home	41 Bridgette Blvd		New Mobile Home	2026-0235
SFH	113 Swain Blvd	1875	New SFH	2025-1166
SFH	117 Swain Blvd	1875	New SFH	2025-1173
SFH	121 Swain Blvd	2143	New SFH	2025-1168

Fire Station	5095 S Haverhill Rd		Bunkhouse Conversion	2025-2360
La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary
From Date: 12/01/2025 - To Date: 12/31/2025

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement-Amusement & Entertainment					
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$32.49	\$0.00	\$32.49
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
License Type Amusement-Amusement & Entertainment Totals	3	0	\$157.49	\$0.00	\$157.49
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	2	0	\$244.06	\$0.00	\$244.06
License Type Cont Office-Contractor Office Totals	2	0	\$244.06	\$0.00	\$244.06
License Type: Exemptions-Exemptions / Non-Profit					
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
License Type Exemptions-Exemptions / Non-Profit Totals	2	0	\$125.00	\$0.00	\$125.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Per Seat-Food Per Seat	1	0	\$694.40	\$0.00	\$694.40
Collection Fee-Collection Fee	6	1	\$664.06	(\$76.58)	\$587.48
NSF-NSF	1	0	\$20.00	\$0.00	\$20.00
License Type Food Service-Food Service / Bar / Lounge Totals	9	1	\$1,506.09	(\$76.58)	\$1,429.51
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	3	0	\$407.17	\$0.00	\$407.17
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$35.35	\$0.00	\$35.35
Collection Fee-Collection Fee	5	0	\$988.66	\$0.00	\$988.66
Food Service-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Svc/Seating-Food Svc/Seating	1	0	\$121.52	\$0.00	\$121.52
License Type General Retail-General Retail Totals	11	0	\$1,680.33	\$0.00	\$1,680.33
License Type: General Service-General Service					
General Service-General Service	22	0	\$2,518.05	\$0.00	\$2,518.05
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00

Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Transfer-Transfer	2	0	\$23.24	\$0.00	\$23.24
Collection Fee-Collection Fee	23	0	\$1,292.57	\$0.00	\$1,292.57
Delinquent > 150-Delinquent Over 150 Days	2	0	\$200.00	\$0.00	\$200.00
NSF-NSF	1	0	\$20.00	\$0.00	\$20.00
Cosmetology-Cosmetology / Barber	2	0	\$81.22	\$0.00	\$81.22
License Type General Service-General Service Totals	54	0	\$4,260.08	\$0.00	\$4,260.08
License Type: Home-Home Based Business					
Home-Home Based Business	11	0	\$895.29	\$0.00	\$895.29
Zoning Review-Zoning Use Review Fees (BTR)	3	0	\$150.00	\$0.00	\$150.00
License Type Home-Home Based Business Totals	14	0	\$1,045.29	\$0.00	\$1,045.29
License Type: Insurance Co-Insurance Sales Company					
Insurance Reg-Insurance Registration	1	0	\$122.03	\$0.00	\$122.03
License Type Insurance Co-Insurance Sales Company Totals	1	0	\$122.03	\$0.00	\$122.03
License Type: Professional-Professional					
Professional-Professional	5	0	\$610.15	\$0.00	\$610.15
Cosmetology-Cosmetology / Barber	7	0	\$284.27	\$0.00	\$284.27
Collection Fee-Collection Fee	2	0	\$50.00	\$0.00	\$50.00
Delinquent > 150-Delinquent Over 150 Days	2	0	\$200.00	\$0.00	\$200.00
General Service-General Service	1	0	\$116.22	\$0.00	\$116.22
License Type Professional-Professional Totals	17	0	\$1,260.64	\$0.00	\$1,260.64
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	10	0	\$414.18	\$0.00	\$414.18
Collection Fee-Collection Fee	5	0	\$125.00	\$0.00	\$125.00
Delinquent > 150-Delinquent Over 150 Days	5	0	\$500.00	\$0.00	\$500.00
License Type Rental Unit-Rental Unit Totals	20	0	\$1,039.18	\$0.00	\$1,039.18



License Activity Report

Activity Date Range 12/01/25 - 12/31/25
Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Cancelled
Exemptions - Exemptions / Non-Profit	Business	0	0	0	0	2	0	0
General Retail - General Retail	Business	0	0	0	1	0	0	0
General Service - General Service	Business	0	0	0	2	8	0	0
General Svc Reg - General Service Registration	Business	0	0	0	0	2	0	0
Home - Home Based Business	Business	3	0	0	3	0	0	0
Professional - Professional	Business	2	0	0	1	4	0	0
Rental Unit - Rental Unit	Business	3	0	0	3	0	0	0
Grand Totals		8	0	0	10	16	0	0

Code Compliance Division

Code Compliance Report (December 1, 2025 – December 31, 2025)

* MGO Conversion in process

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2026
Inspections Related to Active Code Cases	18	26
New Cases Started	17	32
Cases Complied	N/A	1
Current Open Cases	N/A *	0 *
Notices Sent	18	101
Illegal Signs Removed from right-of-way	406	1084
Inspections Not Related to Active Code Cases	18	54
Complaints Received and Investigated	5	5
Warning Tickets	0	0

Code Enforcement - STATS FY 2026

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2025	38	413	11	5	0
NOVEMBER 2025	45	265	25	5	0
DECEMBER 2025	18	406	18	5	0
JANUARY 2026					
FEBRUARY 2026					
MARCH 2026					
APRIL 2026					
MAY 2026					
JUNE 2026					
JULY 2026					
AUGUST 2026					
SEPTEMBER 2026					



Department Report

DATE: February 2, 2026
FROM: Dr. Philip C. Harris, D.B.A., MEDP, Director, Economic Development
SUBJECT: Monthly Report December 2025

BACKGROUND

In December 2025, the Economic Development Department continued to advance the City of Greenacres' strategic vision for inclusive growth, business attraction, workforce alignment, and global engagement. Department activities during this reporting period reflect strong momentum across redevelopment discussions, international partnerships, workforce development initiatives, and small business support. Collectively, these efforts reinforce Greenacres' position as a city that is business-friendly, globally connected, and committed to long-term economic resilience as we approach our 100-Year Centennial.

