

**CITY OF GREEN ACRES
INTEROFFICE MEMORANDUM
2016.08EB3.001**

TO: Andrea McCue, City Manager
FROM: Thomas J. Lanahan, Assistant City Manager/Planning and Engineering Director
SUBJECT: **Planning and Engineering Department Report**
DATE: August 8, 2016

Listed below are the items currently under review by the Planning and Engineering Department for the reporting period July 12, 2016 through August 8, 2016.

NEW CASES

River Bridge Center Expansion (Proposed Ross Loading Dock)

A request by Bohler Engineering, agent for the owner, for a site plan amendment approval (SP-85-12MM) to modify the previously approved site plan to construct a 455 square foot expansion on the rear facade of the building for a loading area, which requires the abandonment a 20-foot utility easement (AB-16-02). The proposed changes are requested to accommodate a Ross Department Store in River Bridge Center. The site is located at 6812 Forest Hill Boulevard. (Awaiting receipt of response to LDS comments of July 28, 2016)

Interlocal Annexation

Annexation (ANX-16-03) of one enclave totaling approximately 0.16 acres into the City through an Interlocal Agreement with Palm Beach County. The site is located on the South side of Lake Worth Road approximately 525 feet west of S. Military Trail at 4644 Lake Worth Road. (Scheduled for the City Council meeting on September 8, 2016 and PBC Board of County Commissioners on September 27, 2016)

RaceTrac Market

A request by WGI, agent for the owner, for a Special Exception (SE-16-03) to allow a convenience store with fuel sales in a commercial intensive zoning district. The site is located at the northwest corner of Lake Worth Road and Sherwood Forest Blvd. at 6025 Lake Worth Road (former Walgreens).

Villages of Woodlake

A request by the Homeowners Association for a Class I site plan amendment (SP-88-05G) to remove the shuffleboard courts and replace them with parking spaces at the recreation center. The site is located on the southeast corner of S. Jog Road and Woodlake Blvd.

EBC Ministries (420 Jackson Avenue)

A request by the owner for a Special Exception (SE-90-09C) to expand the existing House of Worship site to add a classroom at 420 Jackson Avenue in a Residential Low-3 zoning district. (Scheduled for LDS review on August 11, 2016)

CPA-16-05

A request by the Planning & Engineering Department for amendments to implement the new coordinated school planning agreement.

4450 South Jog Road

A request by the owner for an annexation (ANX-16-04) of 1 parcel of land totaling approximately 0.85 acres, a change in the future land use designation (CPA-16-06) from Palm Beach County Low Residential 1 (LR 1) to City Commercial (CM), a zoning change (ZC-16-03) from Palm Beach County Single Family Residential (RS) to City Commercial General (CG). The site is located on the east side of S. Jog Road approximately 350 feet south of Pine Avenue at 4450 South Jog Road. (Scheduled for LDS review on August 11, 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.) (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 S. 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 request for a site and development plan approval (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 use and add a school facility at 4901 Lake Worth Road by demolishing the existing building and constructing a new building to the north. (Awaiting receipt of response to LDS comments of May 10, 2016. On August 2, 2016 letter sent to applicant that the files will be closed in 30 days due to lack of activity.)

CIE Update (CPA-16-03)

A request by the Planning & Engineering Department to amend the Capital Improvement Element of the Comprehensive Plan to reflect the City's revised Capital Improvement Program, the County's revised 5-Year Road Plan, the Palm Beach County Water Utilities Department's updated Water Supply Work Plan, and the latest Capital Improvement Plan of the School District of Palm Beach County.

EAR Based Amendments (CPA-15-08)

A request by the Planning & Engineering Department to revise elements of the Comprehensive Plan to implement the findings of the City's adopted Evaluation and Appraisal Review. (Scheduled for the Local Planning Agency meeting on August 17, 2016 and first reading at the City Council meeting on September 8, 2016)

Get Hooked Arcade

A request by the petitioner for a Special Exception (SE-16-02) for an indoor recreational amusement establishment in a CI zoning district. The site is located at the southwest corner of Bowman Street and South Military Trail at 3769 S. Military Trail. (Staff review)

Ministries in Bethel

A request by the owner of the existing child care center / preschool at 3950 S. 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. (Awaiting receipt of response to LDS comments of June 9, 2016)

