

**CITY OF GREEN ACRES**  
**INTEROFFICE MEMORANDUM**  
**2016.04EB3.02**

**TO:** Andrea McCue, City Manager  
**FROM:** Thomas J. Lanahan, Assistant City Manager/Planning and Engineering Director  
**SUBJECT:** **Planning and Engineering Department Report**  
**DATE:** April 11, 2016

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Listed below are the items currently under review by the Planning and Engineering Department for the reporting period March 29, 2015 through April 11, 2016.

**NEW CASES**

None.

**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. (Scheduled for LDS review meetings on April 14, 2016 and April 21, 2016)

**EAR Based Amendments (CPA-15-08)**

A request by the Planning & Engineering Department to revise all elements of the Comprehensive Plan as directed by the City's adopted Evaluation and Appraisal Report. (Staff review)

**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)

**SITE PLAN AMENDMENTS**

**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. (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 civil engineering work is complete. Perimeter landscape buffer installation is underway. Construction is also underway on the first dozen houses in the subdivision and 1 Certificate of Occupancy has been issued.

**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 and is awaiting submittal of a Palm Beach County driveway connection permit for Jog Road.

**Commons at Swain**

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

**Family Dollar**

Awaiting receipt of complete engineering permit and plat applications.

**Greenacres Nissan**

Developer closed on purchase of the property on October 21, 2015. Building and engineering plans are under review for permits. Plat submittal received and under review by the City's consulting surveyor.

**Jog Professional**

Sewer installation complete. Building and engineering permits issued. Preconstruction meeting with contractor and City staff held on March 20, 2016. Installation of stormwater drainage system is underway.

**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. Reconstruction of Raulerson Drive (access road to Temple) has begun.

**Wawa**

Awaiting receipt of engineering permit and plat applications.

**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. Roofing has been dried-in and exterior window and interior wall framing installation are 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. The project was divided into 6 phases and is being funded in part with

Community Development Block Grant Funds. The first phase of improvements (First Street between the E-3 Canal and Swain Boulevard) has been completed. Bid Proposals were received on March 30, 2016 for Phase 2 (alleys in the southwest quadrant). The low bid exceeds the project budget so staff is reviewing various alternative approaches to determine how to recommend proceeding.

**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. Greenacres Freedom Park, Community Park and Veterans Park have been completed. Ira Van Bullock Park renovation has begun with completion scheduled by April 22, 2016.

**Public Safety Building Renovation**

This project provides for the renovation of 2995 South Jog Road in Phase 1 to modify building access to address effects of the contract with PBSO for law enforcement services and in Phase 2 to adapt the former dispatch center to meet Fire Department functional needs. Due to the cost of the work, a competitive bidding process was required, with the contract awarded to ARZ Builders, Inc. They have begun preparations for construction. Programming for the Fire Department renovation began January 25, 2016, and schematic floor plans are being finalized.

	<b>CURRENT PERIOD</b>	<b>FY 2016 TO DATE</b>	<b>FY 2016 BUDGET</b>
Annexations	0	1	3
Comprehensive Plan Amendments	1	3	5
Zoning Changes	0	2	5
Special Exceptions	0	1	5
Site Plans	1	3	5
Site Plan Amendments	1	14	15
Variances	0	4	3
Zoning Text Amendments	0	2	3

	<b>CURRENT PERIOD</b>	<b>FY 2016 TO DATE</b>	<b>FY 2016 BUDGET</b>
Landscaping	11	79	185
Zoning	2	29	90
Engineering	9	63	79