



CITY OF GREENACRES, FLORIDA

AGENDA

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

GREENACRES CITY HALL - COUNCIL CHAMBERS

Monday, October 30, 2017

7:00 P.M.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST.

NOTICE: If any person decides to appeal any decision of the City of Greenacres Zoning Board of Adjustments and Appeals at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such record. **FOR HEARING ASSISTANCE:** If any person wishes to use a Listen Aid hearing device, please contact the Planning and Engineering Department prior to any meeting held in the Council Chambers.

1. Call to Order and Roll Call
2. Pledge of Allegiance to the Flag
3. Agenda Approval - Additions, Deletions, Substitutions to the entire Agenda
4. Approval of Minutes: August 28, 2017
5. Case:

205 Jennings Avenue

A request by the owner for a variance to reduce the minimum side yard setback of 7.5 feet to 0.93 feet for a twenty-four (24) foot section along the south property line for the existing single-family structure. The site is located at 205 Jennings Avenue.

6. Department Report
7. Z.B.A.A. Members' Comments
8. Adjournment



OFFICIAL MINUTES
CITY OF GREENACRES, FLORIDA
SUNSHINE LAW WORKSHOP AND
ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

Monday, August 28, 2017

6:30 pm - Workshop Discussion

1. Roll Call:

Present

Dannette Fitzgerald, Chairwoman
Arthur Harrell, Vice Chairman
Betty Anne Litowsky
James Paglialungo
Walter Buist

Staff Present

James D. Stokes, Board Attorney
Kara L. Irwin-Ferris, Director of Planning & Engineering
Osniel Leon, Senior Planner
Melody Larson, Assistant to the City Clerk

Public Attendance: 3
Press Attendance: 0

2. Pledge of Allegiance to the Flag

Chairwoman Fitzgerald led the Pledge of Allegiance to the Flag.

3. Workshop

Board Attorney James Stokes provided a refresher on the Sunshine Law and quasi-judicial proceedings. He explained the importance of providing reasonable notice, that the meetings are recorded and minutes are taken per statute. Exceptions include executive sessions and collective bargaining where Council meets and public notice is provided; however, the meetings are not recorded or minutes taken.

Board Attorney Stokes explained that the Sunshine Law applies to all elected, appointed, and advisory board members and where two or more board members gather to discuss agenda business. It is not applicable to private, one-on-one informational meetings with staff. Ninety-nine percent (99%) of what the Zoning Board of Adjustments and Appeals (ZBAA) reviews is quasi-judicial. Parties to a quasi-

judicial proceeding include board or committee members, special magistrates, staff, applicants, and aggrieved or affected persons who have complied with the notice provisions.

The duties of the ZBAA are similar to those of a judge, e.g. it hears the testimony produced under oath, reviews the facts, hears staff's recommendations, allows cross-examination, weighs evidence and applies the law to the facts and makes decisions based on those facts. Staff can make recommendations; however, the board decides if the request meets the variance criteria. If the applicant meets the variance criteria, by law the ZBAA must grant the variance. Corporations must be represented by an attorney.

Board Attorney Stokes explained that once a decision is rendered by the ZBAA, the applicant has the ability to file an appeal with the Circuit Court of Appeals. The Court will consider three (3) things: 1) was due process accorded, 2) were essential requirements of the law observed; and 3) were the findings and judgment supported by competent evidence.

Ex-parte communications must be disclosed orally or in writing to prevent presumption of bias. Site visits are also considered ex-parte communication as the information gathered could be influenced. Once testimony is provided, the hearing should be closed with no further deliberation taking place and a decision should be rendered.

* * * * *

1. **Call to Order and Roll Call.**

The Zoning Board of Adjustments and Appeals Meeting was called to order at 7:04 p.m. on Monday, August 28, 2017 with Chairwoman Dannette Fitzgerald presiding. Melody Larson, Assistant to the City Clerk, called the roll.

Board Attorney Stokes asked those present who would provide testimony to be sworn in.

3. **Agenda Approval - Additions, Deletions, Substitutions to the Agenda.**

Chairwoman Fitzgerald called for additions, deletions, or substitutions to the agenda; hearing none, she called for a motion.

MOTION: Vice Chairman Harrell made a motion to approve the Agenda as presented. Mr. Paglialungo seconded the motion.

VOTE ON THE MOTION: **In Favor:** Chairwoman Fitzgerald, Vice Chairman Harrell, Ms. Litowsky, Mr. Paglialungo, and Mr. Buist.

