

**CITY OF GREENACRES  
INTEROFFICE MEMORANDUM  
#2012.04EB3.002**

**TO:** Wadie Atallah, P.E., City Manager  
**FROM:** Thomas J. Lanahan, Planning and Engineering Director  
**SUBJECT:** **Planning and Engineering Department Report**  
**DATE:** April 30, 2012

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Listed below are the items currently under review by the Planning and Engineering Department for the reporting period April 10, 2012 through April 30, 2012.

**NEW CASES**

None.

**CURRENT PLANNING CASES**

**ANX-08-01**

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

**Avalon ACLF**

A request by the owner for a voluntary annexation (ANX-08-02) of 1 parcel of land located on the north side of Lantana Road approximately 390 ft east of Haverhill Road at 4905 Lantana Road. (Staff review)

**The Boat Connection**

A request by the owner for voluntary annexation (ANX-07-03) of 5 parcels of land located on the west side of Military Trail approximately 1,750 ft north of 10<sup>th</sup> Avenue North. (Staff review)

**Finkle Transportation**

A request by the owner for voluntary annexation (ANX-07-02) of 2 parcels of land located on the west side of Military Trail approximately 1,600 ft north of 10<sup>th</sup> Avenue North. (Staff review)

**Greenlight Plaza**

A request by the owner for voluntary annexation (ANX-07-01) of four parcels of land located on the north side of Canal 10 Road, approximately 650 feet west of Military Trail. (Staff review)

**Lake Worth Road Corridor**

A City-initiated change in the future land use (CPA-09-15, CPA-09-16 and CPA-09-17) of various parcels located in the Original Section of the City (north/south boundaries being Lake Worth Road & 1<sup>st</sup> Street and east/west boundaries being Haverhill Road and LWDD E-3 Canal). (Staff review)

### **Verona Estates**

A request by the owner for site plan approval (SP-12-01) to construct 53 single family residences and a variance request (BA-12-01) to increase the maximum lot coverage of each single family residence from 35% to 43%. The 11.908 acre site is located at the northeast corner of Haverhill Road and Nash Trail. (Awaiting receipt of complete response to LDS comments of April 20, 2012)

## **SITE PLAN AMENDMENTS**

### **AT&T @ Veterans Park**

Requests for a Class III site plan amendment (SP-97-10E) and special exception amendment (SE-97-06A) to expand the size of the existing AT&T leased equipment area by 132 sq. ft. in order to install a 60 kw backup generator for the existing AT&T telecommunications tower at Veterans Park. The site is located at 6250 Purdy Lane. (Scheduled for the City Council meeting on May 7, 2012)

### **AT&T (Site ABON) @Florida Carolina Furniture**

A request by the owner for a special exception amendment (SE-10-05A) to add additional AT&T antennas. The site is located on the west side of Military Trail between Lake Worth Road and Bowman Street at 3797 South Military Trail, and was annexed into the City on November 1, 2010. (Distributed to the Planning Commission and City Council on April 27, 2012 for review)

### **Woodlake Plaza – Olive Garden**

A Class I site plan amendment (PCD-84-02Y) for installation of stone veneer and entry monument structure surrounding the front doors, and revision of the landscape plan. The site is located at 5801 Lake Worth Road. (Awaiting receipt of response to LDS comments of March 21, 2012)

## **ZONING TEXT AMENDMENTS**

### **ZTA-10-04 - Subdivision Regulations**

A City initiated zoning text amendment (ZTA-10-04) to codify Chapter 26 into Chapter 12 and revise and update certain sections within this Chapter (Subdivision Regulations). (Staff review)

## **CURRENT ENGINEERING PROJECTS**

### **Residential**

#### **LaVita Gardens**

The engineering drawings have been approved. Final platting will resume upon submittal of plat drawings which match the approved engineering plans.

#### **Pine Grove Farm**

Underground infrastructure is 100% completed, the second lift of asphalt is in place and approximately 50% of the units have been completed.

### **Whispering Winds**

The southeast building cluster is finished. Installation of the drainage system is completed. The water system is complete including the tie-in on the south and north side of the property. The sewer tie-in is completed. The road subgrade, base and pavers and the first and second lift of asphalt are in place. The curbs are in place and the sidewalks at the southeast building have been poured. The work in the Bowman Street right-of-way has been completed. The new owners have reactivated permits and have nearly completed the second building.

### **Commercial**

#### **10<sup>th</sup> and Broward Offices**

Building permit ready. Awaiting receipt of outside agency permits. The new owner has been notified of the completed sewer extension and encouraged to move forward.

#### **Braman Honda**

Revised replat under review.

#### **Commons at Swain**

Engineering permit and building permit have been issued. The contractor is in the process of obtaining subcontractor bids for the building. Site construction has begun, with storm drainage and sanitary sewer installation underway.

#### **Kid's World**

Engineering and building permits have been issued and construction is under way. The walls are up, roof and siding are going on, and drainage is going in.

#### **McDonald's (Lake Worth Road)**

Construction of the new facade and drive-thru is underway.

#### **Pollo Tropical**

Engineering and building permits have been issued and construction is under way. The former Blockbuster building has been demolished. The walls are up, the roof is going on, storm drainage is installed, and the parking lot is under construction.

#### **Regions Bank**

The engineering drawings have been approved. We are waiting for approval from PBCWUD and a building permit application in order to process the permit.

### **Capital Improvements**

#### **10<sup>th</sup> Avenue North MXD-OS Sewer System**

This project entails the design and construction of a gravity sewer system to serve the Mixed Use Development-Original Section corridor located 300' north and south of 10<sup>th</sup> Avenue North between the E-3 Canal and Haverhill Road. The schematic design has been completed. Palm Beach County Water Utilities Department (PBCWUD) funded and completed construction of Phase 1A and Phase 1B. Construction plans for Phase 2 located at Jackson Avenue were advertised for bid on December 18, 2011 with bids due on January 18, 2012. City Council approved award to Sunshine Land Design on March 5, 2012. An

Interlocal Agreement between the City and PBCWUD relating to the water main interconnection was approved by the Board of County Commissioners on April 17, 2012. Construction will begin once all permits are received.

**301 Swain Remodeling**

The CDBG funding agreement is in place. Construction plans are complete and bids were received on November 30, 2011. The base bid only was awarded to All-Site Construction by the City Council on December 19, 2011. Overall construction on the building is expected to be completed in the next few weeks.

**Community Park Racquetball Court Expansion**

The existing racquetball courts located in Community Park will be expanded by mirroring them to the north, increasing their number from two (2) to four (4) courts. All courts will be lighted for night play. The project was advertised for bid on July 24, 2011, bids were received on August 24, 2011, and on September 12, 2011 the City Council awarded the project to Coastal Contracting & Development, Inc. Construction began on November 28, 2011 and is complete except for punch list items.

**COMPLETED CASES**

	<b>CURRENT PERIOD</b>	<b>FY 2012 TO DATE</b>	<b>FY 2012 BUDGET</b>
Annexations	1	2	2
Comprehensive Plan Amendments	1	3	4
Zoning Changes	1	2	4
Special Exceptions	0	5	3
Site Plans	0	3	2
Site Plan Amendments	1	14	17
Variances & Zoning Text Amendments	0	3	4

**INSPECTIONS**

	<b>CURRENT PERIOD</b>	<b>FY 2012 TO DATE</b>	<b>FY 2012 BUDGET</b>
Landscaping and Zoning	8	98	153
Engineering	3	23	N/A