

CITY OF GREENACRES, FLORIDA

AGENDA

City Council Meeting

Monday, March 6, 2017 – 7:00 p.m.

City Hall Council Chambers 5800 Melaleuca Lane

Mayor and City Council

Samuel J. Ferreri, Mayor

Jonathan G. Pearce, Deputy Mayor
Lisa Rivera, Councilwoman
District I
Peter A. Noble, Councilman
District II
Judith Dugo, Councilwoman
District III
Paula Bousquet, Councilwoman
District V

Administration

Andrea McCue, City Manager James D. Stokes, City Attorney Joanna Cunningham, City Clerk

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Joanna Cunningham at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.

Attention All Lobbyists: Palm Beach County Code of Ordinances, Article VIII, entitled "Lobbyist Registration" requires the registration of all lobbyists prior to engaging in any lobbying activity with the City Council, any City Board or Committee, or any employee as defined in the aforementioned Palm Beach County Ordinance. Copies of the Palm Beach County Ordinance are available upon request in the City Clerk's Office.

Web-Site: http://www.ci.greenacres.fl.us

Agenda City Council Meeting Monday, March 6, 2017 - 7:00 p.m.

Notice: Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to F.S. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

- 1. <u>Call To Order and Roll Call.</u>
- 2. Pledge of Allegiance to the Flag.
- 3. Comments From the Public for Agenda Items Only.
- 4. Agenda Approval.
 - A. Additions, deletions, or substitutions to the Agenda.
 - B. Motion to approve and adopt entire agenda as set.
- 5. Special Business.
 - A. <u>Proclamation:</u> "Public Procurement Recognition Month" for March 2017 Samuel J. Ferreri, Mayor.
 - B. <u>Proclamation:</u> "Problem Gambling Awareness Month" for March 2017 Samuel J. Ferreri, Mayor.

6. Consent Agenda.

- A. Motion to Approve Consent Agenda.
 - 1. <u>Official Minutes:</u> City Council Meeting of February 6, 2017 Joanna Cunningham, City Clerk.
 - 2. Resolution No. 2017-01: a Resolution abandoning and vacating a portion of a 20-foot utility easement located on the plat of Riverbridge Centre, as recorded in Plat Book 53, pages 186 and 187 of the Official Records of Palm Beach County, Florida, as requested by Bohler Engineering, agent for the owner, MSKP River Bridge; providing for repeal of conflicting Resolutions; providing for severability; and providing for an effective date; pursuant to Staff Memo. Kara Irwin-Ferris, Acting Planning and Engineering Director.
 - 3. Resolution No. 2017-05: a Resolution commending the Florida Association of City Clerks for its 45th Anniversary Joanna Cunningham, City Clerk.

7. Regular Agenda.

- A. PUBLIC HEARING: Ordinance No. 2017-02: First Reading; an Ordinance amending Chapter 16, Article VI, Sign Regulations, Division 1, generally, Section 16-934, and Division 4, Sign Standards, Sections 16-985; to update and clarify the zoning code; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date; pursuant to Staff Memo and Staff Report –Kara Irwin-Ferris, Acting Planning and Engineering Director
- B. PUBLIC HEARING: Ordinance No. 2017-04: First Reading; an Ordinance amending the Capital Improvement Element of the City's Comprehensive Plan to reflect recent changes, as requested by the Planning and Engineering Department; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Division of Community Development; providing for inclusion in the Comprehensive Plan; and providing for an effective date; pursuant to Staff Memo and Staff Report. Kara Irwin Ferris, Acting Planning and Engineering Director.
- C. PUBLIC HEARING: Resolution No. 2017-07: A Resolution approving the application for a Special Exception to allow a convenience store with fuel sales in a Commercial Intensive (CI) Zoning District, located on the northwest corner of Lake Worth Road and Sherwood Forest Blvd at 6025 Lake Worth Road, as requested by the petitioner, Wantman Group, Inc., agent for the owner, RaceTrac Petroleum, Inc.; providing for repeal of conflicting resolutions; and providing for an effective date; pursuant to Staff Memo and Staff Report Kara Irwin Ferris, Acting Planning and Engineering Director.
- D. <u>Site Plan Approval (SP-16-02)</u>: Site Plan Approval for the RaceTrac Market located on the northwest corner of Lake worth Road and Sherwood Forest Boulevard at 6025 Lake Worth Road and Sherwood Plaza; pursuant to Staff Memo and Staff Report Kara Irwin-Ferris, Acting Planning and Engineering Director.
- E. <u>Site Plan Amendment (SP-84-05G)</u>: Site Plan Amendment for Buttonwood Plaza (Dunkin Donuts) located at 3098 S. Jog Road pursuant to Staff Memo and Staff Report. Kara Irwin-Ferris, acting Planning and Engineering Director.
- F. Resolution No. 2017-08: A Resolution authorizing the execution of the FY 2016-2017 Interlocal Agreement between Palm Beach County and the City of Greenacres for the full reimbursement of Emergency Medical Services Grant Equipment in the amount of \$21,478.00; and providing for an effective date; pursuant to Staff Memo. Mark Pure, Fire Chief.

- 8. Comments from the Public.
- 9. <u>Discussion Items:</u>
 - A. Resign to Run Vacancy Discussion James Stokes, City Attorney.
- 10. Staff Comments.
 - A. <u>City Manager's Report.</u>
 - B. <u>City Attorney's Report.</u>
- 11. <u>Mayor and City Council Reports.</u>
- 12. Adjournment.

NOTICE OF COUNCIL MEETINGS AND AGENDAS

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called on the second and fourth Mondays of the month, or whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A public copy of the complete agenda is also available for review in the City Clerk's Office at City Hall. Questions regarding the agenda should be directed to the City Clerk at 642-2006.

March 2017 - Calendar of Meetings and Events

03-07-17	Zoning Board of Adjustments & Appeals Meeting	7:00 p.m.
03-14-17	Election Day	
03-15-17	Code Enforcement Board	3:00 p.m.
03-15-17	Planning Commission Meeting	7:00 p.m.
03-16-17	Charter Review Committee	10:30 a.m.
03-20-17	City Council Meeting	7:00 n m
	Oath of Office- Mayor and Council	7:00 p.m.
03-28-17	Zoning Board of Adjustments & Appeals Meeting	Tentative

April 2017 - Calendar of Meetings and Events

04-03-17	Board Appreciation Reception & City Council Meeting	6:00 p.m.
04-05-17	Planning Commission Meeting	7:00 p.m.
04-06-17	Charter Review Committee	5:30 p.m.
04-17-17	City Council Meeting	7:00 p.m.
04-19-17	Planning Commission Meeting	7:00 p.m.
04-20-17	Charter Review Committee	10:30 a.m.
04-25-17	Zoning Board of Adjustments & Appeals Meeting	Tentative

PROCLAMATION



OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, PROCLAIMING "PUBLIC PROCUREMENT RECOGNITION MONTH" FOR MARCH, 2017.

WHEREAS, the public procurement profession plays a significant role in the efficiency and effectiveness of both government and business; and

WHEREAS, in addition to the purchase of goods and services, the Greenacres Purchasing Division adds value to the organization by performing such functions as reviewing requests for materials and services for quality and cost effectiveness through the requirements of Florida Statutes and the City's Purchasing Policy, and obtain proper authorization to conservatively spend taxpayer's dollars in accordance with an approved budget; and

WHEREAS, the Purchasing Division is committed to providing high caliber strategic, logistical and operational support to all departments within the City; and

WHEREAS, the Purchasing Division and the City of Greenacres recognize, support, and practice the public procurement values and guiding principles of accountability, ethics, impartiality, professionalism, service and transparency, established by the National Institute of Governmental Purchasing (NIGP) – The Institute for Public Procurement, as fundamental tenants of the public procurement profession; and

WHEREAS, the NIGP has proclaimed the month of March as "Public Procurement Recognition Month" to further expand the awareness of the purchasing professionals' role to governmental officials, the general public, business and corporate leaders.

NOW, THEREFORE, I, Samuel J. Ferreri, Mayor of the City of Greenacres, do hereby proclaim "Public Procurement Recognition Month" for March, 2017 in the City of Greenacres, Florida, and urge residents to acknowledge and appreciate the due diligence of the purchasing professionals of the City who oversee and administer our purchasing principles, policies, and practices.

Given under my Hand and Seal of the City of Greenacres, Florida, this 6th day of March, 2017.
Samuel J. Ferreri, Mayor
Attest:
Joanna Cunningham, City Clerk

PROCLAMATION



OF THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, PROCLAIMING "PROBLEM GAMBLING AWARENESS MONTH" FOR MARCH, 2017.