Motion carried: 5 - 0.

4. Approval of Minutes -

Chairwoman Fitzgerald asked for any corrections or deletions to the minutes of July 11, 2017. Hearing none, she called for a motion.

MOTION: Vice Chairman Harrell made a motion to approve the minutes of July 11, 2017. Ms. Litowsky seconded the motion.

VOTE ON THE MOTION: **In Favor:** Chairwoman Fitzgerald, Vice Chairman Harrell, Ms. Litowsky, Mr. Paglialungo and Mr. Buist.

Motion carried: 5 - 0.

Chairwoman Fitzgerald called for any ex-parte communications by board members. Mr. Paglialungo, Mr. Buist, Ms. Litowsky, Chairwoman Fitzgerald and Vice Chairman Harrell disclosed visiting the RaceTrac site.

5. Cases:

A. BA-17-07 **RaceTrac** - A request by the owner for a variance to exceed the permitted LED signage. The site is located at 6025 Lake Worth Road.

Senior Planner Osniel Leon described the variance request from Art. IV, Division 4, Sec. 16-985, to exceed the LED requirements for monument signs in Sherwood Plaza. On November 29, 2016, the ZBAA approved a variance to allow a convenience store with fuel sales within 500 feet of a movie theater and house of worship and 1,500 feet from a service station. The City Council approved a Special Exception to redevelop a former pharmacy into a convenience store with fuel sales and outdoor seating.

The applicant is requesting a 75 sq. ft. and 50 sq. ft. LED changeable copy area for freestanding signs on Lake Worth Road (south) and Sherwood Forest Boulevard (east). City Code allows a maximum of 12 sq. ft. per sign. The applicant states that the landscape plan limits visibility. Senior Planner Leon explained that modifications to the landscape plan would be a more appropriate solution rather than a variance to the Code. The applicant's request more than doubles the allowable changeable copy area and no other convenience stores with fuel sales have been granted similar requests; therefore, staff recommends denial of BA-17-07.

Chairwoman Fitzgerald called on the applicant for comment.

Kristen Hutton of the Wantman Group, Inc., agent for the owners, testified that a new House Bill gives gas stations leniency with respect to LED signage. It mandates that local zoning codes may not prevent gas station signage from being clearly visible and legible to drivers of approaching vehicles from advantage points in any lane of traffic in either direction on a roadway abutting the premises. Our focus is specifically on the LED signage. The maximum 12 sq. ft. permitted by Code for LED copy area does not take into consideration the size, location, and landscaping. The applicant is requesting an increase of 29.11 sq. ft. for the freestanding monument sign on Lake Worth Road and an additional 17.37 sq. ft. for the sign on Sherwood Forest Boulevard.

Chairwoman Fitzgerald called on the applicant for comments; hearing none, she asked the Board Attorney for clarification.

Board Attorney Stokes emphasized that the Board must determine if the visible signage is sufficient; it does not have to be clearly visible from both directions since the site is a corner parcel.

Mr. Paglialungo disclosed visiting the RaceTrac on Lake Worth Road and Congress Avenue. That sign is approximately 11 ft. tall x 5 ft. wide. He took exception to the proposed 13 ft. wide sign and believed the applicant had not given the Board a good reason to exceed the existing Code requirements.

Tom Hardy with RaceTrac Petroleum clarified that the discussion focuses on the size of the numbers (the pricing), not the height of the sign. The reason for requesting larger numbers is for visibility and safety. With a 12 sq. ft. copy area, the numbers would be too small to advertise pricing. That is the reason for requesting 32-inch size LED numbers, to enable visibility from ¼ to an 1/8 mile distance. He wanted to clarify the confusion over sign height and the size of the lettering.

Mr. Paglialungo and Mr. Hardy discussed reducing and reorganizing the size of the sign.

Chairwoman Fitzgerald noted that granting a larger sign would grant a special privilege to RaceTrac that other businesses do not presently enjoy. She pointed out that when the site plan was approved by Council, the applicant agreed to the landscape requirements. She believed RaceTrac would be setting a precedence.

Mr. Buist asked that the signs shown on the drawings be scaled appropriately.

Vice Chairman Harrell doubted that PBSO had ever issued traffic citations for accidents caused by poor signage.

Mr. Paglialungo noted that no other business along Lake Worth Road exceeds the City's sign code requirements.

