



Department Report

MEETING DATE: September 22, 2021

FROM: Kara L. Irwin-Ferris, Building, Planning & Engineering Director

SUBJECT: August 1, 2021 through August 31, 2021.

NEW CASES

333 Jackson Avenue

A request by the owner for a variance from Article III, Division 4, Section 16-309(c) to reduce the setback requirements for an existing single-family home and accessory structure. The site is located at 333 Jackson Avenue. (Scheduled for LDS reviews on August 12, 2021 and August 19, 2021)(Scheduled for the Zoning Board of Adjustments & Appeals meeting on October 5, 2021)

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)

ANX-20-03 4180 S. Jog Road (Lake Worth Plaza West Shopping Center)

A request by the owner for a voluntary annexation (ANX-20-03) for one parcel of land totaling approximately 27.14 acres. The site is located at 4180 S. Jog Road.

ISBA-2020 Northeast Corner of S Jog and Lake Worth Road

A request initiated by the City of Greenacres to Palm Beach County for a Interlocal Service Boundary Agreement (ISBA) to address the potential issues for services upon annexation for the unincorporated property located at the north west corner of Lake Worth Road and South Jog Road. City Council approved Resolution 2020-45 to initiate the action on November 2, 2020. Palm Beach County Board of County Commissioners adopted a Resolution to support the ISBA. City and County staff met in January to start drafting the Agreement and continue to work out issues. City staff and the property owner met with Palm Beach County Fire Rescue and a representative from IAFF on June 29, 2021. Staff is checking in with County staff weekly for an update on the proposed language for the Agreement.

CIE Update (CPA-20-01)

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. (On hold – Will be scheduled for first reading at the City Council)

CPA-20-02

A request by the Planning & Engineering Department to amend the Infrastructure Element of the Comprehensive Plan to update the City’s Water Supply Plan. (On hold – Will be scheduled for first reading at the City Council)

Legacy Church Ministries

A request by the applicant for an abandonment (AB-18-01) of a right of way located to the south portion of the parcel located between 400 and 420 Jackson Avenue. (On September 8, 2021 a 30 day warning letter was sent to close the application)

Martin Avenue Residential

A request by the applicant for a land use change (CPA-20-01) from Mixed Use to Residential Low Density and a zoning change (ZC-20-01) from Mixed Use Original Section to Residential Low Density-3 for a vacant parcel located on Martin Avenue. (No action taken at the Planning Commission meeting held on July 21, 2021, as there was not a quorum. Scheduled for the August 18, 2021 Planning Commission meeting. First reading for City Council scheduled on September 8, 2021 and second reading on September 22, 2021)

Nash Trail PUD

A request by the owner for a comprehensive plan amendment (**CPA-20-4**) from Medium Residential – 5 units per acre (MR-5) and Low Residential – 1 unit per acre (LR-1) (Palm Beach County’s Future Land Use (FLU) designation) to Residential Medium Density (RS-MD) and Residential High Density (RS-HD) (City of Greenacres’ FLU designation); a zoning designation (**ZC-20-04**) from Agricultural Residential (AR) and Residential Estate (RE) (Palm Beach County’s FLU designation) to Residential High Density (RH) (City of Greenacres’ FLU designation); a special exception (**SE/PUD-20-03**) to allow a Planned Unit Development (PUD) for the subject site; a site & development plan (**SP-20-03**) to permit development of 213 dwelling units (76 zero-lot line (ZLL) homes and 137 townhomes); and variance (**BA-20-03**) to allow for the reduction of 5 feet from the required 25 feet building separation between two multi-family buildings; to allow for the reduction of 24 feet for side from the required 50 feet and 13 feet for rear from the required 50 feet PUD setbacks as related to Townhouse (TH); and to allow a reduction of 16 inches from the required 12-feet in net width of parking space clear of obstructions for any single vehicle garage. (The variance was scheduled for the Zoning Board of Adjustment & Appeals meeting on July 27, 2021 and the variances were denied) (Awaiting resubmittal)

Sunset Springs

A request by the applicant for site and development approval (SP-21-01) for 25 single family homes and a variance (BA-21-01) request to reduce to landscape buffer from 10 ft to 5 ft. The site is located at 6645 Chickasaw Road. (Applicant and staff are working out issues with outside agencies for the development process prior to next submittal from the applicant.)

