

**CITY OF GREEN ACRES
INTEROFFICE MEMORANDUM
2016.10EB3.001**

TO: Andrea McCue, City Manager
FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director
SUBJECT: **Planning and Engineering Department Report**
DATE: October 10, 2016

Listed below are the items currently under review by the Planning and Engineering Department for the reporting period September 3, 2016 through October 10, 2016.

NEW CASES

RaceTrac Market

A request by WGI, agent for the owner, for site and development plan (SP-16-02) approval to construct a 5,589 sq. ft. convenience store with 8,773 sq. ft. gas canopy with 16 fuel dispensing points, 36 parking spaces and two access points, one from Lake Worth Rd and one from Sherwood Forest Blvd.; also a variance (BA-16-05) from the separation criteria Section 16-499(19a) (1,500 feet required) from a similar use; the two sites are separated by approximately 1,409 ft. The site is located at the northwest corner of Lake Worth Rd and Sherwood Forest Blvd. at 6025 Lake Worth Rd (former Walgreens). (Scheduled for LDS review meetings on October 13, 2016 and October 20, 2016)

Trafalgar Square

A request by the owner for a class I site plan amendment (PCD-83-01H) to modify the exterior façade of Trafalgar Square shopping center. The 9.6-acre site is located on the southeast corner of South Jog Road and Forest Hill Boulevard.

Wawa

A request by the owner for a class I site plan amendment to account for the four (4) foot dedication area along South Jog Road required by PBC. The 4.01-acre site is located at the southwest corner of Jog Road and Lake Worth

CURRENT PLANNING CASES

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), and 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. (Awaiting receipt of response to LDS comments of September 13, 2016)

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. (Response to LDS comments received on August 17, 2016 and are under staff review)

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. (Staff review)

CPA-16-05

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

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. (Transmitted to the State Division of Community Development and Other Reviewing Agencies on September 13, 2016)

Legacy Church Ministries (f.k.a. Evangelical Bible Chapel)

A request by the owner for a Special Exception (SE-81-06A) to expand the existing House of Worship site to add lot area and a classroom at 420 Jackson Avenue in a Residential Low-3 zoning district. (Scheduled for the City Council meeting on October 17, 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. (Scheduled for the City Council meeting on October 17, 2016)

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. (Response to LDS comments received on October 5, 2016 and are under staff review)

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 Rd (former Walgreens). (Scheduled for LDS review meetings on October 13, 2016 and October 20, 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. The site is located at 5385 Lake Worth Road. (Scheduled for the City Council meeting on October 17, 2016)

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. (Staff review of resubmittal received on August 26, 2016)

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. (Scheduled for first reading at the City Council meeting on October 17, 2016 and for second reading and adoption at the November 7, 2016)

Zoning Text Amendment (ZTA-16-03)

A request for a one-year moratorium on the submittal, processing and issuance of requests or approvals involving uses related to medical cannabis in order that appropriate zoning regulations can be researched and enacted. (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

Plat was approved on July 18, 2016 and building permits 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

Engineering permit application received and under review. Plat application received on July 19, 2016. Comments letter sent to applicant on August 24, 2016. Revised plat received on September 20, 2016 and comments sent to applicant on September 22, 2016. Applicant responded on September 23, 2016. (Scheduled for the City Council meeting on October 17, 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. The project is substantially complete. Punch list work is underway.

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 2 to 3 weeks. Construction bid documents are being prepared for the Fire Department renovation (Phase 2).

FY 2016 Data:

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Annexations	2	4	3
Comprehensive Plan Amendments	1	5	5
Zoning Changes	1	4	5
Special Exceptions	0	1	5
Site Plans	0	4	5
Site Plan Amendments	2	21	15
Variances	0	7	3
Zoning Text Amendments	0	2	3

	CURRENT PERIOD	FY 2016 TO DATE	FY 2016 BUDGET
Landscaping	28	192	185
Zoning	21	123	90
Engineering	13	104	79

FY 2017 Data:

	CURRENT PERIOD	FY 2017 TO DATE	FY 2017 BUDGET
Annexations	0	0	2
Comprehensive Plan Amendments	0	0	5
Zoning Changes	0	0	5
Special Exceptions	0	0	5
Site Plans	0	0	5
Site Plan Amendments	0	0	15
Variances	0	0	4
Zoning Text Amendments	0	0	2

	CURRENT PERIOD	FY 2017 TO DATE	FY 2017 BUDGET
Landscaping	0	0	182
Zoning	0	0	95
Engineering	0	0	92