Chairwoman Fitzgerald opened the meeting to the public. Seeing no one come forward, she closed the meeting to the public and called for a motion.

MOTION: Chairman Harrell moved to deny BA-17-07. Ms. Litowsky seconded the motion.

VOTE ON THE MOTION: **In Favor:** Chairwoman Fitzgerald. Vice Chairman Harrell, Ms. Litowsky, Mr. Paglialungo and Mr. Buist.

Motion carried: 5 - 0.

- B. BA-17-08 RaceTrac** - A request by the owner for a variance to allow sanitation vehicle to traverse loading space to access dumpster area. The site is located at 6025 Lake Worth Road.

Senior Planner Leon described the variance request from Art. VIII, Sec. 16-1335(9)(b) to allow sanitation vehicles to traverse the loading zone to access the dumpster area. The subject site is located on the northwest corner of Lake Worth Road and Sherwood Forest

Boulevard (Sherwood Plaza). In November 2016, the ZBAA approved a variance from distance requirements to movie theaters, houses of worship and other service stations and in March 2017, Council approved a site plan for a convenience store with eight (8) pumps with 16 pumping stations and an outdoor seating area. The applicant requests access to the dumpster area from Lake Worth Road. Pursuant to Code, access to the dumpster location should not interfere with the internal circulation pattern of the site and does not permit sanitation vehicles to traverse any parking or loading space to gain access to the dumpster area. Senior Planner Leon explained that the applicant had the opportunity to provide site plan modifications that would have eliminated the need for a variance. The dimensions of the sanitation trucks can maneuver easily as approved. Granting this variance would confer a special privilege, it would go against the intent of the Code and would be contrary to public interest; therefore, staff recommends denial of BA-17-08. If the Board grants the variance, staff recommends two (2) conditions of approval.

Chairwoman Fitzgerald called on the applicant for comment.

Kristen Hutton on behalf of the applicant, agreed that sanitation trucks could make the turn south from Sherwood Forest Boulevard as proposed but believed it would be very tight. The intent of the Code is to prevent a conflict of delivery trucks and sanitation vehicles stacking traffic onto a major roadway. Ms. Hutton proposed facing the dumpster west to alleviate congestion through the loading zone. RaceTrac can guarantee that the delivery vehicles will be scheduled on different days than sanitation pickup. *(A list of delivery schedules in all Florida RaceTrac locations was provided for the record.)* Ms. Hutton noted that RaceTrac ensures compliance with the Code and accepts staff's two (2) conditions of approval. She stated that a literal interpretation of the Code would deprive the applicant rights enjoyed by other businesses. By approving this variance, no special privileges are being conferred upon the applicant.

Chairwoman Fitzgerald asked for comments from board members.

Mr. Paglialungo questioned the guarantee over traffic backups. Planning and Engineering Director Kara Ferris-Irwin pointed out that Condition No. 2 was added to address staff's concerns for consecutive traffic stacking violations and emphasized that it would be enforceable.

Vice Chairman Harrell asked Mr. Hardy if he was in agreement with staff's two (2) conditions of approval. Mr. Hardy acknowledged and accepted staff's conditions of approval.

Chairwoman Fitzgerald questioned the orientation of the dumpster facing east during site plan approval and the variance request changing its direction to the west.

Mr. Hardy admitted that the dumpster issue was identified during the site plan review process; however, real estate obligations prevented them from pursuing it at that time. By granting this variance, pedestrian traffic would not be interfered.

Chairwoman Fitzgerald opened the meeting to the public. Seeing no one come forward, she closed the meeting and called for a motion.

MOTION:

Ms. Litowsky moved to grant approval of BA-17-08 subject to staff's two (2) conditions of approval. Mr. Paglialungo seconded the motion.

VOTE ON **In Favor:** Vice Chairman Harrell, Ms. Litowsky, Mr. Paglialungo,
THE MOTION: **Opposed:** Chairwoman Fitzgerald and Mr. Buist.

Motion carried: 3 - 2.

6. **Department Report.**
7. **ZBAA Members' Comments.** – None.
8. **Adjournment.**

Chairwoman Fitzgerald adjourned the meeting at 8:01 p.m.