WHEREAS, the National Council on Problem Gambling has designated March 2017 as Problem Gambling Awareness Month; and

WHEREAS, the City of Greenacres desires to demonstrate its support in addressing problem gambling and to support the initiative of the Florida Council on Compulsive Gambling to bring awareness to the issues surrounding problem gambling in our community; and

WHEREAS, problem gambling is a public health issue which impacts family, friends and businesses with significant societal and economic costs, affecting more than one million Floridians of all ages, races and ethnic backgrounds in all communities; and

WHEREAS, each problem gambler directly affects 8-10 other individuals with negative consequences to personal and social relationships; and

WHEREAS, the Florida Council on Compulsive Gambling's public awareness campaign provides an opportunity to educate the public, policymakers, educators, businesses, mental health providers, criminal justice professionals and others, about the adverse effects of gambling, its social, legal, financial and emotional impacts, as well as available treatment; and

WHEREAS, problem gambling is treatable for those who seek help minimizing the harm to individuals and to society as a whole; and

WHEREAS, numerous individuals, professionals, and organizations who are dedicated to assisting families in need can participate in preventing problem gambling by promoting the statewide 24-hour HelpLine 888-ADMIT-IT, and by making assessments and treatment readily available.

NOW, THEREFORE, I, Samuel J. Ferreri, Mayor of the City of Greenacres, hereby proclaim March 2017 as "Problem Gambling Awareness Month" and urge all citizens to help guide those affected by this destructive behavior to seek treatment.

Given under my Hand and Seal of the City of Greenacres, Florida this 6th day of March, 2017.
Samuel J. Ferreri, Mayor
Attest:
Joanna Cunningham, City Clerk



OFFICIAL MINUTES

CITY OF GREENACRES 5800 Melaleuca Lane Greenacres, FL 33463

CITY COUNCIL MEETING Monday, February 6, 2017 - 7:00 P.M.

1. <u>Call To Order and Roll Call.</u>

Mayor Ferreri called the City Council Meeting of Monday, February 6, 2017 to order at 7:00 p.m. City Clerk Joanna Cunningham called the roll.

ROLL CALL:

Council Present:

Samuel J. Ferreri, Mayor Jonathan G. Pearce, Deputy Mayor Lisa Rivera, Councilwoman Peter A. Noble, Councilman Judith Dugo, Councilwoman Paula Bousquet, Councilwoman

Attendees from Public: 12

Press: 1

Staff Present:

Andrea McCue, City Manager
James D. Stokes, City Attorney
Joanna Cunningham, City Clerk
Michael Grimm, Director/Building
Jim McInnis, Director/Finance
Kara Ferris, Acting Director/Planning & Engineering
Mark Pure, Fire Chief/Fire Rescue Department
Suzanne Skidmore, Director/Human Resources
Carlos Cedeño, Director/Public Works
Suzanne Skidmore, Director/Human Resources
Melody Larson, Assistant to the City Clerk
Capt. Sean Murray/PBSO
Maj. Steve Martino/PBSO

2. Pledge of Allegiance to the Flag.

Mayor Samuel J. Ferreri led the Pledge of Allegiance.

3. Comments From the Public for Agenda Items Only.

Mayor Ferreri asked if there were comments from the public; hearing none, he continued with the Agenda.

4. Agenda Approval.

A. Additions, deletions, or substitutions to the Agenda.

B. Motion to approve and adopt entire agenda as set.

Mayor Ferreri inquired if there were any additions, deletions or substitutions to the Agenda; hearing none, he called for a motion.

MOTION: Councilwoman Rivera made a motion to approve the Agenda as

presented. Councilwoman Dugo seconded the motion.

VOTE ON In Favor: Deputy Mayor Pearce, Councilwoman Rivera, **THE MOTION:** Councilman Noble, Councilwoman Dugo, and

Councilwoman Bousquet.

Motion carried: 5 - 0.

5. **Special Business**.

A. <u>Proclamation:</u> "Hands Only CPR Day" for February 11, 2017 - Samuel J. Ferreri, Mayor.

City Clerk Joanna Cunningham read the proclamation into the record.

MOTION: Councilwoman Dugo a made a motion to proclaim February 11,

2017 as "Hands Only CPR Day". Councilwoman Bousquet

seconded the motion.

VOTE ON In Favor: Deputy Mayor Pearce, Councilwoman Rivera,

THE MOTION: Councilman Noble, Councilwoman Dugo, and

Councilwoman Bousquet.

Motion carried: 5 - 0.

B. <u>Proclamation:</u> "Random Acts of Kindness Week" for February 12-18, 2017 – Samuel J. Ferreri, Mayor.

City Clerk Joanna Cunningham read the proclamation into the record.

MOTION: Councilwoman Bousquet a made a motion to proclaim the week

of February 12-18, 2017 as "Random Acts of Kindness Week".

Councilwoman Dugo seconded the motion.

VOTE ON In Favor: Deputy Mayor Pearce, Councilwoman Rivera,

THE MOTION: Councilman Noble, Councilwoman Dugo, and

Councilwoman Bousquet.

Motion carried: 5 - 0.

C. **Proclamation:** "Pink Shirt Day" for February 22, 2017 – Samuel J. Ferreri, Mayor.

City Clerk Joanna Cunningham read the proclamation into the record.

MOTION: Councilwoman Rivera made a motion to proclaim February 22,

2017 as "Pink Shirt Day". Councilman Noble seconded the

motion.

VOTE ONIn Favor: Deputy Mayor Pearce, Councilwoman Rivera, THE MOTION: Councilman Noble, Councilwoman Dugo, and

Councilwoman Bousquet.

Motion carried: 5 - 0.

6. Consent Agenda.

A. Mayor Ferreri asked Council if they wished to pull any of the six (6) Consent Agenda items; hearing none, he called for a motion.

- 1. <u>Official Minutes:</u> City Council Meeting of January 23, 2017 Joanna Cunningham, City Clerk.
- 2. Resolution No. 2017-09 A Resolution adopted by the City Council of the City of Greenacres, Florida, authorizing the Traffic Control Jurisdiction Agreement, Exhibit "A", between the City of Greenacres Palm Beach County Sheriff's Office (PBSO) District 16, and the Harvest Pines Homeowners Association, located on the south side of Melaleuca Lane approximately 1,350 feet east of Sherwood Forest Boulevard; and authorizing the appropriate City officials to execute the Traffic Control Jurisdiction Agreement; pursuant to Staff Memo Kara Irwin-Ferris, Acting Planning and Engineering Director.
- 3. <u>Las Ramblas Plat Approval (SP-15-03)</u> —Plat approval for the Las Ramblas development located approximately 630 feet west of South Jog Road adjacent to Ramblewood Court; pursuant to Staff Memo. Kara Irwin-Ferris, Acting Planning and Engineering Director.
- 4. <u>Santa Catalina Plat Approval (SP-15-04)</u> –Plat approval for the Santa Catalina development located on the northwest corner of South Jog Road and Jog Park Drive at 3145, 3197, and 3229 South Jog Road; pursuant to Staff Memo Kara Irwin-Ferris, Acting Planning and Engineering Director.
- 5. <u>Board Appointments-</u> Charter Review Committee Appointments by Councilwoman Paula Bousquet and Mayor Samuel Ferreri. pursuant to Staff Memo Andrea McCue, City Manager.

6. Request for Use - "Harmony in the Streets" – Granting PBSO the use of the Leisure Services Bus for "Harmony in the Streets"; pursuant to Staff Memo – Michelle Thompson, Leisure Services Director.

MOTION: Councilwoman Bousquet made a motion to approve

the six (6) Consent Agenda items. Councilwoman

Dugo seconded the motion.

VOTE ONIn Favor: Deputy Mayor Pearce, Councilwoman
THE MOTION:
Rivera, Councilman Noble, Councilwoman

Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

7. Regular Agenda:

A. PUBLIC HEARING Ordinance No.2017-01: Second Reading; Amending Chapter 14, Traffic and Vehicles, Article I entitled "In General" and Article II entitled "Stopping, Standing, Parking" and repeal of Article III of the City of Greenacres Code of Ordinances providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in Code; and providing for an effective date; pursuant to Staff Memo – Michael Grimm, Building Director.

City Clerk Joanna Cunningham read Ordinance No. 2017-01 into the record on second reading.

Building Director Michael Grimm reported that this code amendment regulates the parking and storage of vehicles and vessels for the purpose of preserving the aesthetics and character of the City. This amendment was required due to the recent PBSO merger and the implementation of a new citation system. This Ordinance passed on first reading on January 23, 2017 with no recommended changes; therefore, staff recommended approval of Ordinance No. 2017-01.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2017-01 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Councilman Noble made a motion to approve

Ordinance No. 2017-01 on second reading.

Councilwoman Rivera seconded the motion.

VOTE ON THE MOTION:

In Favor: Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and

Councilwoman Bousquet.

Motion carried: 5 - 0.

