

**CITY OF GREEN ACRES
INTEROFFICE MEMORANDUM
2016.02EB3.01**

TO: Andrea McCue, City Manager
FROM: Thomas J. Lanahan, Assistant City Manager/Planning and Engineering Director
SUBJECT: **Planning and Engineering Department Report**
DATE: February 12, 2016

Listed below are the items currently under review by the Planning and Engineering Department for the reporting period January 26, 2015 through February 12, 2016.

NEW CASES

ZTA-16-01 Revised Commercial Impact Fees

A City initiated text amendment to revise Chapter 16, Article II, Division 9 Site and Development Plans to change the effective date provisions to refer to application for building permit rather than approval of building permit. (Scheduled for the Planning Commission meeting on February 17, 2016)

549 Jennings Avenue

A request by the owner for a variance (BA-16-01) to reduce the minimum side yard setback of 7.5 ft. to 5.9 ft. along the south property line in order to construct an addition to the rear of the existing single-family home. (Scheduled for the Zoning Board of Adjustment & Appeals meeting on February 24, 2016)

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.) (Staff review)

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), a Class III site plan amendment (SP-99-04A) to modify the previously approved site plan to add additional offices, 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. (Staff review of resubmittal received on February 9, 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)

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. (Sufficiency letter sent on January 27, 2016; awaiting receipt of complete submittal)

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 second reading for the adoption of the annexation, future land use amendment and zoning change, as well as for the approval of 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)

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.

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. (Staff review of resubmittal received on February 8, 2016)

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, stormwater drainage, and installation of water and sewer piping are currently underway.

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

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, floor slab is complete, block walls are constructed, and the precast concrete roof slabs for the new expansion have been placed. The project is scheduled 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 expected to be completed by the end of 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 completion on approximately February 26, 2016. Community Park will follow, scheduled to begin on February 29, 2016 with completion by March 25, 2016. Ira Van Bullock Park renovation work will begin on March 28, 2016 with completion by April 22, 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 | 1 | 1 | 5 |
| Zoning Changes | 1 | 1 | 5 |
| Special Exceptions | 0 | 0 | 5 |
| Site Plans | 1 | 1 | 5 |
| Site Plan Amendments | 2 | 11 | 15 |
| Variances | 0 | 3 | 3 |
| Zoning Text Amendments | 0 | 1 | 3 |

| | CURRENT PERIOD | FY 2016 TO DATE | FY 2016 BUDGET |
|-------------|-----------------------|------------------------|-----------------------|
| Landscaping | 3 | 44 | 185 |
| Zoning | 0 | 20 | 90 |
| Engineering | 8 | 32 | 79 |