**ZONING BOARD OF ADJUSTMENTS
AND APPEALS**

Respectfully submitted,

Dannette Fitzgerald, Chairwoman

Kara L. Irwin-Ferris, Director of Planning & Engineering

Joanna Cunningham, MMC, City Clerk

Date of Approval: _____

/mel



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Project Description:

Project: 205 Jennings Avenue

Petitioner: Marc Romanelli
501 Industrial Street, Ste C
Lake Worth, Florida 33461

Request: A variance request from
Article III, Division 4,
Section 16-309(1)(c)(3) of the
Zoning Code

Location: On the west side of Jennings
Just north of 1st Street



II. Site Data:

Existing Use: Single-Family Attached (duplex)

Parcel Control Number: 18-42-44-23-01-047-0320

Parcel Size: 0.1492 acres (6,500 square feet)

Existing Future Land Use Designation: Residential Low (RL)

Existing Zoning District: Residential Low - 3 (RL-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
North	Single-family home	Residential Low (RL)	Residential Low 3 (RL-3)
South	Single-family home	Residential Low (RL)	Residential Low 3 (RL-3)
East	Single-family home	Residential Low (RL)	Residential Low 3 (RL-3)
West	Single-family home	Residential Low (RL)	Residential Low 3 (RL-3)

III. Annexation/Zoning History:

The approximately 0.1492 acre site is located at 205 Jennings Avenue. The property is located within the Original Section of Greenacres and was initially incorporated as the City of Greenacres, along with all of the other properties located within Greenacres Plat #2, in 1926. The current future land use designation is Residential Low-Density (RS-LD), dating back to the 1989 Comprehensive Plan. The current zoning of Residential Low-3 (RL-3) was established in the Citywide rezoning of July 14, 1986.

IV. Applicable City Code Provisions:

Sec. 16-101 through 16-107 pertaining to the Zoning Board of Adjustments and Appeals
Section 16-309(1) (c) (3) pertaining to side setbacks in the RL-3 district

V. Staff Analysis:

Background:

According to the Palm Beach County Property Appraiser's website, a single-family home was built on the combination of two platted lots (lots 32 & 33) in 1951. According to Palm Beach County Land Development Department there was not a 'Unity of Control' or 'Unity of Title' for the combination of the two lots. The single-family home was built primarily on lot 32 and only a portion of the structure was built across the property line onto lot 33.

The earliest permit on file dates back to 1964 and was for the installation of a fence. On June 10, 1991, a permit was issued to install a one (1) hour fire wall that divided the existing two units, which City records indicate were two separate units since 1967 via a septic permit issued on November 17, 1967. The earliest complete survey submitted for the home was submitted on August 23, 2016. It showed that the south side of the home traversed the south property line of lot 32 approximately eight (8) feet onto lot 33.

The house was purchased on August 10, 2016 by the current owner. On June 6, 2017, the City issued a demolition permit for the southern extension of the house that crossed the two property lines, there was no zoning approval required for the permit. The property owner had been advised by Palm Beach County (PBC) Land Development that a new property control number for lot 32 could not be issued until the lot was cleared of any portion of the structure located on lot 33.

While the PBC Property's Appraiser does issue Parcel Control Numbers and requires the approval from PBC Land Development, the City has the permitting power for the two lots. Since the two lots were utilized to support the existing structure, the City cannot issue a permit for a new structure on lot 33 until lot 32 is conforming. The applicant has removed as much of the structure as possible without requiring a new and redesigned roof for the structure. The removal of the south bedroom reduces the structure to a one-bedroom unit attached to a two-bedroom unit that makes up the remainder of the existing duplex. Duplexes are no longer permitted in the Original Section Residential Low – 3 (RL-3) zoning district, so only a single-family unit is permitted to be developed on lot 33.

The petitioner is requesting a variance from the Zoning Code to decrease the side yard setback on the south perimeter of the house. The variance requested is from the following Code provision:

- 1) Article III, Division 4, Section 16-101(1)(c)(3) which requires a minimum 7.5 foot side yard setback. The applicant is requesting a variance to reduce the minimum side yard setback to 0.93 feet along the south property line in order to maintain the existing single-family home.

On October 12, 2017 and October 19, 2017, the Land Development Staff reviewed this petition and recommended approval subject to the conditions contained in this staff report.

Land Development Staff Comments:

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	No objections.
Public Safety Department:	No objections.
Public Works Department:	No objections.

VI. Variance Findings of Fact:

The Zoning Board of Adjustments and Appeals shall have the power to authorize a variance from the terms of the Zoning Code. In order to be granted a variance from the Zoning Code, the petitioner must meet the six specific criteria findings and the general criteria listed in the Code. The following is a list of those criteria and an analysis of whether or not the subject variance request meets the criteria.