B. Ordinance No. 2017-06: First Reading; Amending Article II, Sec. 2-26 and Sec. 2-27, of the Greenacres Code of Ordinances, increasing the compensation of the Mayor and members of the City Council; providing for a cost of living; providing for certain benefits; providing for a repealer; providing for severability; providing for inclusion in the Code; and providing for an effective date; pursuant to Staff Memo – James D. Stokes. City Attorney.

City Clerk Joanna Cunningham read Ordinance No. 2017-06 into the record on first reading.

On January 23, 2017, based on Council direction, City Attorney James Stokes presented a salary comparison for Mayor and Council salaries of surrounding municipalities in Palm Beach County that showed Greenacres as one of the lowest paid. Ordinance No. 2017-06 combines salaries and expenses. Section 2-27 provides health insurance benefits and a health insurance opt out provision. City Attorney Stokes noted that a budget adjustment to the 2017 budget would be required.

Mayor Ferreri questioned the cost of the budget adjustment and noted that the Charter states Council cannot receive a salary increase until the next election cycle.

City Attorney Stokes estimated that an initial increase of \$32,000 would be added to the 2017 budget for the remaining 6 months of FY 2017. He disagreed with the Mayor's interpretation of the Charter; no individual member can enact any changes. His personal interpretation is that the increase cannot take effect during the term of the members passing the increase. He stated it would be inequitable to provide half of Council \$20,000 and the other half \$6,000. He explained that Ordinance No. 2017-06 provides the increase for Mayor and Council after the next municipal election and is in line with how the increase was budgeted.

Councilmembers discussed compensating elected officials; being civil servants; prior elections; attracting quality elected officials by offering competitive salaries; the responsibilities of elected officials; historically Councilmembers having to wait until their next election to receive salary increases; serving the community; elected officials doing this job to make a difference for the City and their respective districts; the time spent is tremendous; volunteerism, and those elected officials who do not feel a need for an increase do not have to receive one.

Mayor Ferreri called for a motion.

MOTION: Councilwoman Dugo made a motion to approve

Ordinance 2017-06 on first reading as presented by

staff. Councilman Noble seconded the motion.

VOTE ON THE MOTION:

In Favor: Councilman Noble and Councilwoman Dugo. **Opposed:** Deputy Mayor Pearce, Councilwoman

Rivera and Councilwoman Bousquet.

Motion failed: 3-2.

C. **Presentation on Building Height and Sign Code Changes** – Kara Irwin Ferris, Acting Planning and Engineering Director

Acting Planning and Engineering Director Kara Ferris noted that the proposed zoning text amendments resulted from Council direction during the October 24, 2016 City Council Workshop.

Sign Code Amendment (ZTA-16-04)

Acting Planning and Engineering Director Ferris noted that this amendment would be addressing LED changeable copy signs and wall signs. LED changeable copy signs are being proposed for government use only, for public purposes only and allowing only non-commercial messages. Exceptions include time/temperature signs, gas station price signs and ground signs for government use in Government Use (GU zoning districts. Increased logo areas, multiple colors and trademark designs are also being proposed.

Identification sign height limitations and permitted zoning districts:

- Time and temperature signs: Not to exceed 2 feet in height, permitted at banks and financial institutions with drive-thru's. and are permitted in Commercial General (CG) and Commercial Intensive (CI) districts.
- Gas station signs: Not to exceed 12 feet in height in CG and CI districts.

New language is being added to Sec. 16-985 Identification Signs to include multiple colors, fonts and logos as part of a theme while maintaining architectural consistency.

Proposed language increasing the logo area from 25% to 50% for building wall signs is being added with logos not to exceed the total height of the sign and shall meet distance requirements from the premise area.

These proposed changes are to meet the current standards of technology and provide branding and public messaging.

This code amendment is scheduled for review by the Planning Commission on February 15, 2017.

Mayor Ferreri called on Councilmembers for comments.

Councilwoman Dugo questioned signs for churches and Councilwoman Rivera asked about the status of the electronic marguis.

City Manager Andrea McCue reported that a bid for the electronic marquis will be prepared following adoption of these proposed zoning text amendments.

Mayor Ferreri suggested adding language prohibiting sponsorship language on LED electronic copy signs to prevent free advertising.

Increased Building Height Regulations (ZTA-16-05)

Acting Planning and Engineering Director Ferris noted the current maximum building height of 35 feet in all zoning districts. This amendment resulted from several lost opportunities for development due to current Code restrictions. Increased building heights impact fire rescue demands, adjacent residential structures, Floor Area Ratio in the City's Comprehensive Plan and new development next to existing neighborhoods. Staff looked at placing increased height requirements in the Lake Worth Road Corridor in CG and CI zoning districts and along South Jog Road in the Mixed-Use-Office (MXD-O) zoning district.

Past discussions included increasing the maximum building height to six (6) stories together with design considerations, creating categories, terrracing or step back techniques, scale, creating a new zoning category, overlay zoning category or modifying existing zoning districts.

Staff proposes creating an overlay district specifically for Residential High (RH), Commercial Intensive (CI) and Mixed Use Development-Office (MXD-O) zoning districts with a maximum 6-story height restriction for specific uses with setbacks, terracing and increased landscape buffers.

This zoning text amendment is scheduled for review by the Planning Commission in March 2017.

Mayor Ferreri called on Councilmembers for comments.

The Mayor and Councilmembers discussed elevators; open parking garages, fire lanes, establishing a maximum height (not just number of stories), use test sites checking setbacks, shade/shadow, place 6-story building along Lake Worth Road and South Military Trail and the 5-story buildings along South Jog Road to maintain character; the intent is to increase economic development while protecting residential properties; the City landscaping codes being uninviting to certain developers; balancing higher development with adjacent residential properties; a City department attracting new business; look at purchasing a large tract of land next to Freedom Park for national volleyball courts.

8. Comments from the Public. None.

9. <u>Discussion Items</u>:

A. Rambo Park Community Meeting Update - Carlos Cedeño, Public Works Director.

Public Works Director Carlos Cedeño reported 22 residents in attendance at the Community Meeting held on January 25, 2017 at Rambo Park. Topics ranged from additional lighting in the park, court usage, trimming back trees, fencing, criminal activities and expanding the parking lot. He reported meeting with a lighting consultant to improve safety and a purchase order has been prepared to raise the electrical box in the northeast corner of the fence to prevent liability.

Rambo Park is a heavily used park. Many residents agreed that the parking lot expansion is needed. One option is to install slanted parking. Public Works Director Cedeño noted that with Council approval, staff could proceed with hiring an engineering consultant to reconfigure/expand the parking lots at Rambo Park and the former City Hall building. Overall, residents liked attending and wanted to see more community meetings held quarterly or bi-annually.

Councilmembers commented on basketball pick-up games played on Monday nights; the tennis courts being used as a soccer field; inviting Benjamin Wade to a future Council meeting to discuss proposed improvements, non-residents using City courts, consider repairing the tennis courts or convert the tennis courts into a soccer field, PBSO must remedy criminal activity prior to making any improvements visit neighboring communities next to other City parks to get resident feedback, liability, all City parks should be reviewed for restructuring not just parks in one district, lighting timers past 10:00 p.m., Pine Ridge South III residents seeing kids jump the wall to the park; municipalities eliminating tennis courts at smaller parks and building tennis centers, deciding on improvements at Rambo Park and holding a Council workshop to look at other City parks; have staff do further research on other City park assets, basketball being a big parking generator; move basketball playing to other parks with supervision; the two biggest basketball playing parks are Burrowing Owl and Rambo Park; converting shuffleboard courts to basketball courts.

Public Works Director Cedeño explained that it is an ongoing battle to maintain the tennis poles. Community interest has changed from tennis to soccer. In order to convert the tennis courts to a soccer field, a rubber surface and additional fencing would be needed. It would be a capital improvement undertaking and would require further research. As for reports of criminal activities, residents are encouraged to call if they see something.

Ola Sierra, resident of 38th Street, commented that the tennis courts were not being used and that soccer was played more frequently. She disagreed with Deputy Mayor Pearce's earlier comments about tennis and pointed out that basketball and soccer are more prevalent.

Deputy Mayor Pearce noted that the residents who live along 57th Avenue were concerned over the frequent break-ins as recorded by home security systems. Now with soccer and basketball being played at Rambo Park, it increased their level of concern.

Ms. Sierra [inaudible].

Deputy Mayor Pearce pointed out that two years earlier, the issue wasn't insufficient parking, it was loitering after the park was closed and drug activities.

Councilwoman Bousquet asked PBSO Capt. Sean Murray if Rambo Park suffers a disproportionate level of crime than other parks.

Capt. Murray reported that drug activity levels were even throughout the City. Activity at Rambo Park consists mainly of juvenile activities. He urged residents that see something, to say something.

Mayor Ferreri emphasized the need to look at other basketball facilities in the City and direct the players to those locations. This would eliminate the need to add more parking at Rambo Park. He urged staff to check the surveillance cameras.

