

**CITY OF GREEN ACRES
INTEROFFICE MEMORANDUM
2016.01EB3.02**

TO: Mayor and City Council
FROM: Thomas J. Lanahan, Acting City Manager
SUBJECT: **Planning and Engineering Department Report**
DATE: January 25, 2016

Listed below are the items currently under review by the Planning and Engineering Department for the reporting period January 12, 2015 through January 25, 2016.

NEW CASES

KFC @ River Bridge Centre

A Class I Site Plan Amendment (SP-98-09C) for modifications to the Kentucky Fried Chicken (KFC) fast-food restaurant out-building in River Bridge Centre to modify the exterior building color scheme, remove an existing parapet cupola cap, add louvered awnings, and change the signage.

Ministries in Bethel

A request by the owner of the existing child care center / preschool at 3950 South 57th Avenue in the Commercial Intensive (CI) zoning district for a Special Exception (SE-16-01) and Site Plan (SP-84-12A) to construct an approximately 6,940 square foot House of Worship for Ministries in Bethel.

CURRENT PLANNING CASES

3050 Sherwood Forest Blvd.

A request by the owner to split the lot located at 3050 Sherwood Forest Blvd. (Southeast corner of 10th Avenue North and Sherwood Forest Blvd.) (Awaiting receipt of revised drawings)

NW Corner of Chickasaw & Jog Road

A request by the owner for a voluntary annexation (ANX-13-03) of 2 parcels of land totaling approximately 0.47 acres, along with a change in the future land use designation (CPA-13-04) from Palm Beach County Low Residential 3 (LR 3) to City Mixed Use (MU) and a zoning designation change (ZC-13-04) from PBC Agricultural Residential (AR) to City Mixed Use Development-Office (MXD-O). The site is located on the northwest corner of Chickasaw Road and South Jog Road. (Staff review)

ANX-08-01

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

Bethesda Tabernacle

A request by the owner for a variance (BA-15-07) and a special exception (SE-15-05) to expand the existing House of Worship at 4901 Lake Worth Road by demolishing the existing building and constructing a new building to the north. (Awaiting receipt of response to sufficiency letter of November 20, 2015)

Family Dollar

A request by the owners for a change in the future land use (CPA-15-07) of 1 parcel of land totaling 0.895 acres from Residential-Medium Density to Mixed Use, a zoning designation change (ZC-15-07) for 1 parcel of land totaling 0.895 acres from Residential Medium-1 to Mixed Use Development-Original Section, a site and development plan (SP-15-01) to construct a 9,180 sq. ft. retail building, and a request to abandon a 4,000 sq. ft. portion of the City's alley (AB-15-02). The site is located at 5095 10th Avenue North. [The variance (BA-15-05) was administratively withdrawn on November 30, 2015 at the request of the owners. The second reading of the future land use amendment and zoning change, as well as the abandonment and site plan, are scheduled for the City Council meeting on February 1, 2016]

LaGranja Renovation

A request by the agent, Green Design, for a special exception (SE-15-03) to allow a drive-in/ fast food restaurant, a variance from queuing requirements and to reduce the width of the perimeter landscape buffers (BA-15-03) and a site plan amendment (SP-00-03B) for the renovation and conversion of an existing 3,522 square foot restaurant to a drive-in/fast food restaurant. The site is located at 4840 Lake Worth Road. (The variance was approved at the Zoning Board of Adjustments and Appeals hearing on October 27, 2015. Awaiting receipt of response to LDS comments of November 16, 2015)

Santa Catalina

A request by the petitioner for a site & development plan approval (SP-15-04) to construct 29 townhomes and 2 one-story office buildings and a variance (BA-15-06) from Section 16-860 of the zoning code to reduce the front setback from the minimum of 25' to 20', reduce the side setback from 20' to 5', reduce the rear setback from 20' to 15', and allow more than 6 units in a townhouse grouping. The site is located on the northwest corner of S Jog Road and Jog Park Drive at 3145, 3197, and 3229 S. Jog Road. (The variance was approved at the Zoning Board of Adjustments and Appeals hearing on October 27, 2015. Awaiting receipt of response to LDS comments of August 21, 2015 for the site plan)

Wawa Convenience Store and Gas Station

A City initiated request for an annexation (ANX-15-02) of 8 parcels of land totaling approximately 7.27 acres, along with a change in the future land use designation (CPA-15-06) from Palm Beach Commercial High with an underlying 8 units per acre (CH/ 8) to City Commercial (CM) and a zoning change (ZC-15-06) from Palm Beach County General Commercial (CG) to City Commercial Intensive (CI). In addition, the owner of 5 of the parcels has submitted applications for a variance (BA-15-04), a special exception (SE-5-04) for a convenience store with fuel sales, and a site and development plan (SP-15-06) to construct a 5,943 sq. ft. Wawa convenience store with a 6,090 sq. ft. gas canopy and 16 fueling stations (8 pumps). The parcels are generally located at the northwest and southwest corners of Lake Worth Road and South Jog Road, with the proposed Wawa to be located on the south side of Lake Worth Road west of South Jog Road. (The variance was approved at the Zoning Board of Adjustments and Appeals hearing on January 5, 2016. The annexation, future land use, zoning change are scheduled for first reading at the City Council meeting on February 1, 2016. The

second reading of the annexation, future land use amendment and zoning change, as well as the special exception and site plan, are scheduled for the City Council meeting on February 22, 2016)

SITE PLAN AMENDMENTS

Bethesda Tabernacle

A request by the owner for a Class III site plan amendment (SP-99-04A) to modify the previously approved site plan to add additional offices for the existing House of Worship at 4901 Lake Worth Road. (Awaiting receipt of response to sufficiency letter of November 20, 2015)

Barclay Square

A request by the owner for a Class I site plan amendment (SP-85-13A) to modify the previously approved site plan to add an ice vending machine. The site is located at the northeast corner of S. Jog Road and 10th Avenue North. (Awaiting receipt of response to comments of December 21, 2015)

Riverbridge Centre

A request by the owner for a Class III site plan amendment (SP-85-12KK) to modify the previously approved site plan to add a Wells Fargo Remote Walk-Up ATM Installation. The site is located at 6714 Forest Hill Boulevard. (Awaiting receipt of response to LDS comments of December 30, 2015)

Tire Kingdom - Woodlake Plaza

A Class I site plan amendment (PCD-84-02AA) for modifications to the Tire Kingdom out-building in Woodlake Plaza to allow the addition of an entrance tower feature at the southwest corner of the building, additional tower/parapet features along the roofline of the building, to modify the exterior building color scheme, add accent bands, new finish materials, and a new canopy. (Staff review)

TEXT AMENDMENTS

None.

Residential

Harvest Pines

Plat for this 35 unit single-family residential development and acceptance of park site deed were approved at the City Council meeting on April 20, 2015 and engineering permit was subsequently issued. Site clearing, filling, lake excavation, stormwater piping, utility installation, and roads are currently underway. Construction is also underway on the first few houses in the subdivision.

Pine Grove Farm

Underground infrastructure is 100% completed, the second lift of asphalt is in place and approximately 95% of the units have been completed. A replat was approved to plat the balance of the authorized lots at the March 18, 2013 City Council meeting, and 2 of those lots remain vacant.

Reserve at Summit

Plat for this 73 unit single-family residential development was approved at the July 6, 2015 City Council meeting and engineering permit and clearing permit have been issued. Site clearing and stormwater drainage installation are currently underway, and installation of water and sewer piping is expected to begin shortly.

Verona Estates

Site development and all offsite work (Nash Trail) are complete. The sales model is complete, 43 Certificates of Occupancy have been issued, and a number of units are under construction.

Commercial

Braman Honda

Revised replat under review. Vehicle storage lot construction is complete. Awaiting receipt of permit applications for the recently approved service department expansion (SP-97-06G).

Church of God 7th Day

Building permit issued. Application for engineering permit is under review.

Commons at Swain

Building, parking and landscaping complete except for north buffer fence which was the subject of a variance request.

Greenacres Nissan

Developer closed on purchase of the property on October 21, 2015. Building plans are under review for permit. Plat has not been applied for yet.

Jog Professional

Sewer installation complete. Building permit and engineering permit issuance is expected shortly.

Shirdi Sai Baba Temple

Building, engineering, and County road permits issued. Installation of utilities and drainage is underway as well as the building walls and roof. Site buffer wall is complete.

Capital Improvements

Community Center Expansion

A contract with consulting architect, Architecture Green, LLC was approved by the City Council on August 4, 2014. Programming phase began with presentation to City Council on September 15, 2014 and was completed on October 10, 2014. Initial schematic design meeting was held on October 10, 2014; site visits to 6 facilities took place during the week of November 3rd. A schematic design was approved by City Council on November 17, 2014. The Design Development phase was approved by the City Council on February 2, 2015. Construction Documents phase was completed and on June 1, 2015 the City Council authorized going out to bid. Project was advertised for bids on June 28, 2015. Bids were received on July 29, 2015 and City Council awarded the project to Sisca Construction Services, LLC on September 3, 2015. Work on the new basketball courts has begun, the

floor slab for the new expansion has been placed and block walls are being raised. The project is estimated to be completed in July 2016.

Original Section Drainage Improvement

An engineering study of existing conditions and potential improvements was completed. Construction drawings for the first phase of improvements (First Street between the E-3 Canal and Swain Boulevard) are complete. FPL pole relocation and aerial utility transfers are complete. Bid proposals were received on June 17, 2015 and the City Council approved awarding the project to the low bidder, Johnson Davis, Inc. on July 6, 2015. Construction began on October 19th at the E-3 Canal and is scheduled to be completed by February 2016. Construction plans for the second phase (alleys in southwest quadrant) are underway.

Park Restroom Renovation

This project entails the renovation of the restroom facilities at City parks including Community Park, Ira Van Bullock Park and Veterans Park to provide upgrades to flooring, plumbing, lighting, entry doors and toilet partitions. Greenacres Freedom Park south (soccer) restroom floors are also included. The City Council awarded the project to ARZ Builders, Inc. at the September 16, 2015 City Council meeting. Installation of the new flooring at the south restroom building at Greenacres Freedom Park is complete. Freedom Park renovation work has been completed. Veterans Park will be closed for renovation from January 4, 2016 until approximately January 29, 2016. Ira Van Bullock Park renovation work is scheduled from February 1, 2016 thru February 26, 2016. Community Park will be scheduled to begin on March 1, 2016 with restroom renovation completion by March 31, 2016.

Public Safety Building Renovation

This project provides for the renovation of 2995 South Jog Road to modify building access to address effects of the contract with PBSO for law enforcement services and to adapt the former dispatch center to meet Fire Department functional needs. Separation of access between Fire and PBSO will be undertaken as soon as possible, with design completed the week of January 25, 2016. Programming for the Fire Department renovation began January 25, 2016.

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Annexations	0	0	3
Comprehensive Plan Amendments	0	0	5
Zoning Changes	0	0	5
Special Exceptions	0	0	5
Site Plans	0	0	5
Site Plan Amendments	1	9	15
Variances	0	3	3
Zoning Text Amendments	0	1	3

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Landscaping	7	41	185
Zoning	6	20	90
Engineering	0	24	79