Specific Criteria Findings:

- (1) **That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.**

Finding: The existing single-family attached home (aka duplex) was built on two standard sized lots (lots 32 & 33) in the Original Section. A majority of the structure was built onto lot 32, with a bedroom extending across the lot line onto lot 33 approximately eight (8) feet. After direction from PBC Land Development regarding splitting the lots, the owner removed the southern bedroom in order to remove all structures from lot 33 in the hope of getting an assigned Parcel Control Number (PCN) for the now vacant lot. The issuance of a permit to build a structure onto lot 33 was denied by the City Planning & Engineering Department, since it would create a non-conforming structure on lot 32. The applicant was advised that further demolition of the structure or a variance would be required prior to the issuance of a permit for a new single-family home on lot 33.

The portion of the existing structure that has been demolished was an addition that had its own roof structure and could be demolished without further modifications to the original structure. Any further demolition of the structure required to meet the 7.5 foot required setback would have to include the removal of a portion of the existing roof for the entire house. Further demolition of the structure is not practical, so the applicant is requesting the variance.

A Variance allows for a departure from the required zoning standards of the Land Development Code or Code of Ordinance. Variances are intended to resolve practical difficulties created when the literal enforcement of the zoning requirements would result in unnecessary, physical hardships resulting from; (1) the size, shape, or dimensions of a site; (2) the geographic, topographic, or other physical conditions on the site; or (3) the location of existing structures on the site. In this case, the location of the existing structure on the site creates the non-conformity that cannot be resolved

without reducing the size of the home well below the minimum living area required by Code Section 16-311. Currently, the Code Section 16-311 does not apply to existing units, only new construction, so a variance for minimum living area is not required.

Overall, the special circumstances of the location of the current structure on the site exist for the 1951 single-family attached (duplex) structure. The demolition of the structure has been accomplished to remove all portions of the building on lot 33, but further reduction of the structure could affect the structural integrity of the home. The location of the building on the site is unique to this site and not applicable to other properties / buildings in the same zoning district.

(2) That special conditions and circumstances do not result from the actions of the applicant.

Finding: The subject house was approved and constructed in compliance with the applicable code at the time of construction in 1951. Since that time, setback regulations were put into place by the City. The original structure and all additions were built by prior owners. Therefore, the circumstances of the variance are not a result of the applicant's actions. The applicant has tried to decrease the variance by demolishing a portion of the structure to the greatest extent possible, while still maintaining the integrity of the structure.

(3) That granting the variance request will not confer on the applicant any special privilege that is denied by this chapter to the other lands, buildings, or structures in the same zoning district.

Finding: The granting of the variance as requested by the applicant will not confer on the applicant any special privileges that are denied to other lands, buildings or structures in the same zoning district. Properties in the same zoning district are permitted to request a special exception for a Planned Unit Development (PUD), which can permit zero lot line development. While this property would not meet the minimum requirements for a PUD, it will meet the minimum setback distance between homes of 7.5 feet required as a minimum for fire separation. Any structure built on lot 33 will be required to meet the 7.5' setback

(4) That the literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

Finding: The literal interpretation of the provisions of this chapter would deprive the property owner of rights commonly enjoyed by other properties in the same district under the terms of this chapter. Lots 32 & 33 were platted for use as home sites on the original plat. While there is legally no binding document, such as a "Unity of Title", linking the two lots together, requiring lot 33 to stand vacant denies the owner of rights commonly enjoyed by other properties in the same district.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Finding: The variance requested will allow the existing construction to remain as it has been recently reduced in size. The applicant's request, while intruding into the side setback, as conditioned below, will be 18% , which is well within the lot coverage permitted (35%) within the zoning district. This is the minimum variance that will make the structure a legal non-conformity. It does not allow for any further deviation to the zoning code than what already exists on the site.

- (6) **No nonconforming use of neighboring lands, structures or buildings in other districts and no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.**

Finding: None of the above was used as a basis for review of the variance.