Discussion among the Mayor, Councilmembers and staff followed on the various City parks that provide basketball courts and soccer fields; confirm if the tennis courts at Rambo Park were built with FRDAP grant funds and if so, notify the state of the City's proposed intent to convert it to a soccer field; calculate the size of soccer fields and consider indoor soccer; determine the exact use of Rambo Park.

Mayor Ferreri directed staff to survey other City parks with basketball courts that provide sufficient parking and review their utilization. If space is available, move basketball traffic to those parks. Look at availability on Monday nights at those parks.

City Manager Andrea McCue noted that staff would assess park usage and provide a recommendation to Council.

B. Board Appointment- Board of Trustees Member – Andrea McCue, City Manager.

City Manager McCue reminded Mayor and Council that a memorandum would be forthcoming announcing an open nomination period to fill a PSO/FF Board of Trustees vacancy. She emphasized that a City employee who is a resident could be appointed to the board. The next meeting is scheduled for March 6th.

C. Interlocal Agreement for Fire Protection and Emergency Medical Services between the City of Greenacres and the City of Atlantis – Andrea McCue, City Manager.

City Manager McCue reported that Deputy Mayor Pearce had requested a review of the Greenacres/Atlantis Interlocal agreement for fire protection and EMS services to determine Atlantis' responsibilities. She noted on Page 3, Section 4B, Greenacres will provide training, equipment, and personnel and on Page 5 are the terms and associated costs; however, other than the items listed, the agreement does not state that Atlantis will provide anything additional.

Deputy Mayor Pearce was concerned that there was no provision to cover the cost of a ladder truck and asked if any of the monies received from Atlantis were being set aside for future purchases. He wanted to ensure that upon renewing the Interlocal agreement with Atlantis in 2020, the cost of equipment would be added.

Mayor Ferreri noted that due to Atlantis' tax base, they chose to contract with the City since their only other option was to contract with the County. He cautioned against increasing the cost of the contract considerably otherwide Greenacres residents would end up paying the difference. He estimated that the cost to run Station 2 is approximately the same, with or without the Interlocal agreement.

10. <u>Staff Comments:</u>

A. <u>City Manager's Report</u>

CPR Training

City Manager McCue announced that in conjunction with the countywide CPR day, CPR training will be provided at Station 94 on South Jog Road, Saturday, February 11th between 9:00 a.m.- 12:00 p.m. and is open to the public.

Automated External Defibrillator (A.E.D.)

AED devices are being installed through City Hall and City buildings and employee training will be provided.

B. <u>City Attorney's Report.</u> None.

11. <u>Mayor and City Council Reports.</u>

Councilwoman Rivera

She asked Mr. Cedeño about the rubberized surface area for the playground that was discussed during the Community Meeting at Rambo Park. He explained that it is scheduled in future years and is part of the City's maintenance program at all City parks.

Councilwoman Dugo

She asked staff to provide an account of frequency and income for court rentals.

12. Adjournment.

Councilwoman Bousquet moved to adjourn the meeting, seconded by Councilwoman Dugo. The meeting adjourned at 9:02 p.m.

CITY COUNCIL	Respectfully submitted,
Samuel J. Ferreri Mayor	Joanna Cunningham, MMC City Clerk
/mel	Date Approved:

RECEIVED by CITY OF GREENACRES

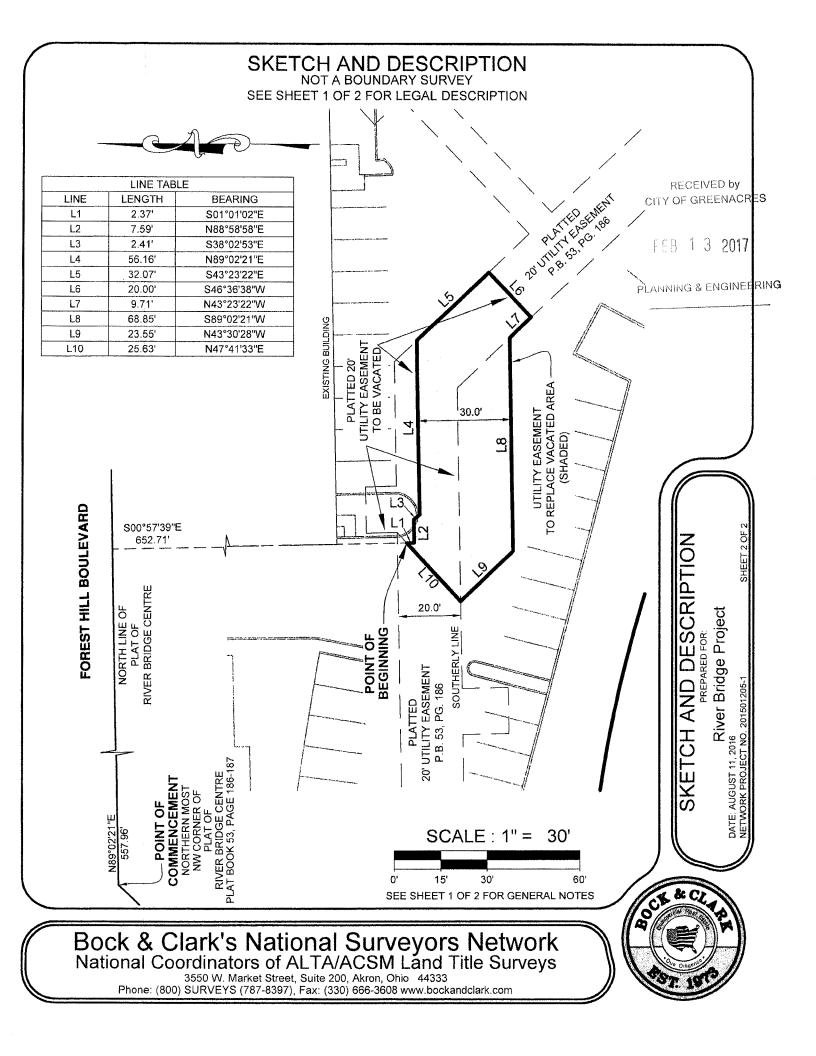
After recording Return To:

FEB 1 3 2017

Matt Buehler Vice President - Retail Operations Kitson & Partners 4500 PGA Boulevard, Suite 400 Palm Beach Gardens, Florida 33418

PLANNING & ENGINEERING

SKETCH AND DESCRIPTION UTILITY EASEMENT TO REPLACE VACATED PORTION RIVER BRIDGE CENTRE



SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

RIVER BRIDGE CENTRE

UTILITY EASEMENT TO REPLACE VACATED PORTION

A UTILITY EASEMENT TO REPLACE THAT VACATED PORTION OF A 20 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF RIVER BRIDGE CENTRE, AS RECORDED IN PLAT 53, PAGES 186 THROUGH 187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST NORTHWEST CORNER OF SAID PLAT OF RIVER BRIDGE CENTRE, RUN NORTH 89°02'21" EAST ALONG THE NORTH LINE OF SAID PLAT OF RIVER BRIDGE CENTRE, FOR 557.96 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 00°57'39" EAST, FOR 652.71 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING RUN ALONG SAID UTILITY EASEMENT THE FOLLOWING (10) COURSES;

- 1. SOUTH 01°01'02" EAST, FOR 2.37 FEET TO A POINT;
- 2. THENCE RUN NORTH 88°58'58" EAST, FOR 7.59 FEET TO A POINT;
- 3. THENCE RUN SOUTH 38°02'53" EAST, FOR 2.41 FEET TO A POINT;
- 4. THENCE RUN NORTH 89°02'21" EAST, FOR 56.16 FEET TO A POINT;
- 5. THENCE RUN SOUTH 43°23'22" EAST, FOR 32.07 FEET TO A POINT;
- 6. THENCE RUN SOUTH 46°36'38" WEST, FOR 20.00 FEET TO A POINT;
- 7. THENCE RUN NORTH 43°23'22" WEST, FOR 9.71 FEET TO A POINT;
- 8. THENCE RUN SOUTH 89°02'21" WEST, FOR 68.85 FEET TO A POINT;
- 9. THENCE RUN NORTH 43°30'28" WEST, FOR 23.55 FEET TO A POINT;
- 10. THENCE RUN NORTH 47°41'33" EAST, FOR 25.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 0.063 ACRES OR 2,753 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PLAT OF RIVER BRIDGE CENTRE, PALM BEACH COUNTY, FLORIDA TO BEAR NORTH 89°02'21" EAST, PER PLAT BOOK 53, PAGE 186-187.
- 2. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- 3. COPYRIGHT 2017 BY BOCK & CLARK, CORP. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK, CORP.