1. Redevelopment and Investment Outreach

- **Cobblestone Hotels**

The Department facilitated a site visit with representatives from Cobblestone Hotels and associated local investors to discuss potential development opportunities along major commercial corridors in Greenacres. Cobblestone Hotels is a Neenah, Wisconsin-based hospitality brand founded in 2008, specializing in upper-midscale hotel developments in growth-oriented communities. With more than 160 locations across 29 states, the brand is recognized for delivering high-quality accommodations while supporting local economic growth. These discussions represent continued progress toward attracting hospitality investments that strengthen the City's tax base and support corridor revitalization.

- **Corridor Redevelopment Discussions**

Throughout the month, the Department hosted targeted meetings with developers and investors to explore redevelopment opportunities along key commercial corridors. Conversations emphasized mixed-use development concepts that integrate residential, retail, entertainment, and hospitality components, including workforce and fair-market housing. These efforts align with the City's broader goals of economic revitalization, enhanced public amenities, and sustainable tax base growth.

2. Strategic Partnerships and International Collaboration

- **Business Mentoring – SCORE Partnership:**

The Department continued its monthly partnership with SCORE by hosting confidential, one-on-one business mentoring sessions at City Hall on the third Thursday of each month. These sessions provide Greenacres entrepreneurs and business owners with expert guidance related to startups, business expansion, and operational challenges, further strengthening the City's small business ecosystem.

- **City of Celaya, Mexico – Sister City Initiative**

The City of Celaya formally provided a proposed Letter of Intent and draft Sister City Agreement, marking a significant milestone in the development of an international partnership grounded in shared values of economic growth, education, culture, and civic collaboration.

The proposed partnership is structured around four strategic pillars:

- **Economic Development:** Promoting bilateral investment opportunities, business matchmaking and knowledge sharing in areas such as sustainability, tourism, and entrepreneurship.
- **Cultural Exchange:** Advancing joint celebrations, arts initiatives, and culinary exchanges that reflect Greenacres’ diverse population, including a strong Hispanic and Mexican community presence.
- **Civic Exchange:** Facilitating government-to-government learning related to city management, sustainability practices, and public service delivery.
- **Education:** Supporting exchange programs between Palm Beach County institutions and Celaya’s universities, including student internships and bilingual learning opportunities.

As Greenacres prepares to celebrate its Centennial, this emerging international partnership positions the City on the global stage and reflects a forward-looking commitment to collaboration, cultural pride, and economic opportunity.

- **Consulate General of Colombia of Miami – Ruta USA Business Seminar**
On December 7, 2025, the City of Greenacres participated in the Ruta USA Business Seminar and graduation ceremony at ArtsPark at Young Circle in the City of Hollywood. In partnership with the Consulate General of Colombia in Miami and Colombia Nos Une, more than 40 Colombian and Hispanic entrepreneurs were recognized for completing a business development program focused on growth strategies and local resources within Palm Beach County. This milestone event reflects the City’s ongoing commitment to international engagement and inclusive economic development, including support for the Casa de Colombia Miami initiative.

3. Workforce Development

- **Solid Waste Authority Business Opportunity Forecast Conference**
The Economic Development and Purchasing Departments collaborated with the Solid Waste Authority of Palm Beach County to support Greenacres businesses in attending the 2026 SWA Business Opportunity Forecast Conference on December 5, 2025. This no-cost event provided local businesses with valuable insight into upcoming SWA projects, procurement opportunities, vendor registration processes, and best practices in leadership and communication. Participation reinforced the City’s commitment to ensuring local businesses are informed, prepared, and competitive for regional contracting opportunities.

4. Business Assistance and Business Visibility

- **Dine Local. Savor Greenacres – Spotlight Feature**
The Department continued its Dine Local. Savor Greenacres promotional campaign with a spotlight on Eagle Grill & Oyster Bar, a family-owned restaurant located at 4636 South Jog Road. Known for its welcoming atmosphere and signature menu items, Eagle Grill & Oyster Bar exemplifies the type of locally owned business that the City is proud to support, celebrate, and promote. This campaign continues to elevate local restaurants while encouraging residents and visitors to support businesses unique to Greenacres.

- **Grand Openings and Ribbon Cuttings**
Pinecrest Bakery

On November 20, 2025, the City proudly supported the grand opening and ribbon-cutting ceremony for Pinecrest Bakery, located at 4650 Jog Road. Notably, all 14 employees at this location were hired directly through the City’s 2025 Local Job Fair, demonstrating the successful alignment of workforce development and economic development strategies. This milestone underscores the City’s commitment to connecting residents with quality employment opportunities.

Python MMA USA

On December 16, 2025, the City supported the grand opening and ribbon-cutting ceremony for Python MMA USA, located at 6295 Lake Worth Road, Suite 13. Owned by internationally recognized mixed martial arts champion Aung La N Sang, the business represents a unique addition to Greenacres’ commercial landscape. Python MMA USA promotes youth mentorship, health and wellness, and

community engagement, while connecting Greenacres to a global athletic network.

Collectively, these business openings reflect continued progress in strengthening Greenacres' business ecosystem and highlight the effectiveness of proactive economic development outreach.