General Criteria Findings:

(1) A Variance:

a: shall not be contrary to the public interest

Granting the variance, with conditions as proposed by staff, will not be contrary to the public interest. The public interest is generally served by maintaining the code-required setbacks from property lines to allow for drainage, proper separation of structures for fire safety and also for aesthetic reasons. The existing building line, and the provided setback of 0.93' does not unduly impact drainage or safety. Between the two lots (32 & 33) a minimum fire separation of 7.5 feet would be maintained on any new development on lot 33.

b: may be authorized if, where owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship

As detailed above, unnecessary and undue hardships will be created for the applicant by a literal interpretation of the provisions of Article III, Division 4, Section 16-101(1)(c)(3) which requires a minimum 7.5 foot side yard setback.

(2) Financial hardship is not to be considered alone as sufficient evidence of a hardship.

The petitioner has not expressed financial hardship as a justification for being granted the variance.

VII. Staff Recommendation:

Approval of variance request BA-17-10 with the following conditions:

1. The variance is limited to the 24.30' section of the existing home currently located on the south side of the lot within the side setback area. No expansion of the structure shall be permitted within the side yard setback area, other than the existing structure. (Planning)
2. The variance shall become void upon removal of the any portion of the structure that brings the site into compliance with applicable zoning regulations. (Planning)
3. Only single-family structures are permitted in the Residential Low – 3 (RL-3) zoning district. The existing single-family attached (duplex) on lot 32 is a legal non-conforming use, but lot 33 is limited to one single-family unit. (Planning)