02-10-2017

MARK G. LEIST REGISTRATION NO. PSM 5836

IN THE STATE OF FLORIDA DATE OF SKETCH: AUGUST 11, 2016

DATE OF LAST REVISION: JANUARY 4, 2017

SURVEY PERFORMED BY: BOCK & CLARK CORP. L.B. 7386 8111 BLAIKIE COURT, SUITE B SARASOTA, FL 34240

PHONE: (800) 787-8395 FAX: (941) 379-3083

EMAIL: myukoder@bockandclark.com

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S EMBOSSED SEAL

Bock & Clark's National Surveyors Network National Coordinators of ALTA/ACSM Land Title Surveys

3550 W. Market Street, Suite 200, Akron, Ohio 44333 Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com

RECEIVED by

CITY OF GREENACRES

FEB 1 3 2017

PLANNING & ENGINEERING

Bridge Project ē .≥

AUGUST DATE



RECEIVED by
CITY OF GREENACRES

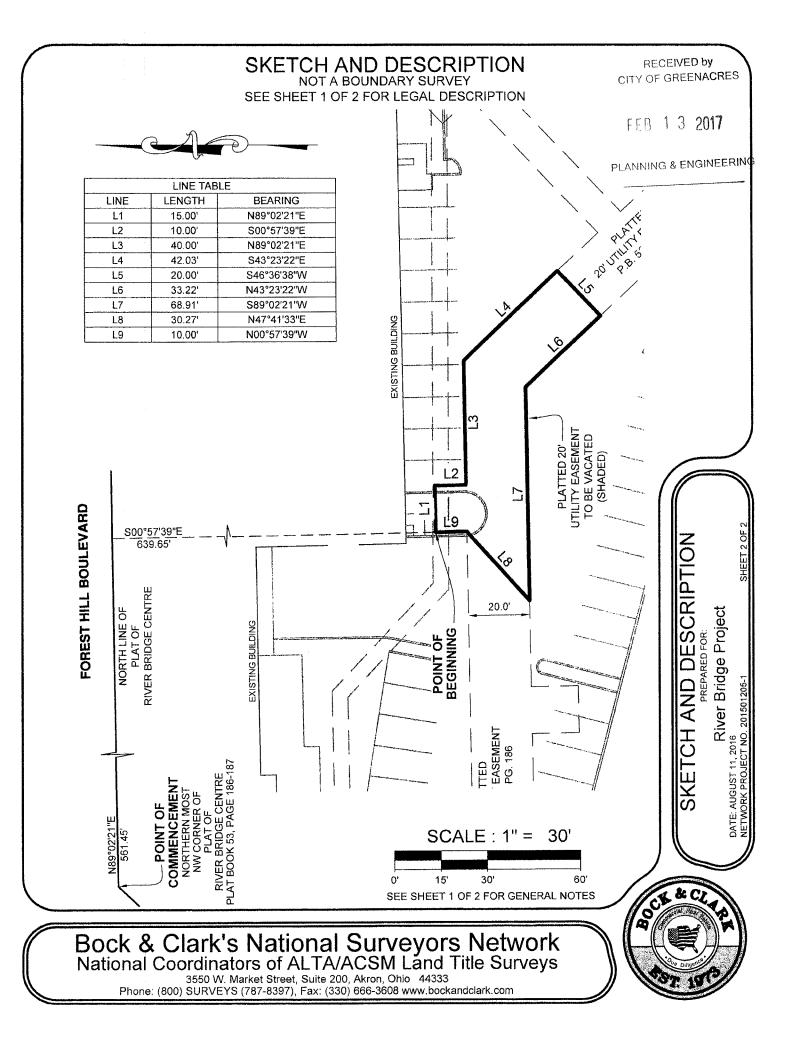
After recording Return To:

FEB 1 3 2017

Matt Buehler Vice President - Retail Operations Kitson & Partners 4500 PGA Boulevard, Suite 400 Palm Beach Gardens, Florida 33418

PLANNING & ENGINEERING

SKETCH AND DESCRIPTION PORTION OF PLATTED 20' UTILITY EASEMENT TO BE VACATED RIVER BRIDGE CENTRE



SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

RECEIVED by CITY OF GREENACRES

RIVER BRIDGE CENTRE

FEB 1 3 2017

PORTION OF PLATTED 20 FOOT UTILITY EASEMENT TO BE VACATED

THAT PORTION OF A 20 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF RIVER BRIDGE CENTRE, AS RECORDED IN PLAT 53, PAGES 186 THROUGH 187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST NORTHWEST CORNER OF SAID PLAT OF RIVER BRIDGE CENTRE, RUN NORTH 89°02'21" EAST ALONG THE NORTH LINE OF SAID PLAT OF RIVER BRIDGE CENTRE, FOR 561.45 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE RUN SOUTH 00°57'39" EAST, FOR 639.65 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING RUN ALONG SAID 20 FOOT UTILITY EASEMENT THE FOLLOWING (9) COURSES;

- 1. NORTH 89°02'21" EAST, FOR 15.00 FEET TO A POINT;
- 2. THENCE RUN SOUTH 00°57'39" EAST, FOR 10.00 FEET TO A POINT;
- 3. THENCE RUN NORTH 89°02'21" EAST, FOR 40.00 FEET TO A POINT;
- 4. THENCE RUN SOUTH 43°23'22" EAST, FOR 42.03 FEET TO A POINT;
- 5. THENCE RUN SOUTH 46°36'38" WEST, FOR 20.00 FEET TO A POINT;
- 6. THENCE RUN NORTH 43°23'22" WEST, FOR 33.22 FEET TO A POINT;
- 7. THENCE RUN SOUTH 89°02'21" WEST, FOR 68.91 FEET TO A POINT;
- 8. THENCE RUN NORTH 47°41'33" EAST, FOR 30.27 FEET TO A POINT;
- 9. THENCE RUN NORTH 00°57'39" WEST, FOR 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 0.049 ACRES OR 2,142 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PLAT OF RIVER BRIDGE CENTRE, PALM BEACH COUNTY, FLORIDA TO BEAR NORTH 89°02'21" EAST, PER PLAT BOOK 53, PAGE 186-187.
- 2. I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- 3. COPYRIGHT 2017 BY BOCK & CLARK, CORP. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK, CORP.

02-10-2017 DATE

MARK G. LEIST

REGISTRATION NO. PSM 5836

IN THE STATE OF FLORIDA DATE OF SKETCH: AUGUST 11, 2016

DATE OF LAST REVISION: JANUARY 4, 2017

SURVEY PERFORMED BY: BOCK & CLARK CORP. L.B. 7386 8111 BLAIKIE COURT, SUITE B

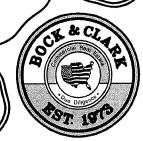
SARASOTA, FL 34240 PHONE: (800) 787-8395 FAX: (941) 379-3083

EMAIL: mvukoder@bockandclark.com

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S EMBOSSED SEAL

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys

3550 W. Market Street, Suite 200, Akron, Ohio 44333 Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com KETCH AND DESCRIPTION PREPARED FOR.



ct SHEFT 1 OF 2

River Bridge Proj

RESOLUTION NO. 2017-01

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ABANDONING AND VACATING A PORTION OF A 20-FOOT UTILITY EASEMENT LOCATED ON THE PLAT OF RIVERBRIDGE CENTRE, AS RECORDED IN PLAT BOOK 53, PAGES 186 AND 187 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, AS REQUESTED BY BOHLER ENGINEERING, AGENT FOR THE OWNER, MSKP RIVER BRIDGE; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a portion of a twenty foot wide easement was provided in the River Bridge
Centre plat as recorded in Plat Book 53, Pages 186 and 187 of the Public Records of Palm
Beach County, Florida; and

WHEREAS, said easements on River Bridge Centre plat, have become obsolete due to the fact that the existing drainage system will not use this easement; and

WHEREAS, the property owner MSKP River Bridge, LLC, wishes to construct a building expansion; and

WHEREAS, the affected utility company, Palm Beach County Water Utilities

Department, has agreed to the abandonment and relocation of the said drainage easement;

and

WHEREAS, the drainage easement is not necessary for the construction or maintenance of a private drainage system on private property under single ownership.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Resolution No. 2017-01

<u>Section 1.</u> A portion of a twenty foot utility easement located on the existing property are hereby abandoned and vacated by the City of Greenacres. Said utility easement is shown on Exhibit "A" attached hereto.

Section 2. Repeal of Conflicting Resolutions.

All resolutions or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this resolution are hereby repealed.

Section 3. Severability.