Lake Worth Road/S. Military Trail

A City initiated annexation (ANX-16-02) of 5 parcels of land totaling approximately 10.733 acres; and a change in the future land use designation (CPA-16-04) from Palm Beach Urban Infill (UI) to City Commercial (CM) and a zoning change (ZC-16-02) from Palm Beach County Urban Infill (UI) to City Commercial Intensive (CI) for 4 of the parcels totaling 7.493 acres. The site is located at the southwest corner of Lake Worth Road and S. Military Trail at 4558 and 4562 Lake Worth Road and 4065, 4101 and 4215 S. Military Trail. (Scheduled for first reading at the City Council meeting on August 15, 2016 and second reading and adoption on September 8, 2016)

Soma Medical Center

A request by the owner for an annexation (ANX-16-01) of 1 parcel of land totaling approximately 0.895 acres, a change in the future land use designation (CPA-16-02) from Palm Beach County Commercial High with an underlying 5 units per acre (CH/5) to City Commercial (CM), a zoning change (ZC-16-01) from Palm Beach County Commercial General (CG) to City Commercial General (CG), and a site and development plan (SP-16-01) to construct a 5,438 sq. ft. one story medical office building. The site is located at the northeast corner of Lake Worth Road and Scott Road at 6239 Lake Worth Road. (Scheduled for second reading and adoption at the City Council meeting on August 15, 2016)

SITE PLAN AMENDMENTS

Greenacres Nissan

A request by the owner for site and development plan amendment approval (SP-15-02C) to construct a parking garage for the motor vehicle dealer to be added to the previously approved site plan. Also under review is a site and development plan amendment approval (SP-15-02D) to revise the previously approved elevations and add 120 square feet to the overall site plan. The site is located at 5385 Lake Worth Road. [The parking garage site plan amendment (SP-15-02C) is scheduled for LDS review on August 11, 2016 and the building architecture site plan amendment (SP-15-02D) is under staff review.]

TEXT AMENDMENTS

Zoning Text Amendment (ZTA-16-02)

A city-initiated request for a text amendment to revise Chapter 12, Article III, Section 12-58 to amend the stormwater drainage freeboard provisions for residential and commercial buildings. (Staff review)

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 two dozen houses in the subdivision and 6 Certificates of Occupancy have been issued.

Pine Grove Farm

Except for 2 vacant lots, all work has been completed.

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 and internal roads is currently underway. Construction of the sales models and multiple houses is also underway.

Verona Estates

Site development and all offsite work (Nash Trail) are complete. The sales model is complete, 48 Certificates of Occupancy have been issued, and all remaining units (5) are under construction.

Commercial

Braman Honda

Revised replat under review. Vehicle storage lot construction is complete. Permit application for the recently approved service department expansion (SP-97-06G) received and under review.

Church of God 7th Day

Building permit and engineering permit are issued. Construction is underway.

Commons at Swain

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

Family Dollar

Issuance of engineering and building permits pending closing of real estate sale and plat approval. Plat was approved on July 18, 2016 and building permit issued. Site work is underway.

Greenacres Nissan

Developer closed on purchase of the property on October 21, 2015. Plat approved on May 16, 2016 and engineering permit issued immediately thereafter. Building permit issued July 7, 2016. Site and building construction are underway.

Jog Professional

Sewer installation complete. Building and engineering permits issued. Preconstruction meeting with contractor and City staff held on March 20, 2016. Building construction is well under way, with roof trusses and sheathing installed.

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, with drainage and some of the sidewalk installed.

Wawa

Awaiting receipt of complete engineering permit application including outside agency permits. Plat application received on July 19, 2016.

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. Interior finishes, HVAC, and electric are nearing completion. The project is expected to be substantially complete in August 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 City Council awarded the project to Johnson Davis on June 6, 2016, with Notice to Proceed issued on June 8, 2016 and contract start date was June 15, 2016. Construction has begun and is scheduled to be completed in October 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. Phase I of the project is completed, with additional work requested by PBSO to be undertaken when materials arrive in 4 to 6 weeks. Construction bid documents are being prepared for the Fire Department renovation (Phase 2).

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Annexations	0	1	3
Comprehensive Plan Amendments	0	3	5
Zoning Changes	0	2	5
Special Exceptions	0	1	5
Site Plans	0	3	5
Site Plan Amendments	0	19	15
Variances	0	7	3
Zoning Text Amendments	0	2	3

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Landscaping	19	133	185
Zoning	18	72	90
Engineering	7	86	79