ZONING BOARD OF ADJUSTMENTS AND APPEALS ACTION – October 30, 2017

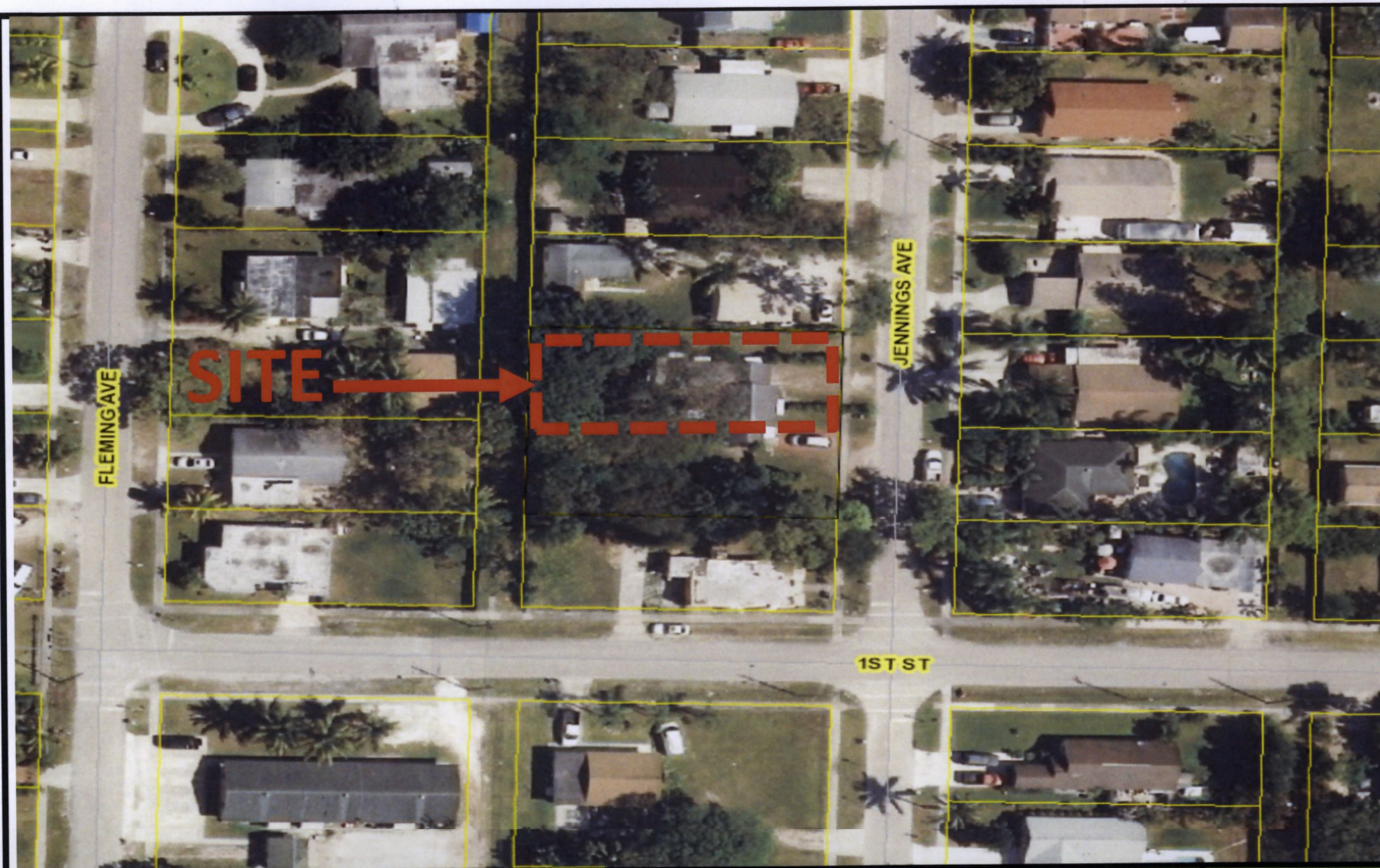
Dannette Fitzgerald, Chairperson

Attest:

Joanna Cunningham, City Clerk

Attachments:

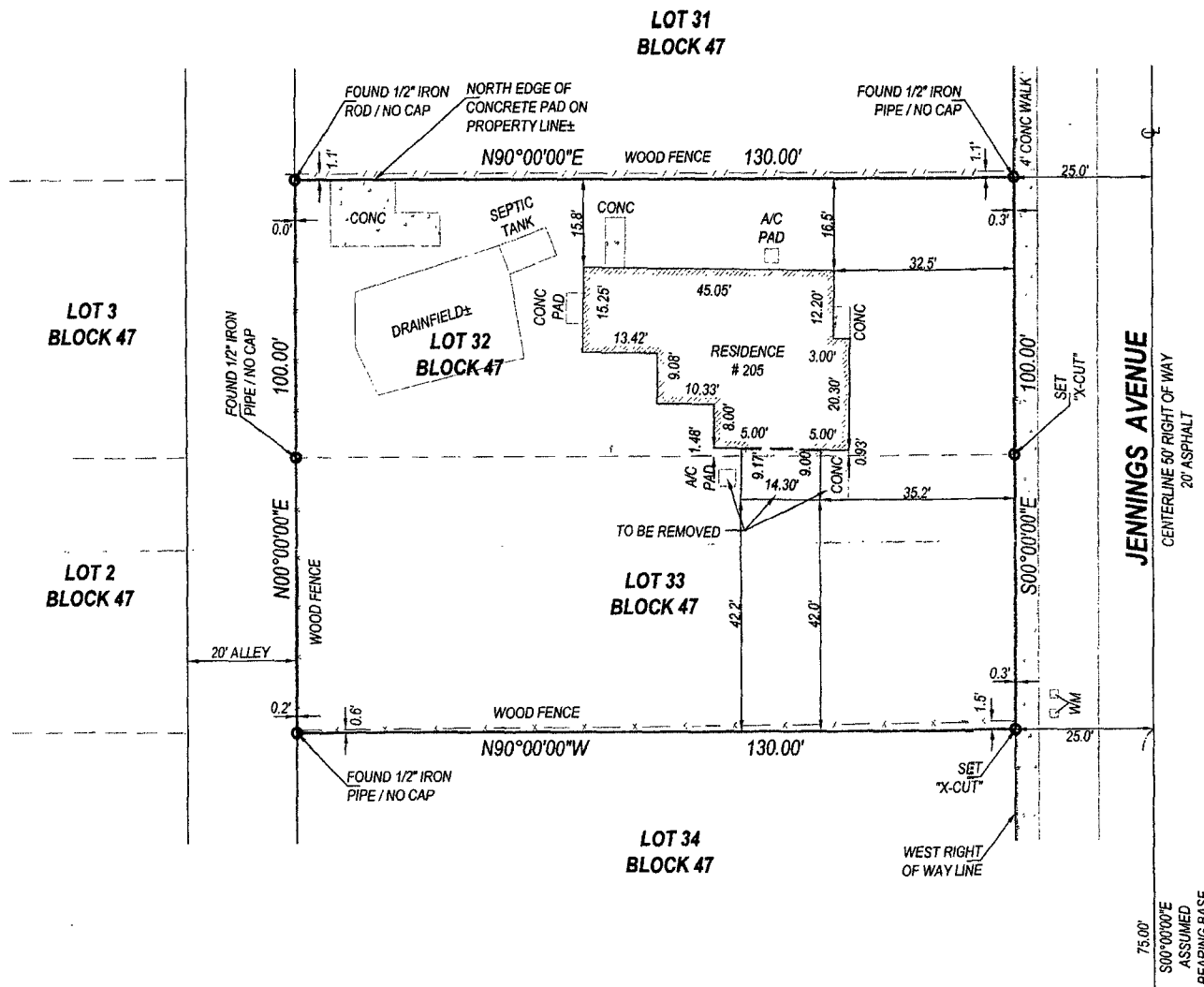
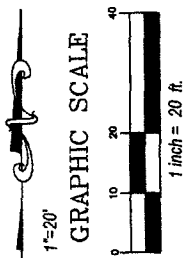
1. Aerial Map
2. Survey