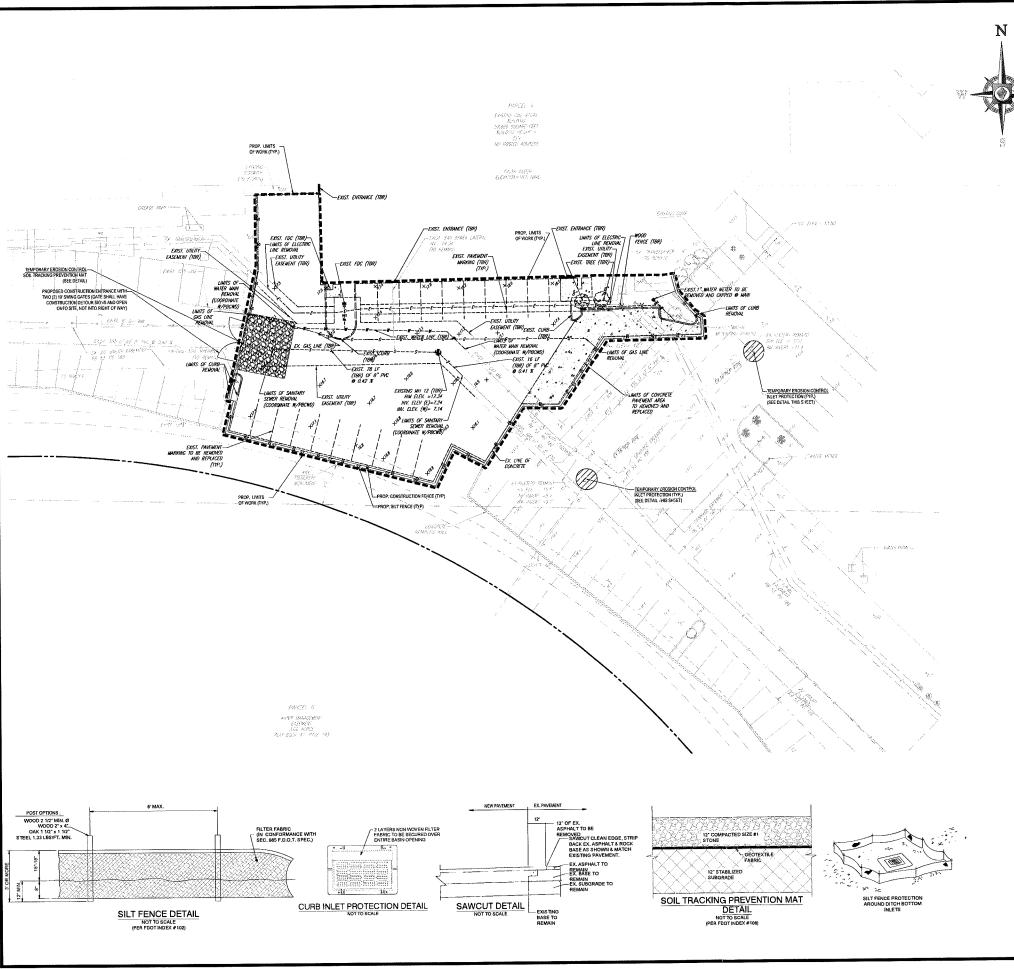
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Resolution is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Resolution and it shall be construed to have been the legislative intent to pass the Resolution without such unconstitutional, invalid or inoperative part therein, and the remainder of this Resolution after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Resolution or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date.

The provisions of this Resolution shall become effective five (5) days after it is adopted.

RESOLVED AND ADOPTED this 6th day of March, 2017.

		Voted
Samuel J. Ferreri Mayor	Jonathan G. Pearce Deputy Mayor	()
Attest:		
Joanna Cunningham City Clerk	Lisa Rivera Councilwoman, District I	()
	Peter Noble Councilman, District II	()
	Judith Dugo Councilwoman, District I	<u>()</u> II
	Paula Bousquet Councilwoman, District	<u>()</u> V
Approved as to Form and Legal Sufficiency	:	
James D. Stokes City Attorney		





DEMOLITION NOTES:

- AVAILABLE FOR REVIEW. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE

- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AI MEASURES THAT ARE REQUIRED BY THE FEOERAL, STATE, AND LOCAL GOV PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR

- A. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

 1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENSINEER IN WRITING.

 2. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCOMDANCE WITH STATE AND LOCAL REGULATIONS.

LEGEND:

PROPERTY LINE
PROP, LIMITS OF WORK EXIST. STORM DRAIN TO REMAIN - EXIST. STRIPING TO BE REMOVED AND REPLACED EXIST. WATER LINE TO BE REMOVED EXIST. CONCRETE TO BE REMOVED A8-16-02 EXIST, PAVEMENT TO BE REMOVED PROP. CONSTRUCTION FENCE

PROP, SOIL TRACKING PREVENTION MAT PROP. INLETT REVESTION VED by CITY OF GREENACRES

JUL 1 2 2016

REVISIONS				
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NOT APPROVED FOR CONSTRUCTION

PROP. SITE PLAN DOCUMENTS

MSKP RIVER BRIDGE, LLC.

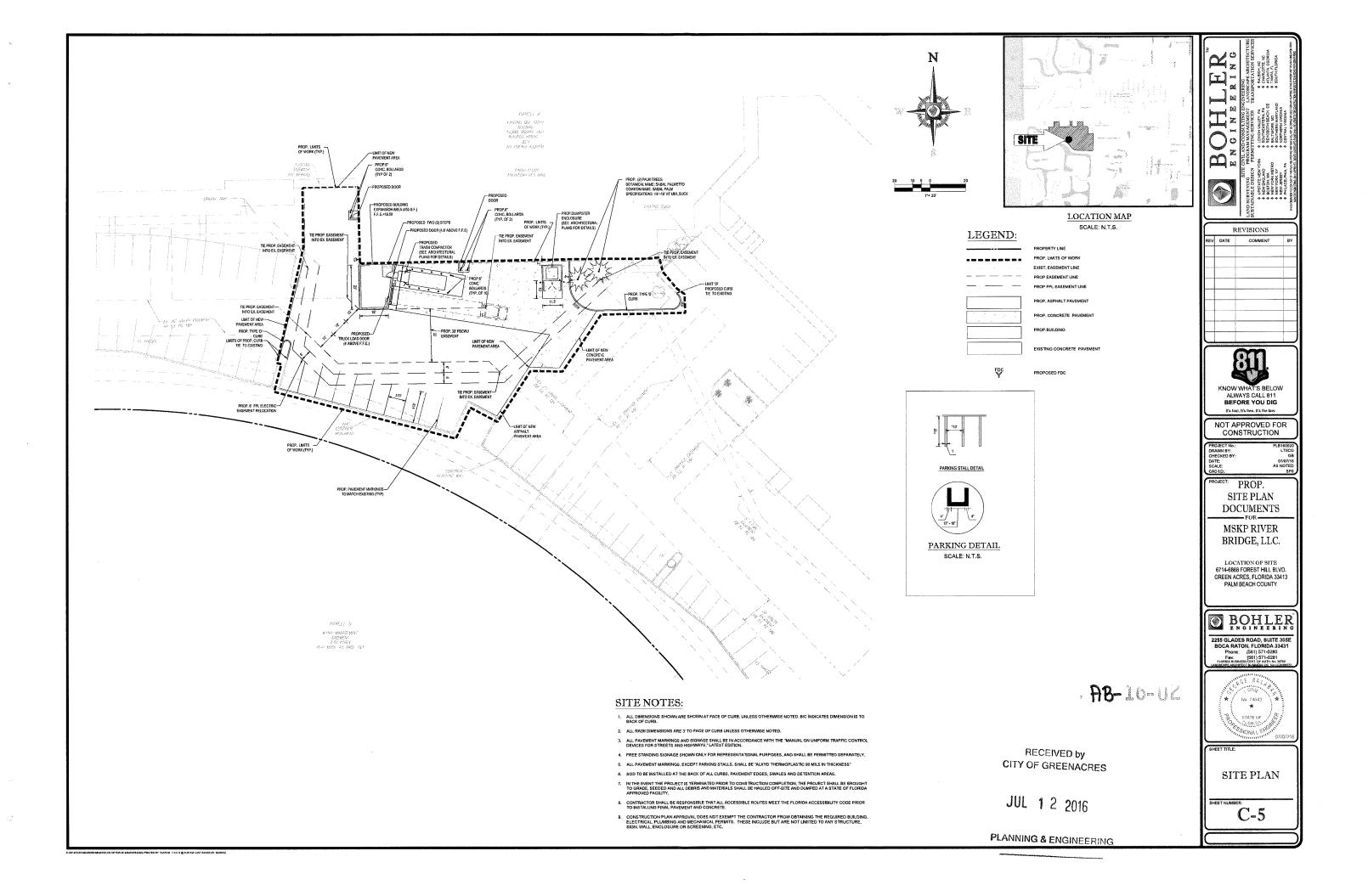
LOCATION OF SITE 6714-6868 FOREST HILL BLVD. GREEN ACRES, FLORIDA 33413 PALM BEACH COUNTY