5. Performance Measures

PERFORMANCE MEASURES	FY 2023	FY 2024	FY 2025	FY 2026 YTD
	ACTUAL	ACTUAL	BUDGET	ADOPTED
OUTPUT MEASURES				
Number of public awareness sessions	N/A	0	24	10
Number of businesses assisted	N/A	0	52	24
Number of resource referrals	N/A	0	52	20
Number of Jobs supported	N/A	0	110	32

PERFORMANCE MEASURES	FY 2025	FY 2026 YTD
OUTCOME MEASURES	REVISED	ADOPTED
Created new jobs through business expansion and redevelopment projects across the City.	N/A	26
Partner with organizations such as Chambers of Commerce, SCORE, CareerSource, or other partners to co-host at least 4 business development workshops or job fairs, designed to engage participants and provide valuable resources actively.	N/A	60
Through collaboration with partner organizations (e.g. Prospera, Chambers of Commerce, CareerSource), deliver one-on-one technical assistance to small businesses in Greenacres.	N/A	32

December 2025 reflects a period of strong progress and positive momentum for the City of Greenacres' Economic Development efforts. Through strategic redevelopment discussions, international collaboration, workforce alignment, and targeted business support, the Department continues to advance initiatives that strengthen the local economy and enhance the quality of life for residents. As Greenacres approaches its Centennial celebration, these efforts collectively reinforce the City's vision for sustainable growth, global engagement, and long-term economic vitality.



Department Report

MEETING DATE: February 2, 2026
FROM: Teri Lea Beiriger, Director of Finance
SUBJECT: Department of Finance Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides activity within the Department of Finance for the reporting period from December 1 through December 31, 2025:

- Continued to work on efficiencies to better serve our internal and external customers
- General Operations
 - Continued Fixed Assets process improvements.
 - Collaborating with IT staff, credit merchant providers, and software teams to implement software changes for both the DNS and CRS departments.
- Grants
 - Grant(s) awarded:
 - SWA 2026 57th 10th Ave. Entryway in the amount of \$70,000.00



Department Report

MEETING DATE: February 2, 2026

FROM: Phillip Konz, Fire Chief

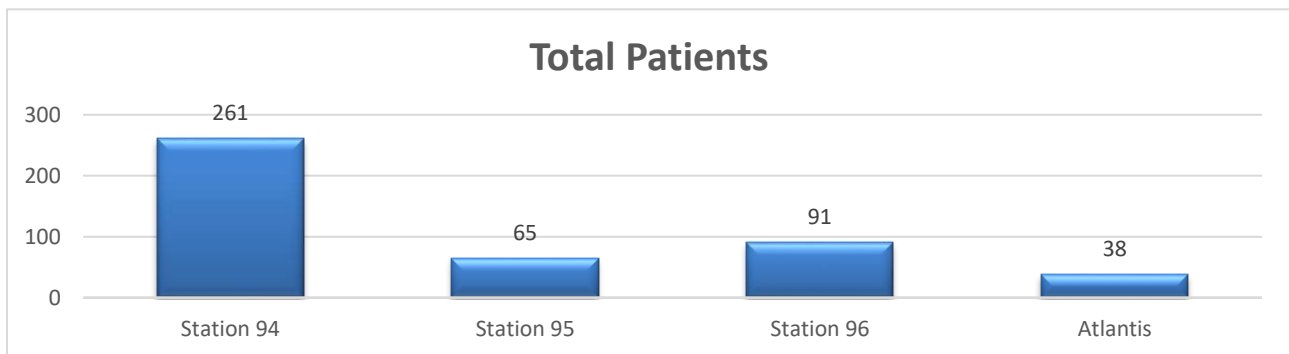
SUBJECT: Fire Rescue December

FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in December	509
Average alarms per day	19.64
Total calls this fiscal year	2,044

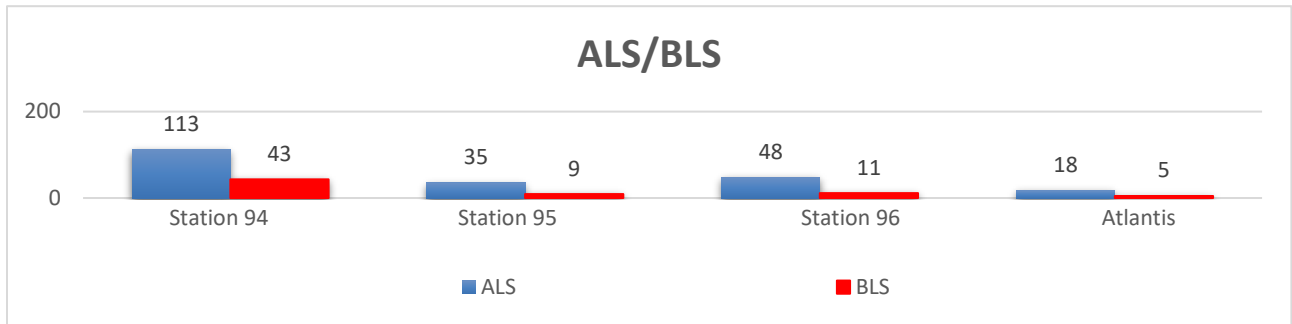
In December 2025, 417 patients were treated for Emergency Medical related services. Of those patients, 38 were in the City of Atlantis. These requests vary from a single unit responding to help an individual who has fallen to the floor, to a cardiac arrest necessitating multiple units, along with a mix of personnel, advanced skills and equipment.

Service Calls, Cancels, and Public Assists totaled 50. The requests include, but are not limited to, people locked out of home, water evacuation, animal problems, police assist, defective elevator, and canceled due to wrong address.



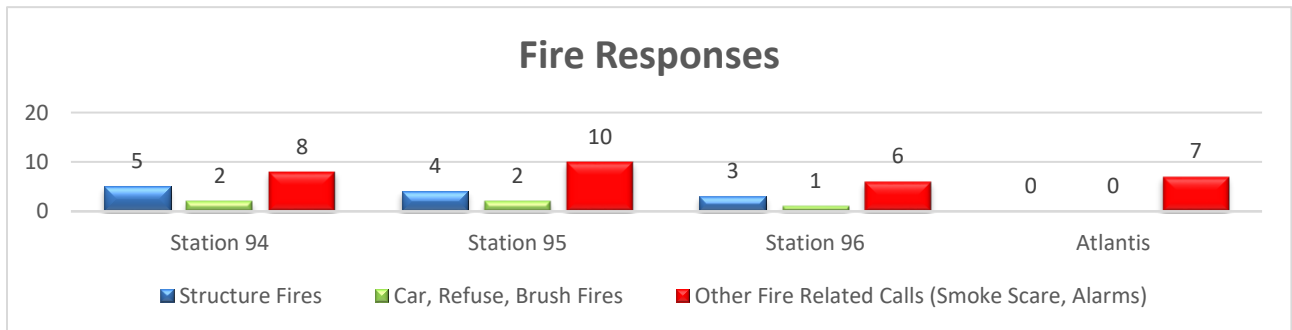
ALS/BLS

Fire Rescue transported 259 patients to a hospital or 62% of the patients we were called to treat. The majority of those (196) required Advanced Life Support procedures. ALS emergencies require additional personnel, specialized equipment, and skills. Often, an EMT or Paramedic will be taken from the ALS Engine to accompany the one person in the rear of the Rescue to assist with life-saving therapies.

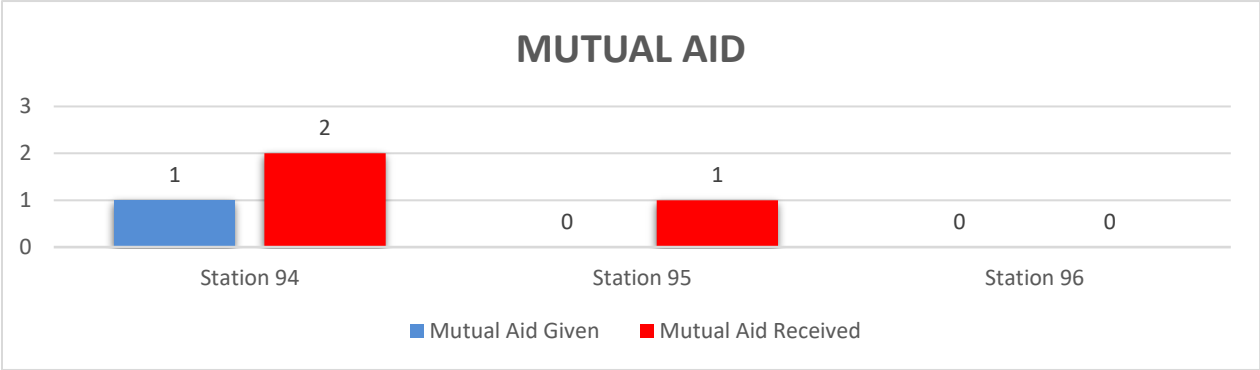


FIRE RESPONSES

Fire Rescue responded to 24 calls for a fire or smoke-related emergency. There were five calls requiring an escalated response to a car, brush, or refuse fire; twelve (12) were in a residential or commercial structure.



MUTUAL AID

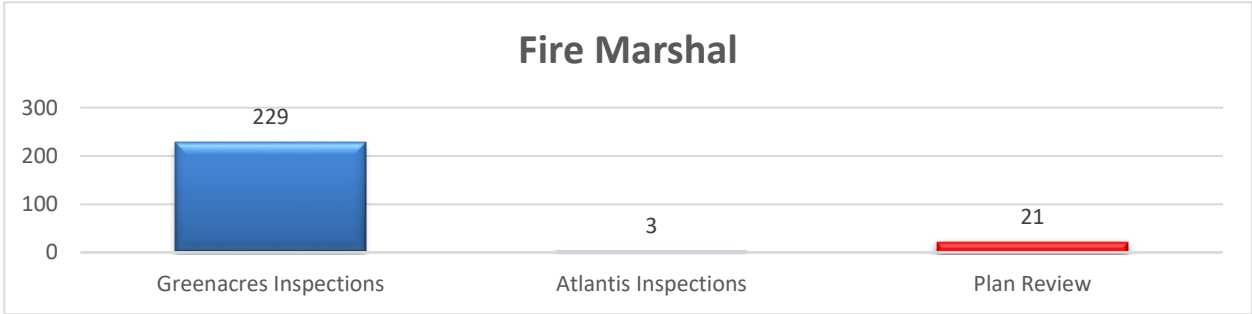


Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system is designed to be limited to large events that tax the resources beyond the normal capabilities of the community.

FIRE MARSHAL

Fire Prevention and Protection focuses on protecting people and property from fire through fire safety inspections, fire plans review, fire cause and origin investigations, and public education. In addition, the Fire Marshal provides fire safety lectures, attends land development meetings, and testifies at code enforcement hearings.

Inspections	232
Plans Review	21
People Displaced due to Fire Incidents	4



SPECIAL SERVICES

Blood Pressure Screenings	0
Presentations, Station Tours/Attendees	2/30
Persons Trained in CPR	0



Department Report

MEETING DATE:

FROM: Captain Craig Turner, PBSO District 16

SUBJECT: PBSO District 16 – December 2025 Report

CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks (Self-Initiated)	1,569
Traffic Stops (Self-Initiated)	697
Calls for Service (Excluding 1050's & 1061's)	1,633
All CAD Calls - Total	3,899
Total Calls for Service – FY 2026 (October 2025 – September 2026)	11,940

Data Source: CADS/Premier 1
*Omit Miscellaneous Calls

Note: P1 is a dynamic system. Meaning that #'s can change from what was previously reported in the event there is a location or call type re-classification/modification.

SUMMARY

During the month, there were 3,899 generated calls within the district and 58% of these calls were self-initiated.

TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL	
Total Citations	Total Warnings
361	298

Data Source: D16 Office Staff/Monthly Report

PBSO MOTORS UNIT	
Total Citations	Total Warnings
338	158

Data Source: D16 Office Staff

COMMUNITY POLICING EVENTS

- Community Policing Deputies attended and conducted presentations at Government Week held at Greenacres Elementary School.
- Community Policing Deputies worked the PBSO Shop with a Cop event.
- Community Policing Deputies worked the City of Greenacres Christmas in Greenacres two day event.
- Community Policing Deputies traveled to multiple foster homes and gave gifts to the children living in them.
- Community Policing Deputy taught the Girls who code program and brought the participants Christmas gifts.

STREET CRIMES UNIT

- **C/N 25-122046** – District 16 Street Crime Unit Agents conducted a traffic stop on a vehicle due to a traffic violation. During the stop, agents developed probable cause to search the vehicle, where they discovered 17.7g of MDMA and a firearm. The driver Lucas Fernandes was arrested by Agent for possession of a firearm during the commission of a felony, possession of MDMA with intent to sell, and Violation of Probation (burglary). He was transported to the Palm Beach County Jail and charged accordingly.
- **C/N 25-129340** - PBSO Tactical Team requested the assistance of District 16 Street Crime Unit in locating a subject who may be at his residence. District 16 Street Crime Unit and Tactical Team responded to the residence, secured it, and the subject was taken into custody. The Agent arrested the subject for armed sexual battery, aggravated assault with a firearm, false imprisonment/kidnapping, and robbery by sudden snatching, simple battery, and criminal mischief. The suspect was transported to the Palm Beach County Jail.
- **C/N 26-021338** - District 16 Street Crime Unit initiated a traffic stop on a speeding vehicle that was traveling 30 mph over the posted speed limit. The Agent arrested suspect for unlawful speed/reckless driving.