SITE PLAN AMENDMENTS

None.

ZONING TEXT AMENDMENTS

ZTA-16-05

A city-initiated request for a text amendment to revise Building heights based on comments from the City Council workshop on October 24, 2016. (Postponed from the Planning Commission meeting of August 16, 2017 to the Planning Commission meeting of September 20, 2017, currently no date set for review awaiting Visioning direction)

ZTA-19-02

A city-initiated request for a text amendment to revise development order extensions.

ZTA-19-05 (Art in Public Places)

A City-initiated request to add regulations for the creation of a program providing for the placement of art in public spaces within the City.

RESIDENTIAL

Ranchette Road Townhomes

Plat Application received on March 23, 2021. Comments letter sent to applicant on May 17, 2021, resubmittal received on June 1, 2021. Awaiting receipt of final plat.

COMMERCIAL

Braman Honda

Revised replat under review. Construction of the vehicle storage lot is complete. Permit application for the recently approved service department expansion (SP-97-06G) was issued. Comments sent to applicant on March 22, 2021. Awaiting receipt of final plat.

Church of God 7th Day (3535 S Jog Road)

The building permit and engineering permit are both issued for the development. Stop work order was issued by Building Official on September 28, 2018. Subsequent meetings have been held with Building Official and Consultant Engineer. The Building Official has re-issued the permits to the contractor. The construction is moving forward.

Jog Professional

Building construction is completed. Landscape and zoning final inspections are completed. Engineering review finalized received signed and sealed as-builts and outside agency acceptance letters. The property has received a Certificate of Completion (CC) for the building shell.

Kid's College Greenacres Campus

Plat application received on October 19, 2018 with complete submittal received on November 6, 2018. The Plat was approved January 7, 2019 by City Council. Utility permit issued on January 25, 2019; pre-con meeting for underground work only held on January 30, 2019. Building permit signed off by zoning on February 15, 2019. Pedestrian Access Easement Agreement signed and recorded on May 15, 2019. Building Dept. permit issued on May 15, 2019. Building construction has been completed for the first building. The second building is under construction.

CAPITAL IMPROVEMENTS

Original Section Drainage Improvement – Phase 7

An application for Phase 7 of the Original Section Drainage Improvements project was submitted to DES on March 12, 2020. The CDBG Grant Agreement for FY 20-21 was approved by City Council on September 24, 2020. Agreement sent to DHES on October 6, 2020. Project was advertised for bid on January 31, 2021. Virtual Pre-bid meeting was held on February 17, 2021. The bid opening was March 3, 2021. On March 15, 2021 City Council awarded the bid to TCLM Enterprise Inc. Notice of Award issued on March 24, 2021. The Preconstruction meeting was held on April 21, 2021. Notice to Proceed issued on April 27, 2021. Resident Notification letters sent on April 20, 2021. Physical construction started on May 24, 2021. Substantial completion reached on August 11, 2021; third payment request received and processed on August 24, 2021.

Original Section Drainage Improvement – Phase 8

An application for Phase 8 of the Original Section Drainage Improvements project was submitted to DES on February 8, 2021. The CDBG Grant Agreement for FY 21-22 was approved by City Council on August 18, 2021. Agreement sent to DHES on August 25, 2021.

FY 2021 Data:

Case	Current Period	FY 2021 to Date	FY 2021 Budget
Annexation	0	1	2
Comprehensive Plan Amendment	0	1	5
Zoning Changes	0	1	3
Special Exceptions	0	5	4
Site Plans	0	3	5
Site Plan Amendments	0	7	16
Variances	0	2	4
Zoning Test Amendments	0	0	4

Inspection Type	Current Period	FY 2021 to Date	FY 2021 Budget
Landscaping	9	40	130
Zoning	3	39	121
Engineering	6	74	100
