

**CITY OF GREENACRES  
INTEROFFICE MEMORANDUM  
2016.02EB3.02**

**TO:** Andrea McCue, City Manager  
**FROM:** Thomas J. Lanahan, Assistant City Manager/Planning and Engineering Director  
**SUBJECT:** **Planning and Engineering Department Report**  
**DATE:** February 29, 2016

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Listed below are the items currently under review by the Planning and Engineering Department for the reporting period February 13, 2016 through February 29, 2016.

**NEW CASES**

**Greenacres Nissan**

A request by the owner for a Class III site plan amendment (SP-15-02A) to allow the addition of a 3,861 square foot mezzanine area for parts storage, which increases the square footage of the project from 46,746 square feet to 50,625 square feet. The site is located at 5385 Lake Worth Road.

**Dillman Road Free Methodist Church**

A request by the owner for a Class I site plan amendment (SP-05-19B) to allow the addition of an outdoor basketball court on the north side of the property. The site is located at 6513 Dillman Road.

**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 response to review comments)

**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. (Awaiting receipt of response to sufficiency letter of February 12, 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. Special exception and site plan 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 57<sup>th</sup> 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. Staff review of site plan resubmittal received on February 16, 2016)

## **SITE PLAN AMENDMENTS**

### **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. (Staff review)

### **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**

### **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 first reading at the City Council meeting on March 7, 2016)

## **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 half dozen 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 are complete, and installation of water and sewer piping are currently underway. Construction of the sales models is also 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. Exterior walls are constructed. Metal roof trusses have been placed and preparation for flat roofing is underway. 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 for Phase 1 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 complete except for a small area of sod and closeout documentation. Phase 2 was advertised for bid on February 28, 2016.

### **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 March 1, 2016. Community Park will follow, beginning on February 26, 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. Due to the cost of the work, it will require a competitive bidding process that will begin shortly. Programming for the Fire Department renovation began January 25, 2016, and schematic floor plans are underway.

|                               | <b>CURRENT PERIOD</b> | <b>FY 2016 TO DATE</b> | <b>FY 2016 BUDGET</b> |
|-------------------------------|-----------------------|------------------------|-----------------------|
| Annexations                   | 1                     | 1                      | 3                     |
| Comprehensive Plan Amendments | 1                     | 2                      | 5                     |
| Zoning Changes                | 1                     | 2                      | 5                     |
| Special Exceptions            | 1                     | 1                      | 5                     |
| Site Plans                    | 1                     | 2                      | 5                     |
| Site Plan Amendments          | 0                     | 11                     | 15                    |
| Variances                     | 1                     | 4                      | 3                     |
| Zoning Text Amendments        | 0                     | 1                      | 3                     |

|             | <b>CURRENT PERIOD</b> | <b>FY 2016 TO DATE</b> | <b>FY 2016 BUDGET</b> |
|-------------|-----------------------|------------------------|-----------------------|
| Landscaping | 5                     | 49                     | 185                   |
| Zoning      | 2                     | 22                     | 90                    |
| Engineering | 0                     | 32                     | 79                    |