205 Jennings Avenue
BA-17-10

Prepared By:
Planning and Engineering
Dept.
City of Greenacres
5800 Melaleuca Lane
Greenacres, FL 33463





PROPERTY ADDRESS:

205 JENNINGS AVENUE
GREENACRES, FL 33463

FLOOD ZONE: "X"

Panel No: FEMA LOMR
Date: JUNE 6, 2003

CERTIFIED TO:

1. MARK ROMANELLI

LEGAL DESCRIPTION:

LOT THIRTY-TWO (32), BLOCK FORTY-SEVEN (47), GREENACRES PLAT NO. 2, CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STATUTES.
2. THE SURVEY MAP AND REPORT AND THE SIGNATURE AND THE ORIGINAL RAISED SEAL ARE REQUIRED FOR THE SURVEY TO BE VALID.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS ARE NOT SHOWN.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON THE MAP.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION IS REQUIRED FOR THE SURVEY TO BE VALID.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS ARE PROHIBITED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
8. SURVEY SUBJECT TO RESERVATIONS, RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW IS PRESENT ON THE FACE OF THIS MAP, THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE RECORDS.
10. FENCES SHOWN FOR LOCATION PURPOSES ONLY.

CITY OF GREENACRES

Interoffice Memorandum
2017.010EB.003

TO: Planning Commission and Zoning Board of Adjustment and Appeals
THROUGH: Andrea McCue, City Manager
FROM: Kara L. Irwin Ferris, Planning and Engineering Director *KLF*
SUBJECT: **Education Opportunity**
DATE: October 26, 2017

The Planning and Engineering Department has become aware of an important training opportunity, being held conveniently nearby in Palm Springs on November 17, 2017. This learning experience is suitable for members of the Planning Commission and the Zoning Board of Adjustment and Appeals and extremely helpful in newly appointed Board Members.

Please review the attached flier and contact Evelyn Bach, at 642-2054 as soon as possible if you would like to attend. The City will make all the arrangements, including covering the registration fee.



American Planning Association
Florida Chapter
Treasure Coast Section

Second Annual

Planning Officials Training Workshop

Friday, November 17, 2017
7:30am - 4:30pm Lunch will be provided!

Village of Palm Springs Council Chambers
226 Cypress Lane - Palm Springs, FL 33461

Are you an appointed advisory board member or an elected official making planning and zoning recommendations or decisions for your local government? If so, then this one-day workshop, organized by the *Treasure Coast Section of the Florida Chapter, American Planning Association*, is tailored just for you!

Planning officials will receive basic instruction and information about...

- Planning principles and process
- Responsibilities of various advisory boards
- Legal considerations
- How to run an effective board meeting
- Sustainability
- Urban Design
- Economics of new development/growth
- Current trends
- Public participation methods

Each participant will leave the course with a Certificate of Completion and copies of all materials presented throughout the day.

IMPORTANT:

Doors will open at 7:30am for registration, networking, and a continental breakfast. The program will begin promptly at 8:00am.

Please contact the following for any questions:
Kim Glas-Castro, AICP at kglas-castro@vpsfl.org or 561.434.5086

For additional information and other news & events, please visit the Treasure Coast Section's website at:
<http://www.floridaplanning.org/apa-fl-sections/treasure-coast/>

Please register by...
November 10th
for the reduced rate and to guarantee a seat!

Early Registration
(before November 10th) only...

\$25^{.00}
per person

Registration by... November 15th = \$35.00
November 16th & 17th = \$45.00
(space permitting)

To register and pay via **PayPal** please visit the following link or scan the QR code below:

floridaplanning.org/tcplanningworkshop



Hosted By:



Co-Sponsored By:

