

**CITY OF GREENACRES**  
**INTEROFFICE MEMORANDUM**  
**#2012.05EB3.001**

**TO:** Wadie Atallah, P.E., City Manager  
**FROM:** Thomas J. Lanahan, Planning and Engineering Director  
**SUBJECT:** **Planning and Engineering Department Report**  
**DATE:** May 25, 2012

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Listed below are the items currently under review by the Planning and Engineering Department for the reporting period May 1, 2012 through May 25, 2012.

**NEW CASES**

**Pine Grove Farm**

A class I site plan amendment to add 6 additional home models with landscape plans for the remaining vacant lots. The subject property is located adjacent to the River Bridge PUD. (Awaiting receipt of response to LDS comments of May 11, 2012)

**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. (The site plan is scheduled for the Planning Commission meeting on June 6, 2012 and the City Council meeting on June 18, 2012. The variance has been scheduled for the Zoning Board of Adjustment & Appeals meeting on June 12, 2012)

**SITE PLAN AMENDMENTS**

**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. (Staff review of response to LDS comments received on May 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**

Installation of the water, sewer, and storm drainage systems is complete. The road paving and work in the Bowman Street right-of-way are also complete. The first of 4 buildings has been completed and the second building is nearly finished. The third and fourth buildings are under construction.

## **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. Construction is nearly complete, with landscaping and utilities still pending.

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

Construction of the new facade and drive-thru is nearly done.

### **Pollo Tropical**

Construction is nearly complete, with a certificate of occupancy expected shortly.

### **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 and the pre-construction meeting has been held with PBCWUD.

### **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. The building received a Certificate of Completion on May 25, 2012, with punch list items still remaining to be finished. The site work will begin after building completion.

**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 electrical punch list items.

**COMPLETED CASES**

	<b>CURRENT PERIOD</b>	<b>FY 2012 TO DATE</b>	<b>FY 2012 BUDGET</b>
Annexations	0	2	2
Comprehensive Plan Amendments	0	3	4
Zoning Changes	0	2	4
Special Exceptions	1	6	3
Site Plans	1	4	2
Site Plan Amendments	1	16	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	24	122	153
Engineering	1	24	N/A