



CITY OF GREENACRES

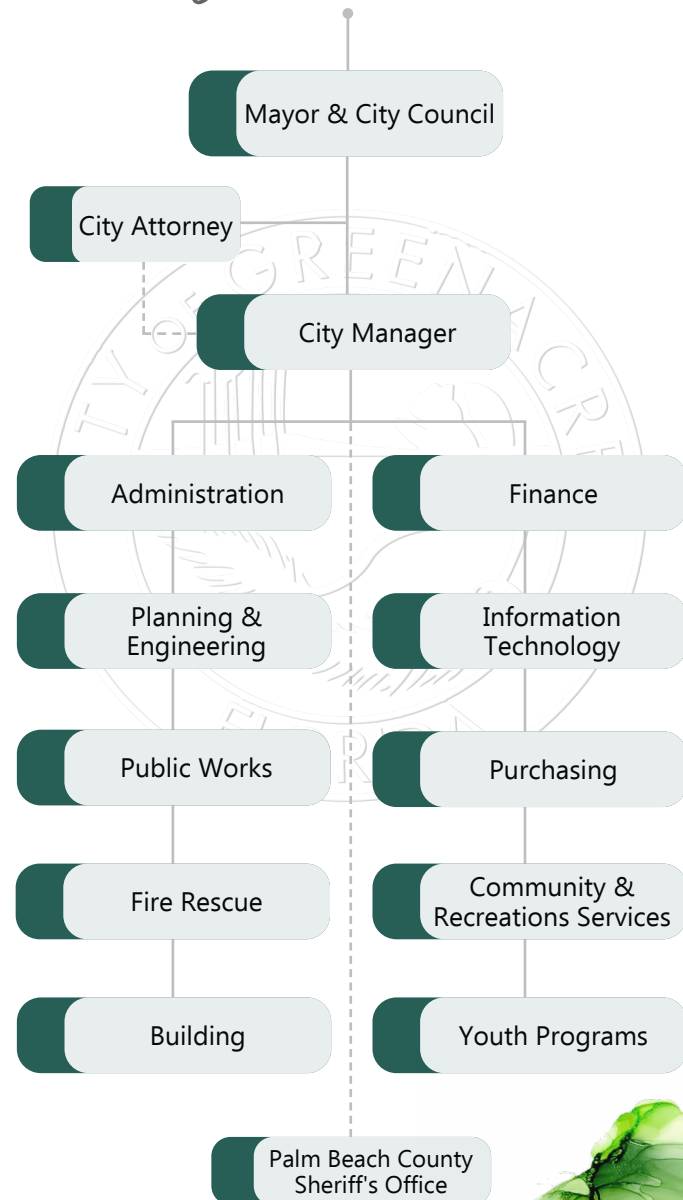


ANNUAL REPORT

October 1, 2019 - September 30, 2020

2020

Welcome
to the
City of Greenacres



Jonathan G. Pearce Councilmember District IV
Judith Dugo Councilmember District III
Joel Flores Mayor
Paula Bousquet Councilmember District V
John Sharp Councilmember District I
Peter A. Noble Councilmember District II

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Mission

Continually improving the community's quality of life by providing the best and most cost efficient services and public facilities to exceed the expectations of City residents and businesses.

Organizational Values

We are ethical professionals with a high sense of honesty, integrity, and pride in our organization and City. We believe in being fiscally responsible and accountable to residents of our community and being fair, courteous, and respectful to our residents and each other. We are committed to providing quality, timely services through collaboration, team work, creative thinking, and innovation.

Goals

Our goals, objectives and programs are strategically planned to help us achieve our mission. In general, the quality of life in our community is measured by factors that contribute to human life such as safety, physical environment, natural environment, social and leisure resources, and good government. In order to continually improve the quality of life in our City, our focus is on achieving the following goals that make our City a great place to live.

-  Maintain a Safe Community
-  Promote Diversity in Community Life, Leisure & Recreation
-  Maintain a Well Planned, Attractive Community
-  Promote Excellence in Customer Service
-  Maintain an Efficient and Effective Local Government
-  Promote a Professional Workforce through Training & Education

YEAR IN REVIEW

Message from the Mayor

Greenacres navigated a year filled with unexpected challenges due to the outbreak of the COVID-19 Pandemic affecting the entire world. Yet we remained vigilant to our residents, providing much needed services and aid during these trying times.

2020 was a year filled with many unprecedented challenges. We were all impacted both personally and professionally by so many of the events that occurred throughout the year. The realities of those events caused the City to look at how we do business and make changes to ensure that we were taking every measure possible to protect the safety and wellbeing of our residents while continuing to offer the same level of service you have grown to expect from our team.

Adjustments were made to all City operations to keep our business moving forward, and, while we have had to implement many changes to how we do business, I can assure you that we are a better community for it. Despite the many firsts we were faced with as a City, progress continues to be made in support of the City's Vision, Mission, Values and Goals.

I'm proud to present you with the City of Greenacres 2020 Annual Report, which documents another year of progress in strengthening the City's finances, reinvesting in our infrastructure, and ensuring that Greenacres is a Great Place to Live. The report highlights information about City services and financial performance for the past year and provides an overview of the activities related to our organization's goals, along with comparative performance measures that demonstrate the City's efficiency and effectiveness in providing you with services that ensure we are being good stewards of your public dollars.

In 2020 property values increased by 7.2% and ad valorem tax revenue increased by \$860,000 while the millage rate remained the same at 6.4 mills. The outlook for 2021 and beyond continues to appear positive as the City's primary intergovernmental revenue sources showed a higher than expected increase. Greenacres continues to provide the best City services in Palm Beach County at the least cost due to the efficiency of our government operations. Our cost for City government services remained the lowest (\$873 per resident) in comparison to residents' cost in similar sized cities in the County.

As we begin another New Year, I am encouraged and hopeful that there will be many better days ahead. We will be able to again celebrate large City events, happy occasions and milestones together and rebuild some of those personal connections we may have lost. Together we will continue to move our City forward and make it a place where people will want to LIVE, LEARN, WORK and PLAY! Wishing you and your families' a 2021 filled with good health, happiness and prosperity!

Sincerely,

Joel Flores
Mayor of Greenacres



EFFICIENT & EFFECTIVE SERVICES

Business Management

Successful businesses provide the best value in goods and services with excellent customer service and outstanding return on investment to their shareholders. In Greenacres, we manage our organization by employing the best business practices and continually evaluate the quality and cost of our services to ensure that our residents and businesses get the best value in services and that the City is being a good steward with their public investment.

Performance Measures

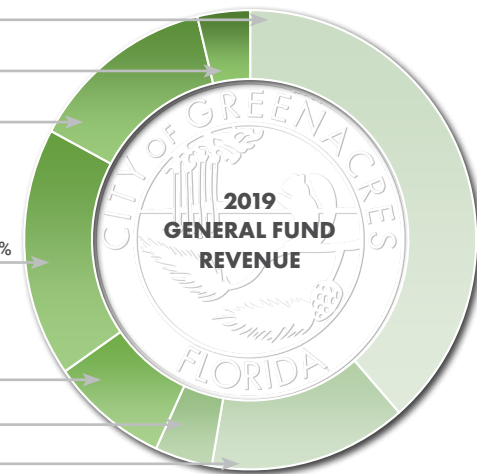
The City utilizes a performance management system to manage for even better results from the taxpayer's perspective. Our performance measures include the inputs (*resources to provide a service*), outputs (*amount of services*), efficiency (*productivity or unit cost*), and effectiveness (*quality of service*). Performance measures are part of the City's annual budget which is based on allocating resources for plans, programs and strategies to accomplish our short and long term goals to help achieve our mission. The performance measurement system is used to evaluate our service delivery system to ensure its efficiency and effectiveness.

We also compare our actual efficiency and effectiveness measures with benchmarking data from comparably sized cities in order to continually improve our service delivery process.

Benchmarking

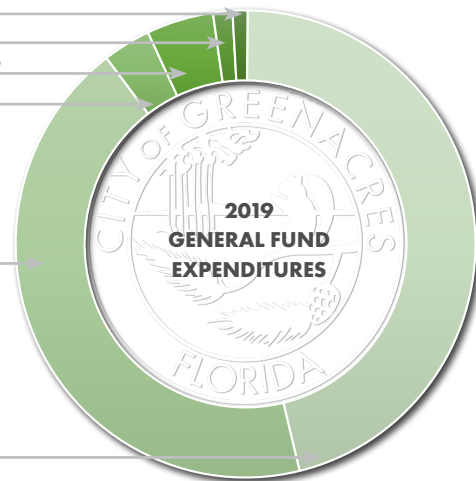
To assess our performance, we analyzed the cost of our services with comparably sized and adjacent cities providing similar services. An indicator of efficiency is the cost per resident for City government services included in the general operating fund. Of the comparable cities, Greenacres residents have the lowest cost for city government services at \$873 per resident. The analysis also shows that City residents have one of the lowest solid waste and recycling collection rates at \$13.90 per month.

Ad Valorem Taxes	\$11,310,316	39%
Other Revenue	\$1,103,407	4%
Charges for Service	\$3,928,561	13%
Intergovernmental Revenue	\$5,150,931	18%
Permits & Fees	\$2,478,043	8%
Other Taxes	\$1,205,747	4%
Utility Taxes	\$4,157,397	14%



Other Expenses	\$301,696	1%
Insurance	\$390,777	1%
Solid Waste Collection	\$1,350,955	5%
Interfund Transfer	\$965,000	3%

Operating	\$12,473,384	44%
Personnel Services	\$13,232,554	46%



General Fund Revenues & Expenditures: The City's primary revenue sources are Ad-Valorem (*property taxes - \$11.3 million*), Utility Taxes (*\$3.06 million*), and Intergovernmental Revenues (*\$5.1 million*), which support the bulk of the services provided to City residents by its employees through Personnel Services (*\$13.2 million*).



GOVERNMENT SERVICES

General Government

- **LEGISLATIVE:** Establishment of laws and policies that promote the welfare of the City and protect the health and safety of residents.
- **EXECUTIVE:** Financial and administrative services to manage day to day business operations including general management, budgeting, accounting, human resources, purchasing, information technology, legal, and planning, engineering and zoning.

Public Services

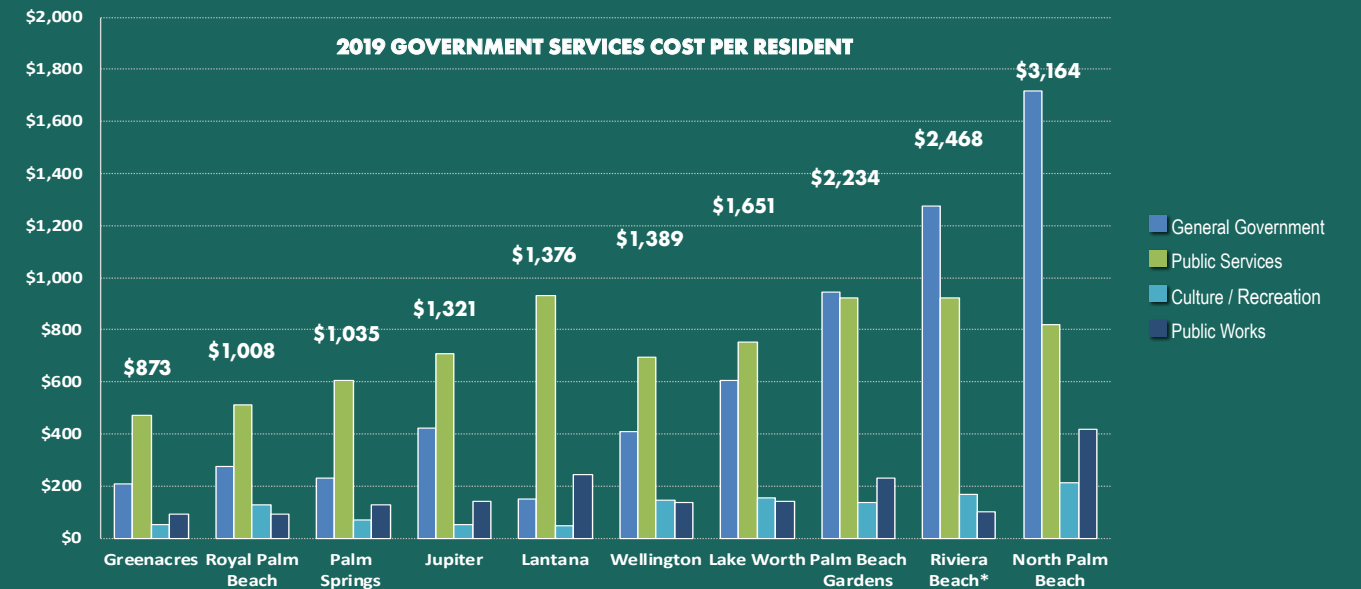
- Police (*law enforcement & crime prevention*)
- Fire Protection (*prevention & suppression*)
- Emergency Medical Care and Transport
- Construction Permitting and Inspections
- Code Enforcement
- Emergency Management

Culture / Recreation

- Parks
- Recreation and Leisure Activities
- Community Events
- After School Care & Summer Care

Public Works

- Solid Waste and Recycling Collection
- Public Roads and Drainage Systems
- Traffic Control and Signage
- Public Rights-of-Way Maintenance



Cost Per Resident: Total annual expenditures for government services and Fire MSTU divided by City population. Figures based on 2019 Comprehensive Annual Financial Report. * Riviera Beach's numbers are for 2018.

A SAFE COMMUNITY

LAW ENFORCEMENT

The Palm Beach County Sheriff's Office has now been serving the Greenacres Community - District 16 for five (5) years. Since the inception, PBSO has fostered a partnership with Greenacres City staff, local businesses, non-profit organizations, and community leaders. PBSO's primary goals are to provide professional law enforcement service and vigorously pursue those who commit serious crimes. PBSO continues to subscribe to a predictive policing approach with its enforcement efforts and continues to provide sustainable solutions to combat criminal activity.

- District 16 identified the reduction of Robberies and Business Burglaries as the primary goal for 2020. We utilized several different strategies to help us achieve this goal to include educating business owners on crime prevention techniques.

As a result of these combined efforts, business burglaries decreased 25% and robberies decreased 33% compared to last year.

- Through the utilization of intelligence lead policing and target specific deployment strategies, there was a major reduction in persons and property crimes for 2020: 100% reduction stabbings, 14% reduction in residential burglaries, 25% reduction in vehicle burglaries, 23% reduction in thefts, and a 33% reduction in vandalism.
- District 16 Community Policing Unit completed several unique social distancing events to include a computer giveaway, turkey give away, shop with a cop, and several drive up food distribution events.

PBSO and the City of Greenacres are committed to a shared vision of professional service and will continue to collaborate together to ensure the citizens of Greenacres have a safe environment to live.

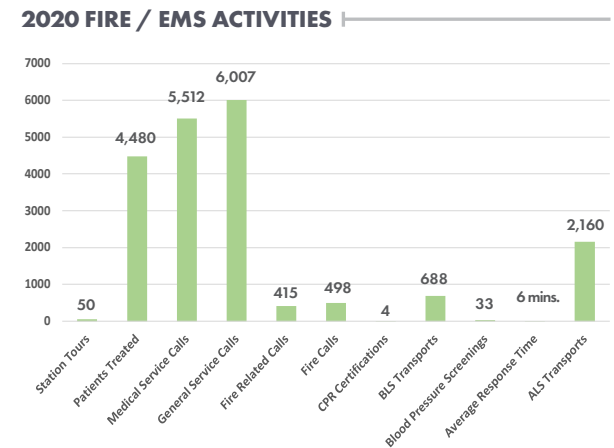


FIRE RESCUE / EMS

Greenacres Fire Rescue provides fire suppression and medical response to a response area of 5.79 square miles of land area and 0.07 square miles of water area. Additionally, we also provide fire and medical response services for the City of Atlantis, Florida with a land area of 1.39 sq. miles. We currently protect these areas with two (2) strategically located fire stations and respond with a minimum of 13 personnel per shift. The average daily responses from both stations is currently one of the highest in Palm Beach County at 18.6 calls for service in a 24-hour period.

The Department optimizes patient care by maintaining rapid response times, enhanced training, and implementation of proven techniques, combined with the most advanced emergency medical protocols available.

Moreover, we continue to engage the public by offering community outreach programs such as, Cardio Pulmonary Resuscitation (CPR) classes, blood pressure screenings, health fairs, school demonstrations, and public awareness lectures.



FIRE PREVENTION & PROTECTION

The program focuses on protecting people and property from fires through the reviews of building construction plans for compliance with life/safety codes and providing public fire safety education.



PUBLIC FACILITIES MAINTENANCE

This program focuses on the inspection and maintenance of public facilities to ensure their safety to users. The City's public facilities are comprised of public buildings, parks, road rights-of-way, streets, sidewalks, medians, roadway signage and lighting, and storm drainage systems, including inlets, pipes, lakes, and canals.



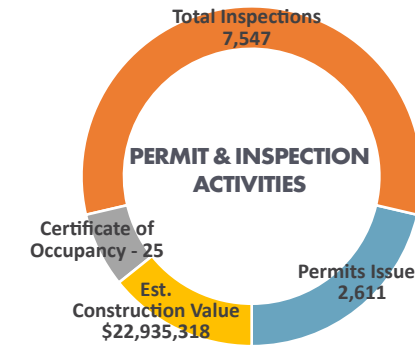
EMERGENCY MANAGEMENT

This program provides for developing plans of action for when disaster strikes, deploying first responders and emergency services in the disaster area, and restoring and repairing critical infrastructure. These efforts are coordinated with the County, State, and Federal governments that have various lead roles. In 2020, the City continued to update its plans and employees continued incident management training.



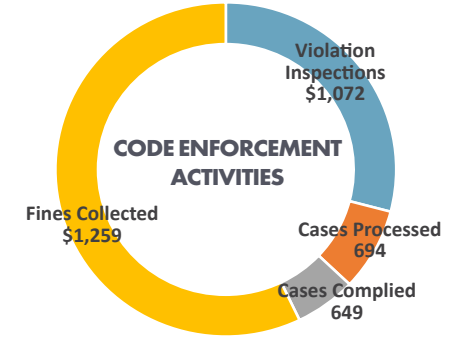
PERMITS & INSPECTIONS

This program provides a review of residential and commercial construction plans and field inspections to ensure compliance with adopted building construction and life safety codes.



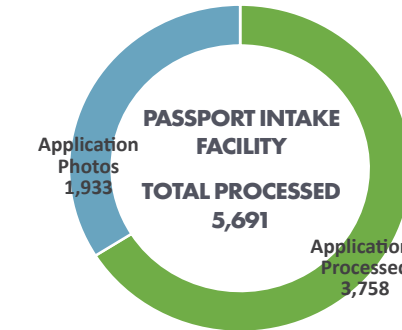
CODE ENFORCEMENT

This program provides for the detection, investigation, and elimination of violations of City laws relating to zoning (property use), property maintenance standards, and nuisances.



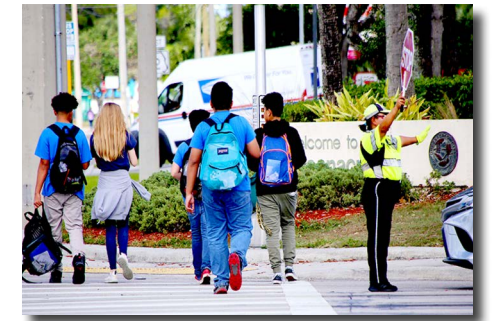
PASSPORT INTAKE FACILITY

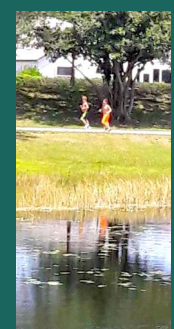
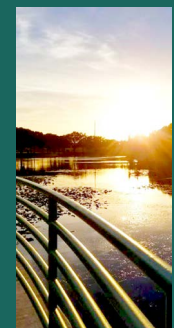
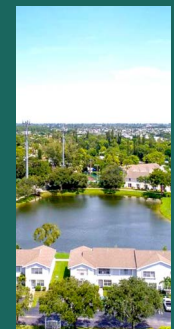
The City of Greenacres serves as a Passport Acceptance location. Once the intake process has been completed at our office, your passport application is then forwarded to a U.S. Department of State Passport Agency for processing. Although offices were temporarily closed in 2020 due to the onset of COVID-19, services did resume, by appointment only, to continue service.



SCHOOL CROSSINGS

The Palm Beach County Sheriff's Office (PBSO) School Crossing Guards play an important role in the community by protecting the lives of school children who walk and bike ride to and from school. Crossing Guards provide safety awareness and education to children teaching them safe crossing techniques and educating them on various pedestrian and bicycle safety laws.



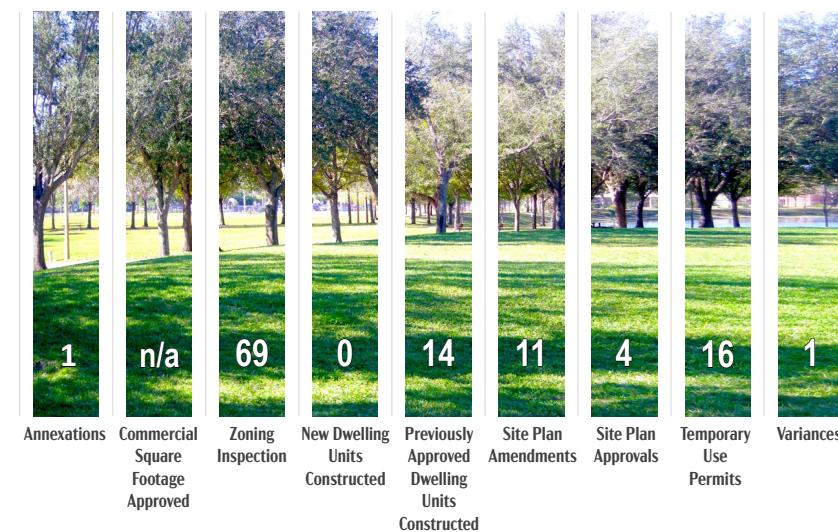


AN ATTRACTIVE COMMUNITY

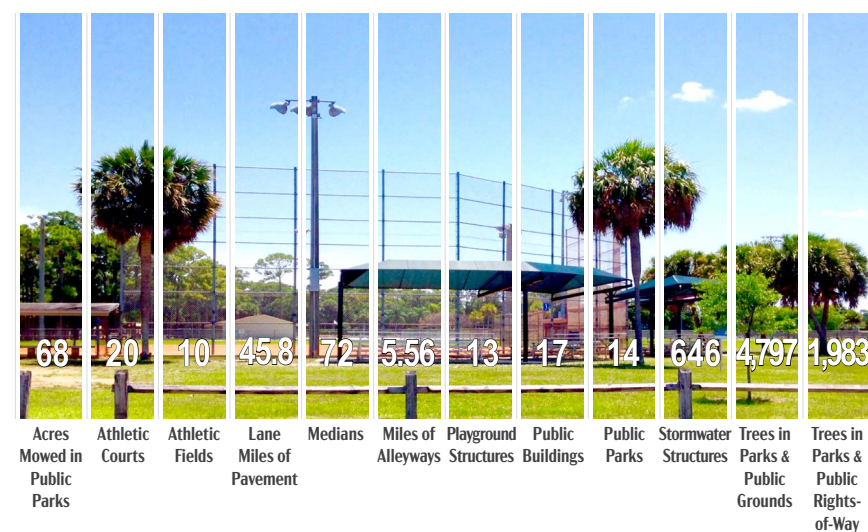
COMMUNITY ACTIVITIES

In 2020 the World Health Organization formally declared the coronavirus (COVID-19) a pandemic and citizens were advised to quarantine to prevent the spread of the disease. State and local officials also imposed school closings, avoiding groups of more than 10 people as well as discretionary travel, and operated restrictions to bars and restaurants. In an effort to prevent the coronavirus from spreading, and considering the safety of our community, the City of Greenacres canceled all 2020 scheduled events and activities until further notice. Although 2020 proved to be a challenging year, efforts were put to good use in other areas, where needed, to help our community during quarantine and as facilities began to reopen.

ZONING, LAND USE & DEVELOPMENT ACTIVITIES



MAINTENANCE OF COMMUNITY ASSETS



CAPITAL IMPROVEMENT PROGRAM

On an annual basis, the City adopts a Capital Improvement Program which identifies new equipment and facilities needed to accommodate new growth and replacement of equipment and infrastructure that has outlived its useful life. The program is funded by impact fees paid by developers of commercial and residential projects and by grants. The following is a sample of budgeted projects undertaken in FY2020.

Park Improvements

- Resurfaced parking areas at Empire Park and Samuel J. Ferreri Community Park.
- Repaired and repainted racquetball courts at Samuel J. Ferreri Community Park.
- Baseball and softball fields were converted to six (6) new soccer fields at Freedom Park to meet resident's demands.
- Research, planning and bidding was completed for the construction of four (4) new pickleball courts, one (1) twenty-four station Bankshot Basketball Court system and one (1) covered seventy-five guest capacity pavilion at Freedom Park.

Public Facility Renovations

- Renovated restroom in the original section of the Community Center.
- Roofs at 301 Swain Blvd and at the Greenacres Community Hall were replaced.
- Exterior, including roll-up bay doors, at Fire Rescue Station was painted.
- A 15-ton HVAC unit at Fire Rescue Station 94 was replaced with a higher efficiency system.

Roads & Drainage

- Added fourteen roadside parallel parking spaces and pedestrian crossing on Dodd Road to alleviate parking issues at the Palm Beach County Library, Greenacres Branch.
- Rome Court, Cesar Circle and Empire Way were resurfaced and re-stripped.
- A 30-year old storm sewer pipe at Cesar Circle was rehabilitated using high density polyethylene (HDPE) liner.
- A headwall at Walker Avenue that drains into the L-10 Canal was restored.

ORIGINAL SECTION DRAINAGE IMPROVEMENTS

The City completed improvements for Phase 6 of an overall eight (8) phase plan to provide drainage improvements for the City's Original Section after street flooding during Tropical Storm Isaac from August 26-28, 2012.

The proposed Phase 6 project consisted of the enhancement of the existing storm water drainage system for the Original Section neighborhood. Improvements to the capacity of the outfall connections at the north side of the L-11 Canal allowed for enhanced drainage for properties north of the canal up to Fourth Street.

The phased drainage improvements will significantly resolve the identified problem and improve living conditions in this part of the City's Original Section. The Phase 6 project was funded in part with a Community Development Block Grant (CDBG) funds.

PHASE VI

2020 Annual City Events

City hosted events in *early 2020* had a combined attendance of approximately 24,500 attendees with a 98% satisfaction rate. However, because of the pandemic, many scheduled events had to be canceled or modified.

Fiesta de Pueblo: This co-sponsored, cultural event organized by the Puerto Rican Hispanic Chamber of Commerce was held at our Samuel J. Ferreri Community Park in January. Over 7,000 guests enjoyed live music, a business expo, craft vendors, great food, and toys from the Three Kings.



Artsy Evening at City Hall: February 2020 marked the Artsy's inaugural event at Greenacres City Hall which was enjoyed by over 700 spectators. Artsy Evening included outstanding showcases of schools and local performances, beautiful visual art displays, bands, art, food, and cultural displays which transformed City Hall. Informational booths from various City Departments were also on display.



Daddy, Daughter Dance: A memorable and fun evening was had by all at the annual dinner dance with over 100 guests in attendance. Event included games and activities, prizes, roses, a professional photographer, a special author/book signing guest, dancing, free books and an awesome ice cream sundae bar!



Greenacres Green Market: October 2020 began the City's Green Market event which will continue through April 2021. The Market gives our residents the chance to purchase fresh fruit and veggies and enjoy other local crafts.



GREENACRES YOUTH PROGRAMS

The Youth Programs Department operates a Nationally Accredited out-of-school time program that provides after-school and camp programs. It is licensed through the Palm Beach County Health Department, with a current licensed capacity of 150. This inclusive year-round program provides services to all elementary, middle, and high school youth in Palm Beach County.



Camp programs provide a fun, educational, safe, and structured environment for children in Kindergarten through the 12th grade. This year our program provided ninety-one consecutive days of full day, hands-on programming from June-October 2020. Over 100 children participated in camps that included a variety of educational activities and field trips.



The *Children Are Really Extra Special* Program is a nationally accredited, licensed year-round afterschool program serving 80 elementary school age children on a daily basis. The program provides opportunities such as field trips, computer instruction, art expression, and daily homework assistance, and has been very successful. In 2020, C.A.R.E.S. received a Quality Improvement System (QIS) score of 4.95 out of a possible 5.



This licensed program provides services and activities year-round for over 45 middle school youth, developing leadership skills, community involvement and career development. Students are involved in S.T.E.A.M. activities and numerous community service ventures. In 2020 our Teen Programs received a Quality Improvement System (QIS) score of 4.87 out of a possible 5.



A supervised program for 25 high school students that provides a safe environment for teens to gain knowledge in life skills, opportunities for higher education and career exploration, while shaping future community leaders through structured activities, college tours, and volunteer opportunities.

COMMUNITY LIFE & LEISURE

GREENACRES COMMUNITY & RECREATION SERVICES

Bringing people together through community, special events, recreational and educational classes and activities. Various programs available include athletic programs, day trips, facility rentals, Little Free Library, and Educational & Athletic Scholarship programs. The City also held its Annual Photo Contest and this year especially, food distribution and walk-up food pantries were the main focus to assist the community during the pandemic.

Community Center

The Greenacres Community Center serves a focal point for a large portion of the community and provides programs by vetted instructors. It offers our residents of all ages, and our growing business community, a convenient and friendly environment for a variety of programs and services. Classrooms provide for an array of activities catering to the youth, adult and senior communities. At times the Center is also open for large community events. Depending on size, rental spaces are also provided.

Banquet Facility

Our Banquet Facility seats 160 guests and includes a catering kitchen, dance floor, restrooms, classroom, and administrative offices. The facility provides the public with a functional, affordable and centrally located option for weddings, parties, seminars, workshops, meetings, graduation ceremonies and more.

Pandemic Relief Projects

- Feeding South Florida Food Distribution

The City, in partnership with Feeding South Florida, participated in roughly 20 food distributions - serving approximately 50,400 people, including special pre-cooked box meals for Thanksgiving and Christmas dinner. We are so grateful for the sponsors, volunteers, and various representatives who contributed their time and effort for this cause.

- Walk-up Food Pantry

The City is grateful for the partnership with CROS Ministries for the new bimonthly walk-up Food Pantry on the 2nd & 4th Thursday of every month. This new partnership served 811 households and 2,545 people in 2020.

- Mobile COVID-19 Testing

The Community Center hosted 12 visits from the Palm Beach County Health Care District Mobile COVID Testing Unit - serving over 1,850 people.

- Backpacks & School Supplies

Because of pandemic, this year's event was modified. The much needed school supplies were *delivered* to various schools throughout Greenacres. A special thank you to our sponsors for their donations.

- Santa visits our Seniors

In December 2020, Santa paid a visit to seniors at the Greenacres Community Center. Each senior received a monogrammed stocking filled with goodies donated by various vendors in our community. Our seniors had a memorable visit with Santa.

- Youth Programs - Christmas Gifts

A huge thank you to our local businesses and their amazing community-spirited customers for their generosity - donations of toys and cash were provided to students in the City's licensed, and nationally accredited Afterschool Program.



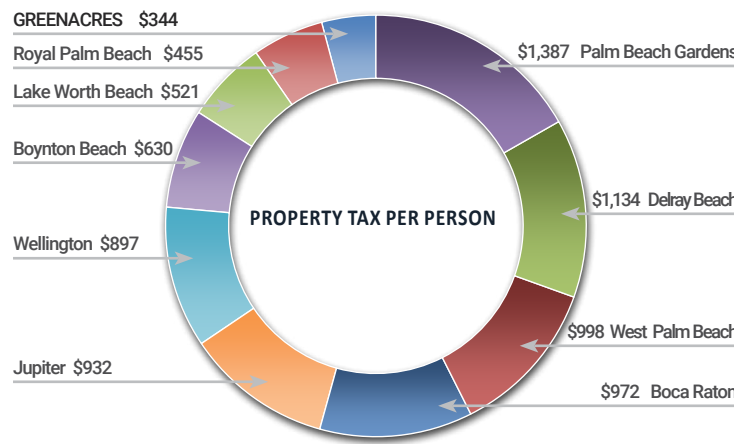
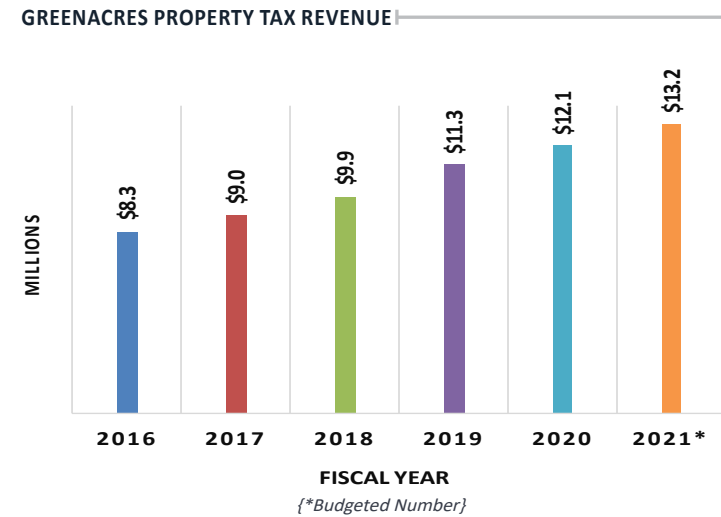
FISCAL RESPONSIBILITY

PROPERTY TAXES

As required by Florida law, on an annual basis the City of Greenacres sets a property tax rate, also referred to as the "millage rate". Property taxes are calculated by multiplying the millage rate times the assessed property value determined by the County Property Appraiser.

Property tax revenues are affected by new construction, existing property values, and the property tax rate. In 2020, the City collected \$12.1 million in property taxes, which was approximately \$0.8 million greater than 2019 due to an increase in property values. The property tax millage rate stayed the same at 6.40 mills. In evaluating property taxes, rates alone do not provide an objective measure of what residents pay for government services. An objective measure is the Property Tax Per Person which takes into account the millage rate, total taxable values, and the total population.

The following chart shows that the City of Greenacres has the lowest per capita tax among the ten (10) largest cities in the County, clearly demonstrating that our residents have the lowest property tax burden.



Property Tax Per Person: Total revenue generated from property taxes divided by the City population. Based on 2019 Palm Beach County Property Appraiser Report.

FIVE-YEAR FINANCIAL SUMMARY

ALL GOVERNMENTAL FUNDS

Governmental Revenues	2016	2017	2018	2019	2020
Taxes	\$ 13,421,388	\$ 16,205,819	\$ 18,117,913	\$ 19,734,733	\$ 20,604,647
Permits and Franchise Fees	2,710,914	2,720,616	2,627,886	2,470,583	2,490,250
Intergovernmental	5,179,941	5,310,832	5,517,752	5,862,915	5,418,045
Charges for Services	3,542,288	3,614,726	3,561,148	4,077,524	4,786,677
Fines and Forfeitures	109,790	126,688	111,778	96,233	49,946
Impact Fees	215,443	291,477	108,167	113,768	9,722
Investment	258,008	105,563	256,298	673,416	490,797
Contributions	26,362	25,612	10,383	16,927	34,391
Rental Income	539,734	507,844	566,025	648,026	592,821
Miscellaneous Revenues	172,672	102,308	134,043	288,537	74,427
Total:	\$26,176,540	\$29,011,485	\$31,012,393	\$33,982,662	\$ 34,551,723

Governmental Expenditures	2016	2017	2018	2019	2020
General Government	\$ 3,823,737	\$ 3,336,982	\$ 3,584,908	\$ 3,828,807	\$ 4,203,586
Public Safety	15,539,862	17,007,595	17,864,359	18,777,411	19,278,240
Transportation	1,433,172	1,505,029	1,582,775	1,730,683	1,645,482
Culture/Recreation	1,733,112	1,868,310	2,053,816	2,050,276	1,903,240
Physical Environment	1,895,157	2,001,145	1,927,759	1,920,540	2,621,345
Capital Outlay	4,972,137	2,688,119	3,235,853	4,059,837	3,496,366
Debt Service	403,260	403,211	403,193	403,206	403,168
Total:	\$29,800,437	\$28,810,391	\$30,652,663	\$32,770,760	\$33,551,427
Increase (Decrease) in Fund Balance:	\$(3,623,897)	\$ 201,094	\$ 359,730	\$ 1,211,902	\$ 1,000,296

The five (5) year financial summary shows the total revenues and expenditures for all governmental funds. The City maintains ten (10) governmental funds: the General Fund, four (4) Special Revenue Funds, one (1) Debt Service Fund, and four (4) Capital Projects Funds. The City adopts an annual balanced budget for all funds and maintains a fund balance for each of those funds, the largest of which is the General Fund with a minimum unassigned fund balance of 25% of expenditures.

ACCOMPLISHMENTS

The City's financial documents have received the following prestigious national awards from the Government Finance Officers Association {GFOA}:

- Certificate of Achievement for Excellence in Financial Reporting for the Comprehensive Annual Financial Report for Fiscal Year 2019 received for 28 consecutive years.
- Outstanding Achievement in Popular Annual Financial Reporting for Fiscal Year 2019 received for 11 consecutive years.
- Distinguished Budget Presentation Award for Fiscal Year 2019 received for 27 consecutive years.

The City received over \$826,000 in grant funding for several large projects including the First Street Stormwater Drainage Project and Cardiac Monitors for Greenacres Fire Rescue.

Through a J.A.G. Grant the City was able to purchase a Fixed License Plate Reader (L.P.R.). The new equipment will allow law enforcement to capture license plate data on vehicles to determine if the vehicles is involved in a crime.

Through a Firehouse Sub Public Safety Foundation Grant the City was able to acquire four (4) First Responder Protective Vests and four (4) Advanced Protective Helmets for Greenacres Fire Rescue.

COMMUNITY ATTRACTIONS

Recreation Facilities

- Greenacres Community Center
501 Swain Boulevard

Ballfields/Multi-Use Fields

- Freedom Park - 4 Soccer Fields
- Ira Van Bullock Park - 1 Soccer Field and 1 Baseball Field
- Veterans Park - 1 Soccer Field

City Parks

- Greenacres Freedom Park
2400 Pinehurst Drive
- Veterans Park
250 Purdy Lane
- Samuel J. Ferreri Community Park
2905 Jog Road
- Burrowing Owl Park
2655 Sherwood Forest Boulevard
- Ramblewood Park
6535 Ramblewood Circle
- Roy Rambo Park
3595 So. 57th Avenue
- Friend Park
5265 10th Avenue North
- Ira Van Bullock Park
520 Perry Avenue
- Oasis Park
460 Jackson Avenue
- Bowman Park
4750 Bowman Street
- Heather Estates Park
3851 Heather Drive West
- Empire Park
4429 Empire Way
- Gladiator Park
4759 Gladiator Circle

Cultural Entertainment

- Ignite the Night
- Fiesta de Pueblo
- Rock-n-Roll Sundays
- Eggstravaganza
- Green Market & Bazaar

Walking / Bike Trails

- City Hall - Walking Trail
5800 Melaleuca Lane
- Pinehurst Drive Pathway - Bicycle & Pedestrian Path
3000 Pinehurst Drive

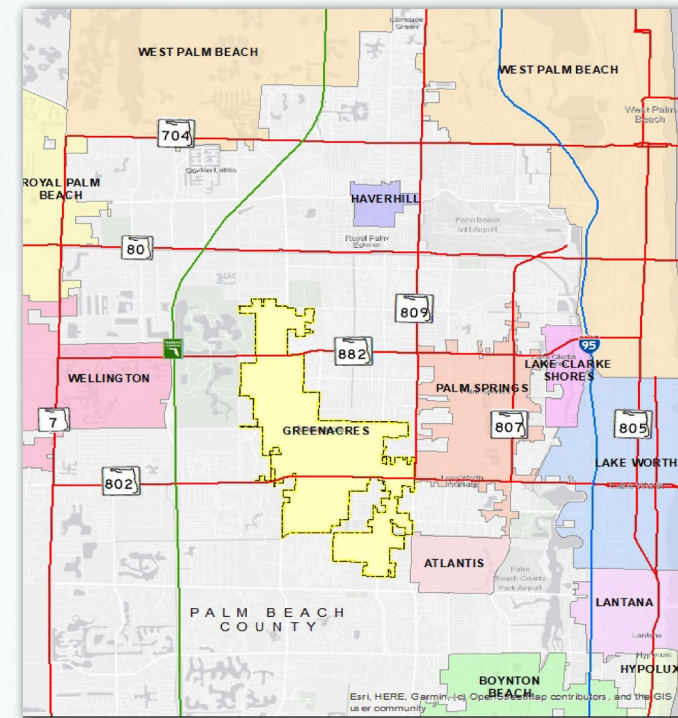
Library

- Palm Beach County Library - Greenacres Branch
- Little Free Library
<https://greenacresfl.gov/community-rec/page/little-free-library>

City Facilities

- Greenacres City Hall
5800 Melaleuca Lane
- PBSO District 16 & Fire Rescue Station 94
2995 So. Jog Road
- Fire Rescue Station 95
5095 Haverhill Road
- Public Works
5750 Melaleuca Lane
- Community & Recreation Services
501 Swain Boulevard
- Old City Hall (Afterschool Programs)
500 Perry Avenue
- Greenacres Community Hall
501 Martin Avenue

A Great Place to Live!



Map of Greenacres and surrounding area

Cultural Exhibit

- Greenacres Historical Society
301 Swain Boulevard

Shopping

- Riverbridge Center - 6790 Forest Hill Boulevard
- Trafalgar Square - 6300 Forest Hill Boulevard
- Greenacres Plaza - 3905-3985 Jog Road
- Woodlake Plaza - 5801 Lake Worth Road

Airport

- Palm Beach International Airport (PBI) - Distance 19 mins

GREENACRES PROFILE AT-A-GLANCE

During the real estate boom of the 1920's Greenacres founder, Lawrence Carter Swain (1864-1944), accumulated 320 acres to create a community for the working class, and in 1926 the City was Incorporated. The City Charter established a Council-Manager form of Government that combines the strong political leadership of elected officials (Mayor and City Council) with the managerial experience of an appointed City Manager. The Mayor and five (5) City Council members serve as the legislative body of the City enacting legislation, setting policy, approving the budget, and comprehensive plan to guide the growth of the City, while the City Manager is responsible for the executive duties and daily administration of the City. The Mayor and Councilmembers are elected at large on a non partisan basis; the City Manager and City Attorney are appointed by the Council. All other City Department heads are hired by the City Manager.

Greenacres is located in central Palm Beach County in southeast Florida, five (5) miles from the Atlantic Ocean. With an approximate 134 full-time and 40 part-time employees, the City provides a full range of services to include Administration, Finance, Building, Planning & Engineering, Community & Recreation Services, Public Works, Fire Rescue, with law enforcement services provided by the Palm Beach County Sheriff's Office (PBSO).

DEMOGRAPHICS

Population (BEBR)

as of April 1, 2010	32,267
as of April 1, 2020	39,945

Age & Gender (Census 2010)

Male	18,947
Female	21,582
Under 5 Years	2,163
5 - 19 Years	8,078
20 - 64 Years	23,745
65 and Over	6,543

Median Age (Years)

	38.4
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Housing (2019)

Total Housing Units	17,371
Single Family	4,881
Multi Family	12,490

Average Assessed Values (2019)

Single Family Homes	\$162,600
Condominiums	\$99,559
Town Homes	\$158,769

Median Family Income (ACS 2015-2019)

	\$49,884
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ECONOMICS

Gross Taxable Property Value (2018)	\$1,830,329,622
Property Tax Rate	\$6.40/\$1,000
Fiscal Year 2020 Total Budget	\$37,511,625
Business Tax Receipts	1,065
Rental Business Tax Receipts	1,039

LAND USE

Land Area	5.84 Sq. Miles
Land Use	% of Total
Residential	65%
Commercial	9%
Public	10%
Mixed Use	1%
Study Area/Roads/Canals	15%
Developed	97%
Undeveloped	3%

Parks

Active (94.1 Acres)	12
Passive (.50 Acres)	2
Local County (1,700 Acres)	1

EDUCATION

Public

Elementary Schools	5
Middle Schools	3
High Schools	1

Private

Primary & Secondary Schools	3
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OTHER

Tree City USA Designation (since 1992)	29 Years
Library	1
Post Office	1

CITY OFFICIALS (as of September 30, 2018)

Joel Flores	Mayor
John Tharp	Councilmember District 1
Peter A. Noble	Councilmember District 2
Judith Dugo	Councilmember District 3
Jonathan G. Pearce	Councilmember District 4
Paula Bousquet	Councilmember District 5
Andrea McCue	City Manager



PRSRST STD
 U.S. POSTAGE
 PAID
 WEST PALM BEACH
 FLORIDA
 PERMIT NO. 1505

City Hall	Phone
Main Lobby	561-642-2000
Administration	
Mayor & City Council	561-642-2017
City Manager	561-642-2017
City Clerk / Passports	561-642-2006
Human Resources	561-642-2011
Finance Department	
General	561-642-2013
Information Technology	
General	561-642-2033
Purchasing	
General	561-642-2030
Planning & Engineering Department	
Planning	561-642-2054
Engineering	561-642-2054
Public Works Department	
Administration	561-642-2071
Solid Waste Collection	561-642-2071
Building Department / Code Enforcement	
Building	561-642-2052
Code Enforcement	561-642-2043
Local Business Tax	561-642-2053

GOVERNMENT DIRECTORY



www.greenacresfl.gov

City Hall	Phone
GREENACRES FIRE RESCUE	
Emergency - Fire/Medical Services	911
General Non-Emergency- Fire/Medical Services	561-642-2129
PALM BEACH SHERIFF'S OFFICE - District 16 Greenacres	
Emergency - Police	911
General - Police Non-Emergency	561-688-5210
Community & Recreation Services	
Administration	561-642-2181
Community Center	561-642-2090
Youth Programs (After School & Camps)	
Administration	561-642-2193
Utilities	
Palm Beach County Water Utilities	561-740-4600
Florida Power & Light (FPL)	561-697-8000
AT&T: Residential	1-877-737-2478
Business	1-866-620-6900
Comcast Cable (d/b/a Xfinity - Digital Cable, Internet, Phone)	1-800-934-6489
Florida Public Utilities (Gas)	561-832-0872
Solid Waste/Recycling	561-642-2071