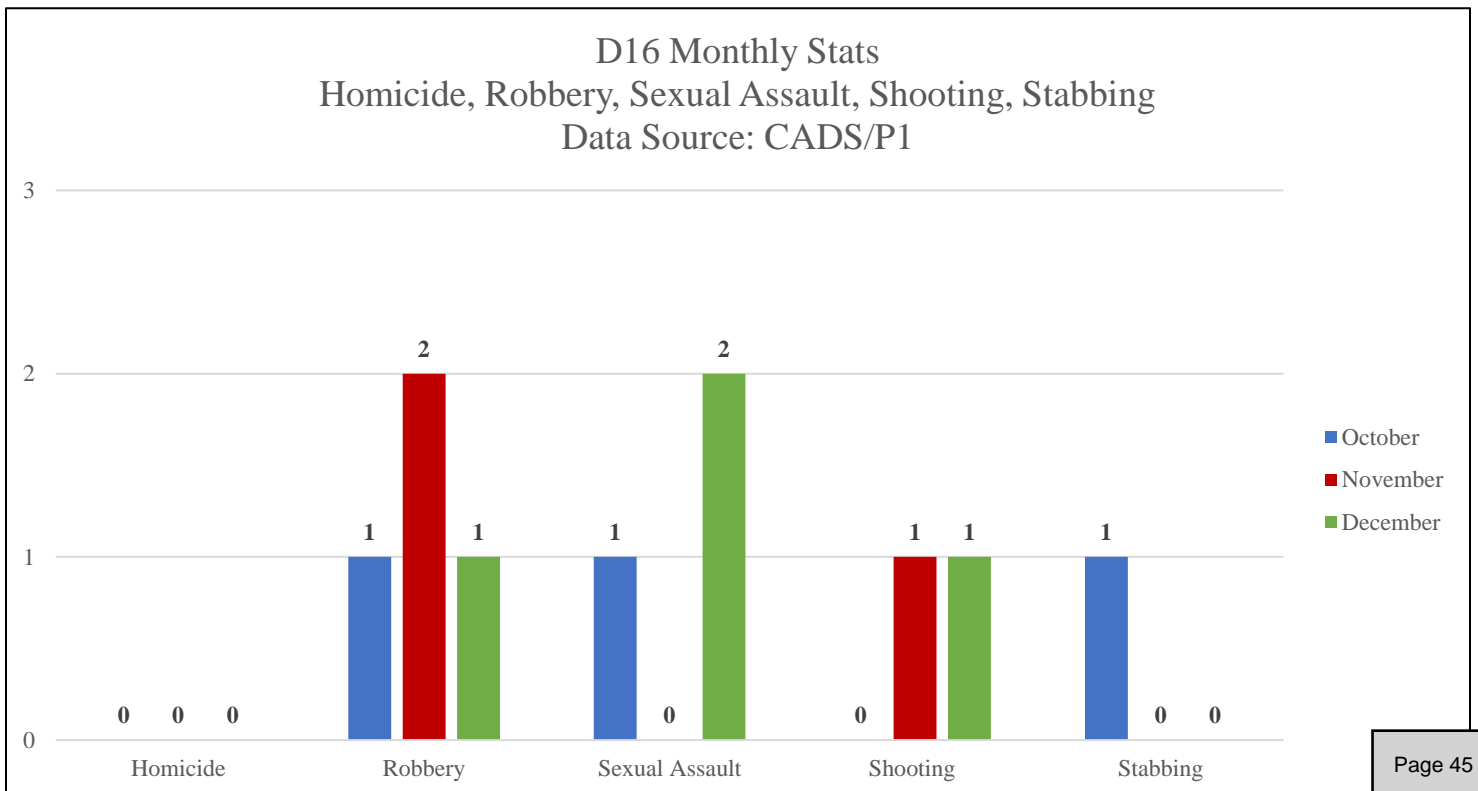
PROPERTY DETECTIVES

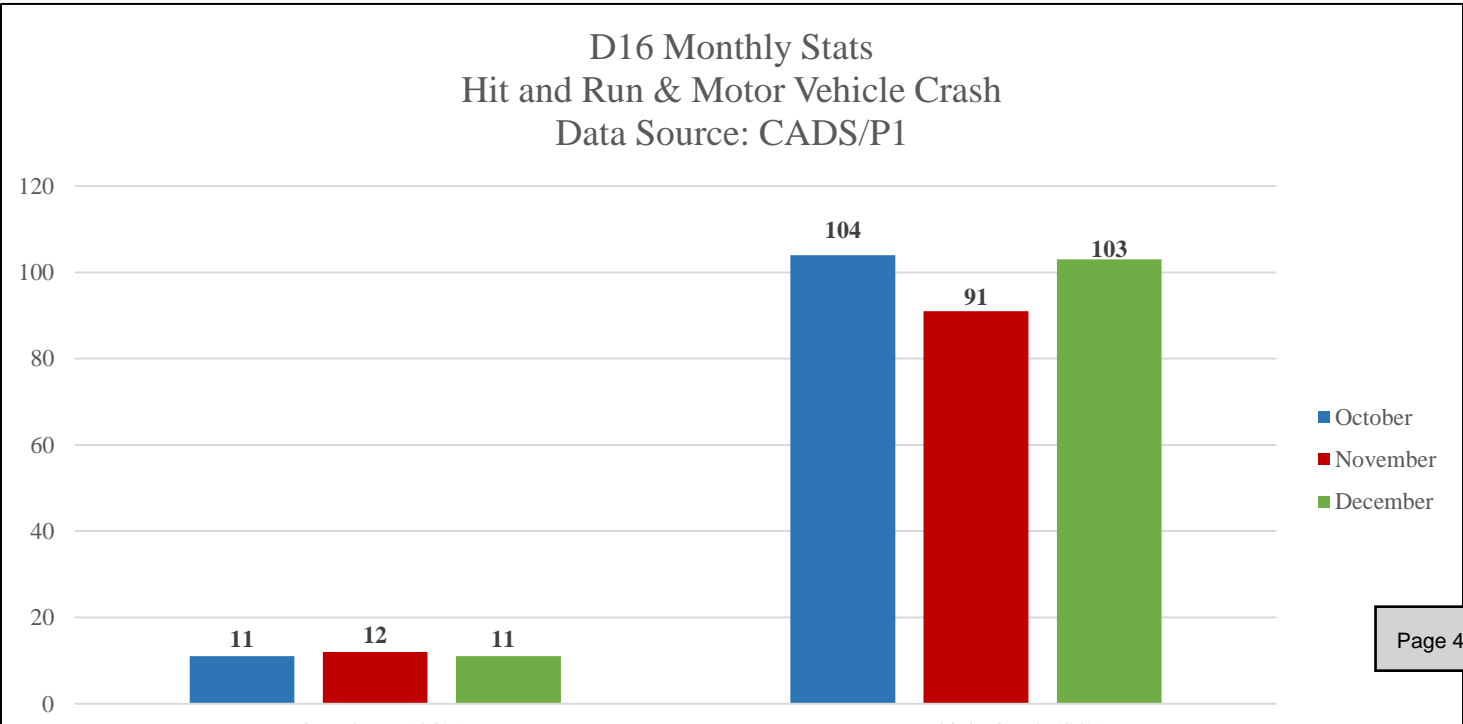
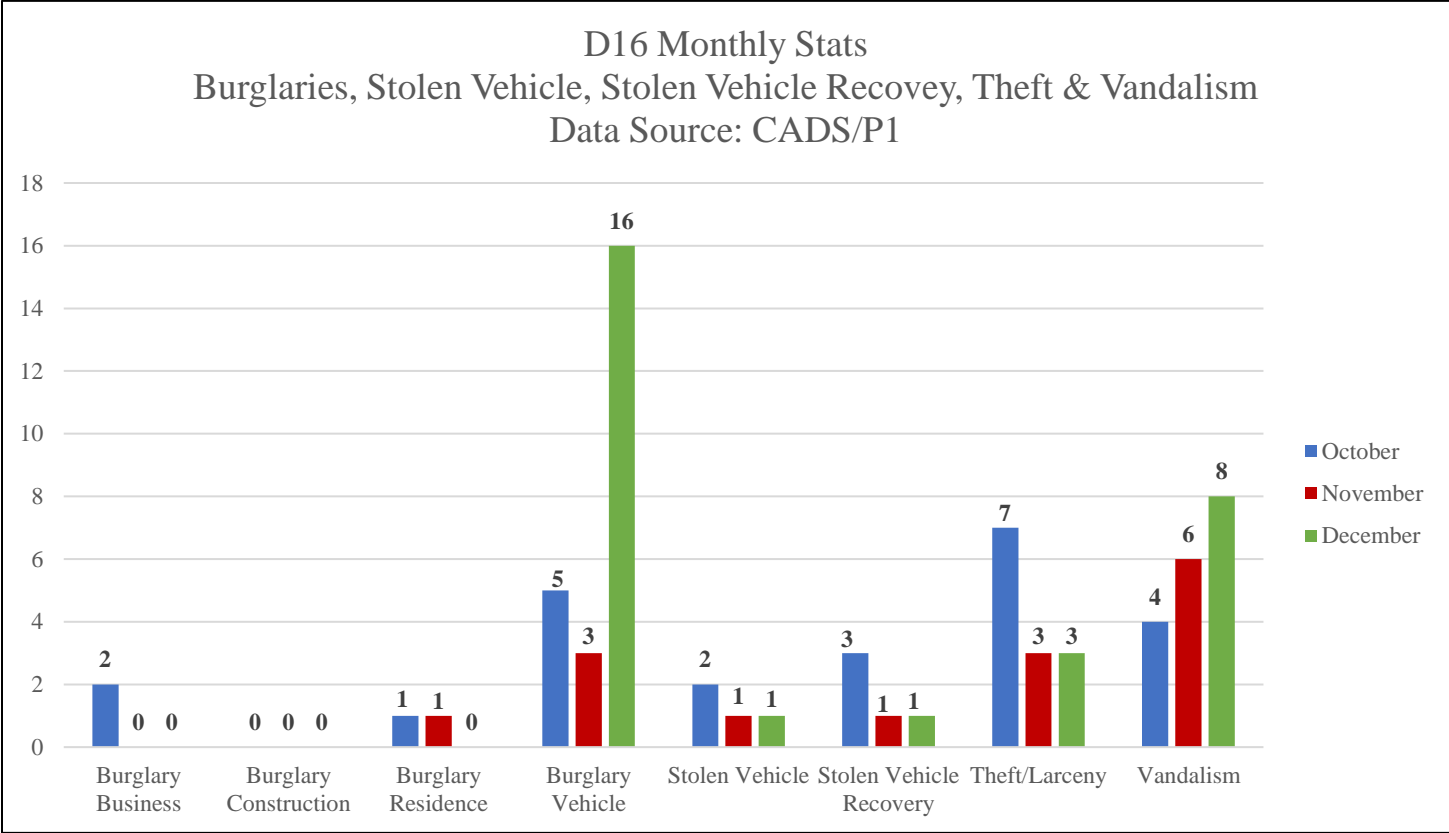
- **C/N 25-130035** - On December 29, 2025, Deputies responded to 321 Knotty Pine Circle in reference to a suspicious person. When Deputies arrived on scene, they located the suspect and realized she was a residential burglary suspect from earlier in 2025. Detectives responded to the scene and conducted a Post Miranda Interview with the suspect. Probable cause was established to arrest the suspect for L&P and search incident to arrest burglary tools (screwdriver and flashlight) were located shoved into her under garments. The suspect was arrested and her vehicle was towed.

- **C/N 25-123145, 25-123151, 25-123231, and 25-125164** - During the overnight hours on December 5, 2025, several vehicle burglaries were reported in the 2000 block of White Pine Circle. One of the incidents was interrupted by the victim, who gave chase to three suspects checking door handles in the neighborhood. Within an hour of the in-progress burglary, the suspects used a stolen credit card at multiple locations. Video surveillance was collected, and an NTI was created, leading to the identification of the suspects. A search warrant was served on the residence, leading to the recovery of the clothing worn and stolen property. Four suspects were arrested and provided full confessions.
- **C/N 25-115610** - On November 12, 2025 a shoplifting incident occurred at the El Bodegon located at Forest Hill Blvd and Jog Rd. An unknown Hispanic male entered the store, took \$135.94 of Ribs and Steaks, along with two cans of Redbull. As he was exiting the store, he smashed the glass on one of the automatic sliding doors, then fled in a U-Haul box truck. Detectives established probable cause and learned that District 8 and District 7 also have probable cause for the same suspect. The warrants unit located and apprehended the suspect in this case. Agents from the District 8 Street Crime Unit executed a residential search warrant where they recovered evidence for various cases. District 16 Detectives interviewed the suspect, at which time he provided a full confession.

DATA ANALYSIS

The data included in this report is charted and graphed to illustrate and compare changes over a specific time period. These charts and graphs are utilized to assist in determining crime trends and to measure enforcement efforts. This data is utilized in conjunction with other analysis to develop directed patrol and various enforcement activities. The analysis included on these pages is presented as a brief highlight to explain the salient points of this report.





TOP ACCIDENT LOCATIONS FOR DECEMBER 2025 - CASE NUMBER INCIDENTS (S3's, 4's & 5V)

LOCATION	CASE NUMBER COUNT
S JOG RD / LAKE WORTH RD	11
FOREST HILL BLVD / S JOG RD	10
MELALEUCA LN / S JOG RD	5
S JOG RD / 10TH AVE N	5
SHERWOOD FOREST BLVD / LAKE WORTH RD	5
10TH AVE N / SHERWOOD FOREST BLVD	4
LAKE WORTH RD / S HAVERHILL RD	4
S MILITARY TRL / MELALEUCA LN	4



Department Report

MEETING DATE: February 2, 2026

FROM: Carlos Cedeño, Public Works Director

SUBJECT: Public Works Department Report

DEPARTMENT HIGHLIGHTS

Listed below is a summary of the activities undertaken by the Public Works Department during the period of December 1, 2025 through December 31, 2025.

1. ADMINISTRATION:

- CIP updates:
 - Youth Programs Building (CIP-236): Construction is currently 90% complete. Currently in progress: Site work, fire protection system, cabinets, mechanical, flooring, stairs, low voltage electrical work, windows, doors, landscaping, and irrigation systems.
- Staff coordinated Community Center office area flooring replacement.
- Staff coordinated with vendors to have pickleball and tennis courts resurfaced and re-stripped at Freedom and SJF Community Parks.

2. ROADS AND DRAINAGE MAINTENANCE

- Staff installed 2026 advertising banners throughout the City.

3. VEHICLE MAINTENANCE

- New City 100th Anniversary Logo decal was installed on all City Vehicles.
- Palm Beach County bus shelters inspections were completed.
- Staff participated in the implementation and training of the new Fleet Management Software program.

4. BUILDING SERVICES

- Staff installed Holiday Tree at City Hall.
- Staff installed landscape holiday lights at Swain Blvd roundabout.
- Staff coordinated and assisted vendors with the fire alarm and sprinkler inspections.
- Staff conducted site visits and inspections with contractors for the Public Works Steel Column Repair bid.
- Staff performed weekly building generator inspection.

5. PARKS MAINTENANCE

- Staff assisted with the removal and renovations for the play area site at Rambo Park.
- Completed the removal of the IVB Playground equipment due to safety concerns.
- Staff assisted with the setup and break down for the *Holiday in the Park* and 100th Anniversary kickoff events.



Department Report

MEETING DATE: February 2, 2026
FROM: Monica Powery, Director, Purchasing
SUBJECT: Department of Purchasing Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides the highlights of activity within the Department of Purchasing for the reporting period from December 1 through December 31.

- a. 26-003 Parks Court Resurfacing – This bid was advertised on November 11, 2025 and opened on December 11, 2025 with five (5) bids received. City staff evaluated the proposals and recommends award to RMJ Contractors Inc. as the lowest responsive and responsible bidder. To go before Council for approval at the meeting on January 5, 2026.
- b. 26-004 Public Works Steel Columns Repair – This bid was advertised on December 14, 2025 and opens on January 30, 2026.
- c. 26-005 Fire Rescue Station 95 Lounge Renovation – This bid was advertised on December 14, 2025 and opens on January 30, 2026.
- d. Solicitations In Progress – Demolition of 500 Perry Building and Original Section Sewer North Phase 4.
- e. Participation in SWA Business Opportunity Forecast Conference 2026 – The Department participated in the Solid Waste Authority's Opportunity Forecast Conference 2026 on December 5, 2025, engaging with small businesses to support supplier development and future sourcing opportunities.

DEPARTMENT ACTIVITY

ACTIVITY	CURRENT PERIOD	FY 2026 YTD
Purchase Orders Issued	60	286
Purchase Order Amounts	\$511,657.45	\$31,388,578.54
Solicitations Issued	2	6
Solicitations in Progress	3	-
Central Store Requests	7	13
Contracts Managed	78	78
Purchasing Card Purchases	365	1,011
Purchasing Card Transactions	\$60,919.42	\$167,520.85
No. of Training Sessions Conducted	0	2
Towing Revenue	\$ 0.00	\$0.00



Youth Programs Department Monthly Report

MEETING DATE: February 2, 2026

FROM: Jowie Mohammed, Director of Youth Programs

SUBJECT: December 2025 Department Report

PROGRAMMING

- Fifteen (15) days of after school with transportation provided from Greenacres, Liberty Park, Heritage, Discovery Key, L.C. Swain and Okeeheelee.
- Offered Winter Camp beginning on Monday December 22nd, 2025 – Monday January 5th, 2026. Lunch and snack provided daily along with field trips, camp hours were 7:30a.m. – 5:30p.m.
- Successfully renewed 2026 Child Care License with the Department of Health.

PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2026 TO DATE
# of Participants	95	95
# of Participants in Sierra Club ICO	12	48
# of Part's in TOP Program	20	20
# of Licenses Coordinated	1	1
# of MOU's Coordinated	0	2
# of Part.'s in Teen Advisory Council (TAC)	8	8
# of Com. Serv. Learning Projects coordinated	1	2
# of After-hour events coordinated	2	2
# of Presidential Volunteer Service Hours	744	7,093

FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2026 TO DATE
Early Learning Coalition	\$13,380.64	\$37,404.97
Parent & Registration Fees	\$12,341.10	\$41,910.12
Youth Services Department SEL Grant	\$3,199.20	\$9,597.60
Textile Funds	\$00.00	\$00.00

C.A.R.E.S REPORT

- **PBSO-Christmas in Greenacres**

On 12/15/2025 the CARES Program was able to send 10 youth from CARES (K- & 5th grade) to participate in the Christmas in Greenacres event at the Community Center. Where families who demonstrated a need were able to receive presents for their kids for the Holidays. Thank you to PBSO and Megan Kummerfelt for giving us the opportunity to attend this event.

- **Oleander- Garden Club**

Throughout the month of December members of our CARES Junior garden club (K- & 5th grade) have been maintaining our garden. Some of the various activities that they completed were Christmas tree pinecones, weeding/ watering/ maintaining garden, and taking care of the worms that are used for composting.

TEEN PROGRAMS REPORT

Winterfest Community Outing

- Teens attended Winterfest hosted at the Polo Club in Wellington. They were able to enjoy a fun concert featuring Vanilla Ice. This outing provided teens with an opportunity to socialize with peers, participate in seasonal activities, and strengthen positive relationships outside of the program setting. The teens enjoyed all the festivities.

Camping Trip to Riverwoods

- Teens participated in an overnight camping trip at FAU's Riverwoods Field Lab, where they engaged in outdoor activities that encouraged independence, teamwork, and problem-solving skills. During the trip, teens also took part in an educational boat ride along the Kissimmee River, where they learned about local wildlife, ecosystems, and environmental conservation. This experience supported environmental awareness, experiential learning, and personal growth through hands-on education.

Secret Santa Gift Exchange

- Teens participated in a Secret Santa gift exchange, which promoted kindness, generosity, and positive peer interactions. This activity encouraged teens to think about others, practice gratitude, and engage in meaningful social bonding. The exchange helped foster a supportive and inclusive group environment while celebrating the holiday season.