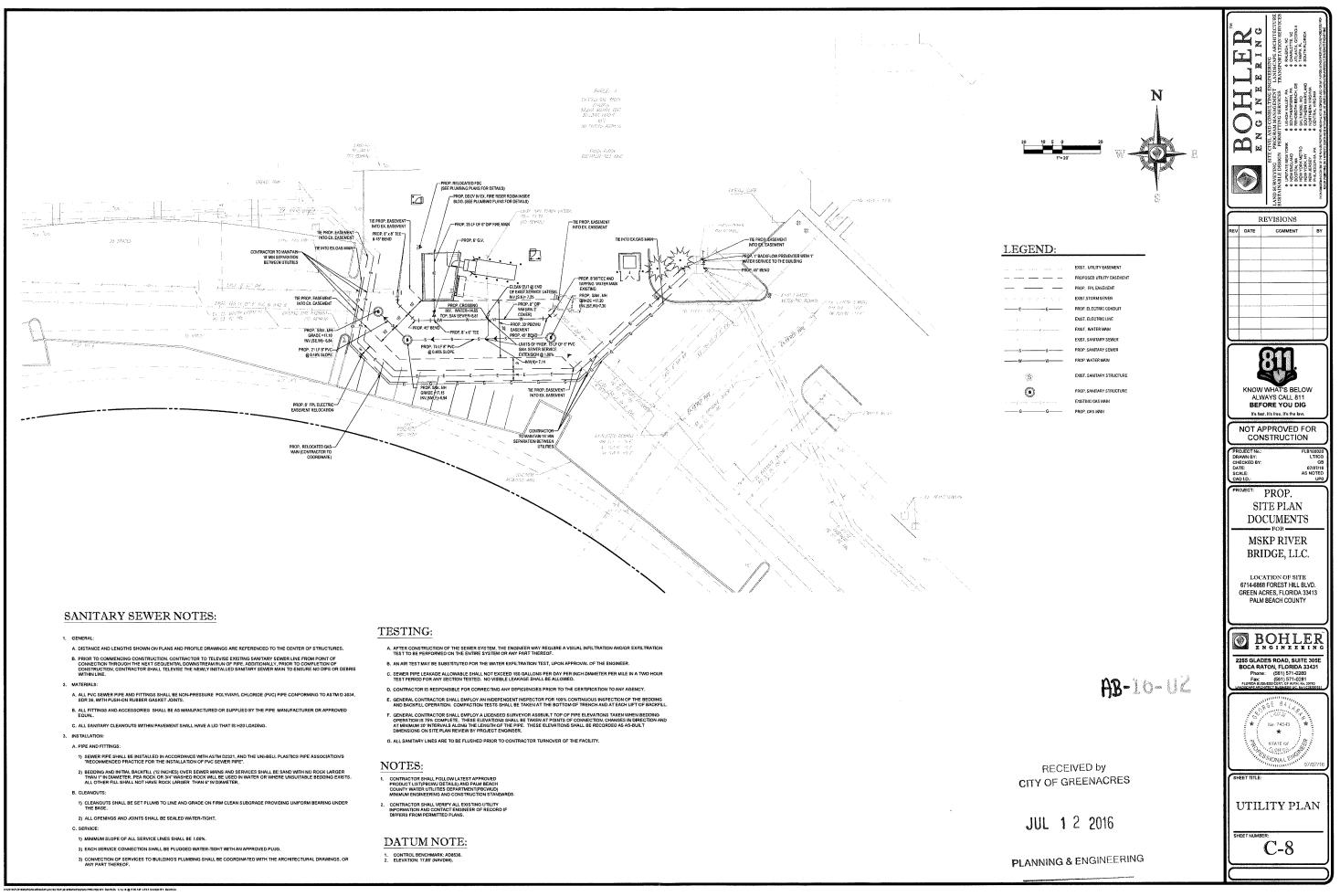


2255 GLADES ROAD, SUITE 305E BOCA RATON, FLORIDA 33431 Phone: (561) 571-0280 Fax: (561) 571-0281 orioa susiness cert. of AUTH. No. 10



DEMOLITION & PHASE I EROSION CONTROL PLAN





ITEMS CORRESPONDING TO SCHEDULE B-II

- Dedications of utility and drainage easements and restrictions set forth in Surveyor's Notes
 2 and 3 contained on the Plat of River Bridge Centre, as recorded in Plat Book 53, Page 8 186, Public Records of Palm Beach County, Florida.
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 9. Terms and conditions of that certain Declaration of Restrictive Covenants recorded in 9. Telinia Recording of mac. Ceram Debiated in Posticitive Overlans recorded in Official Record Book 10595, Page 977. (Affects Parcel A) THIS ITEM AFFECTIVE PARCEL 2 FROM THE PLAT OF RIVERBRIDGE CENTRE (NOT A PART OF THE SURVEYED FORTY) AND IS SHOWN HEREON.
- 11. Terms, provisions and stipulations contained in the Easement Agreement between River Bridge Corporation and Southern Bell Telephone and Telegraph Company recorded in Official Records Book 4581, Page 756, Public Records of Palm Beach County, Florida, (Affects Parcel
- THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 12. Terms, provisions and stipulations contained in the Easement Agreement between River Bridge Carporation and Northlake Village Square Associates recorded in Official Records Book 4849, Page 993, Public Records of Palm Beach County, Florida, Amended and Restated Agreement between River Bridge Property Owners' Association, Inc., and Woolthight River Bridge, LLC, recorded December 20, 2006 in Official Records Book 21218, Page 54, Public Records of Palm Beach County, (Affects Parcels A, B and C)
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN HEREON.
- 13. Terms, provisions and stipulations contained in Easement Agreement between Edward Gadinsky, individually and as Trustee, Great Western Savings, Sun Bank/South Florida, N.A., Walgreen Co. and River Bridge Corporation recorded in Official Records Book 5882, Page 1444, Public Records of Palm Beach County, Florida. (Affects Parcels A and B) THIS TEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 14. Terms, provisions and stipulations imposed on owner of insured property pursuant to the Shopping Center Easement Agreement between Edward Gadinsky, Trustee and Sun Bank/South Florida, N.A. recorded in Official Records Book 5456, Page 1440, Public Records of Palm Beach County, Florida. (Affects Parcets A and B)
 THIS ITEM ATFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN 14)
- 15. Terms, provisions, and stipulations imposed on owner of insured property pursuant to the Shopping Center Easement Agreement between Edward Gadinsky, Trustee and Walgreen Co. recorded in Official Records Book 5586, Page 1877, Public Records of Palm Beach County,
- Florida. (Affects Parcels A and B) THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 16. Terms, provisions and stipulations imposed on owner of insured property pursuant to the Shopping Center Easement Agreement between River Bridge Centre, Ltd. and Edward Gadinsky, individually and as Trustee, recorded in Official Records Book 6250, Page 890, as amended by Amendment to Shopping Center Easement Agreement recorded in Official Records Book 6350, Page 483, Public Records of Palm Beach County, Florida. (Affects Parcel
- "HIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 17. Terms, provisions and stipulations imposed on owner of insured property pursuant to the Shopping Centre Easement Agreement between River Bridge Centre, Ltd. and Edward Gadinsky, Individually and as Trustee, recorded in Official Records Book 6291, Page 1762, Public Records of Palm Beach County, Florida (Affects Parcel A) THIS TEM AFFECTS THE SUBJECT PROPERTY, AMD IS PLOTTED AND SHOWN
- 18. Terms, provisions and stipulations imposed on owner of insured property pursuant to the Shopping Center Easement Agreement between River Bridge Centre, Ltd. and Edward Gadinsky, individually and as Trustee, recorded in Official Records Book 6411, Page 1256, as amended by Amendment to Shopping Center Easement Agreement recorded in Official Records Book 6470, Page 1489, all of the Public Records of Palm Beach County, Florida. 18
 - (Afficis Parcel A)
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 19. Terms, provisions and slipulations as contained in the Orainage Agreement between River Bridge Corporation and Northiake Village Square Associates recorded in Official Records Book 4849, Page 1000, of the Public Records of Palim Beach County, Florida and terms, provisions and limitations of South Florida Water Management District Permit No. 50-01146-S referred to in said Agreement, and of any amendments to said Foremt. Affects Parcels A, B and D) THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 2U. Kignis of tenant, as tenant only, and covenants, conditions and restrictions contained in the Lease between Northlake Village Square Associates and Publix Super Markets, Inc., as amended from time to lime, a Memorandum of which was recorded in Official Records Book 4727, Page 322, as modified by the Release recorded in Official Records Book 5259, Page 1362, and as further modified by the Modification of Memorandum of Lease recorded in Official Records Book 12628, Page 1953 and Official Records Book 1268, Page 1953 and Official Records Book 1268, Page 1999, all of the Public Records of Palm Beach County, Florida (Affects Parcel A and B)
 THIS ITEM FFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.

20. Rights of tenant, as tenant only, and covenants, conditions and restrictions contained in

ITEMS CORRESPONDING TO SCHEDULE B-II

- 21. Rights of tenant, as tenant only, and covenants, conditions, restrictions and easements contained in the Lease between Northlake Village Square Associates and Walgreens Co., a Memorandum of which was recorded in Official Records Book 4773, Page 407; as affected by the Ralification Agreement recorded in Official Records Book 4895, Page 375, and by the Release recorded in Official Records Book 5259, Page 1358, Public Records of Palm Beach 2 THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO
- 22. Rights of tenant, as tenant only, pursuant to the Lease between River Bridge Centre and Dr. Miguel Simo, a Memorandum of which was recorded in Official Records Book 5875, Page 918, Public Records of Palm Beach County, Floride, Affects Parcels A and B) 22 THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO
 - 23. Building restrictions contained in the Order Granting Molion to Compel Settlement recorded in Official Records Book 7505, Page 22 and Official Records Book 7595, Page 1507, Public Records of Page Mean County, Florida (Affects Parcel 8)
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN
- 24. Restrictions contained in Declaration of Covenants and Restrictions recorded in Official Records Book 778, Page 259, as relited in Official Records Book 7852, Page 480, together with the Jointer recorded in Official Records Book 7822, Page 1700, Public Records of Palm Beach County, Florida, CAffects Parcel B)

 THIS ITEM AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED AND SHOWN 24)

23

- 26. Rights of tenent, as tenent only, pursuant to the Lease between CIN River Bridge, L.P. and Greenacros River Bridge Cinema 8, Inc. dlb/a BMC Cinemas, a Memorandum of which was recorded in Official Records book 13210, Page 1842, Public Records of Palm Beach County, Florida. (Affects Parcels A and B)
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS. 26
- 27. Rights of tenant, as tenant only, pursuant to the Lease between CIN River Bridge, L.P. and Stephen C. Franzblau dhis Family vision Center, a Memorandum of which was recorded in Official Records Book 13934, Page 1397, Public Records of Plan Beach County, Florida. (Affects Parcel A)
 THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO 27
- 28. Rights of tenant, as tenant only, pursuant to the Lease between CIN River Bridge, L.P. and Zone USA Corp. dfb/a Doltar Store, a Memorandum/Short Form of which was recorded in Official Records Book 13599, Page 1618, Public Records of Palm Beach County, Florida. (Affects Parcel A) 28
- THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS
- 30. Rights of tenant, as tenant only, pursuant to the Lease between CIN River Bridge, L.P. and 11231 NPB Properties, Inc. d/b/a Mail Boxes Etc., a Memorandum of which was recorded Official Records Book 13903, Page 1170, Public Records of Palm Beach County, Florida. THIS ITEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO

PLOTTABLE SURVEY ITEMS.

- 32. Terms, provisions and stipulations of that certain Water Management Easement Agreement recorded in Official Records Book 16515, Page 1522, Public Records of Palm Beach County, Florida. (Affects Parcels A and 8)
 THIS I
- 33. Rights of tenants, as tenants only, with no rights of first refusal, options to purchase, or similar rights, under unrecorded leases which tenants are described in Exhibit "B" attached and incorporated herein by this reference. THIS TEM AFFECTS THE SUBJECT PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS. 33

MISCELLANEOUS NOTES

- THE SURVEYED PROPERTY HAS ACCESS TO FOREST HILL BOULEVARD, A 120 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AND JOG ROAD, A VARIABLE WIDTH DEDICATED PUBLIC. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
 - THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROPERTY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE THE WEST RIGHT OF WAY LINE OF JOG ROAD, AS SHOWN ON THE PLAT OF RIVER SRIDGE CENTER, PLAT BOOK 53, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - MN7 NO POSTED ADDRESS LOCATED ON THE SURVEYED PROPERTY OR CONTAINED IN THE RECORD DOCUMENTS PROVIDED.
 - THE SUBJECT PROPERTY CONTAINS A SURVEYED AREA OF 28.400 ACRES (1,237,117 SQUARE FEET), MORE OR LESS.
 - THERE ARE 1427 STRIPED REGULAR PARKING SPACES AND 44 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 1471 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY. (BNM)
 - THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
 - THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR, PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, (EFFECTIVE FEBRUARY 23, 2011)
 - MN12 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
 - ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG, THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANHING TO DIG, THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROCEST ARES TWO FULL BUSINESS DAYS LOY 1 STARTS THE MN13
 - AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS
 - MNIS AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
 - PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY BOCK AND CLARK CORPORATION
 - (MN17) IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 DATUM AND ARE BASED ON BENCHMARK AD8536, WITH AN ELEVATION OF 17,00'.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION FROM THE INSURER PURSUANT TO TABLE A ITEM 6b.

AB-16-UZ

RECEIVED by **CITY OF GREENACRES**

JUL 1 2 2016

PLANNING & ENGINEERING

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE B OF THE FLOOD INSURANCE RATE MAP NUMBER 120192 1060 A WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1979 AND IS NOT IN SPECIAL FLOOD HAZABOA RADEA, AS SHOWN ON THE FEMA WEBSITE (https://doi.org/10.100/j.ne/ STORE AND THE STORE WEBSITE (https://doi.org/10.100/j.ne/ DATE OF THE STORE AND THE STORE AND THE FOR THE STORE AND THE

PROJECT REVISION RECORD DESCRIPTION UPDATE AND ELEVATIONS 04/22/2016 NETWORK COMMENTS FIELD WORK: PC DRAFTED: SB CHECKED BY: ML FB & PG:

SIGNIFICANT OBSERVATIONS ISTED HEREON ARE NOT INTENDED TO DEPICT OR IMPLY POSSESSION OR OWNE

VICINITY MAP - NOT TO SCALE

SITE

- A PORTION OF THE CHAIN LINK FENCE LIES WITHIN ADJOINING PROPERTY, AS SHOWN ON
- B A PORTION OF THE SUBJECT BUILDING LIES WITHIN THE 5 FOOT F.P.&L. EASEMENT, AS SHOWN ON SURVEY.

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PERMISSION OF BOCK & CLARK CORP.

RECORD DESCRIPTION

PARCEL A:

Parcel 3, RIVER BRIDGE CENTRE, according to the plat thereof on file in the office of the Clerk of the Circuit court in and for Palm Beach County, Florida recorded in Plat Book 53, Page 186, said lands situate, lying and being in Palm Beach County, Florida. PARCEL C:

A non-exclusive easement for ingress and egress for the benefit of Parcels A and B described above, created by the Easement Agreement recorded in Official Records Book 4849, Page 993, of the Public Records of Palm Beach County, Florida, over and across the following described land:

Commencing at a point on the East line of RIVER BRIDGE P.U.D. PLAT 1 as recorded in Plat Book 47, Pages 192 and 193 of the Public Records of Palm Beach County, Florida, said point being on the Southerly right of way line of Forest Hill Boukvard, thence South 44 degrees 0.221 "West for 5.36 feet; thence South 0.04 degrees 57.36" East for 13.32 Eet to the Point of Beginning to this description, said as two lines being along the Easterly boundary of River Bridge P.U.D. Plat 1; said line also being the Easterly Royal River Bridge Boulevales shown thereon; been country and the said of the South 60 degrees 57.36" East for 13.61 feet to a point on the aftermentioned Easterly boundary line; thence South 46 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" East for 13.67 feet; thence South 60 degrees 57.36" West for 70.61 feet to a point on the aftermentioned Easterly boundary line; thence continue along said right of way line along the arc of a cuve having a radius of 58.00 feet and a central angle of 00 degrees 57.30" West for 51.48 feet to the Point of Beginning.

PAR I IS
TOGETHER WITH the non-exclusive right to use the private roadway facility of River Bridge Boulevard from the intersection of River Bridge
Boulevard and Forest Hill Boulevard to the Recording Hospital Boulevard and the Easement described as Part A above, as set forth in
the Easement Algreement recorded in Official Records Boulevard egg 93, of the Public Records of Path Beach Court, a Bove, as set forth in
the Easement Algreement recorded in Official Records Book 4849, 1996 933, of the Public Records of Path Beach Court, a Bove, as set forth in
the Easement Algreement recorded in Official Records Book 4849, 1996 933, of the Public Records of Path Beach Court, and
The Easement Algreement recorded in Official Records Book 4849, 1996

The Easement Algreement recorded in Official Records Book 4849, 1996

The Easement Algreement recorded in Official Records Book 4849, 1996

The Easement Algreement recorded in Official Records Book 4849, 1996

The Easement Algreement Records Book 4849, 1996

The Easement Rec

Subject to the terms, provisions and conditions set forth in said instrument

PARCEL D. Mon-exclusive easement to discharge and drain storm and other surface water as created by the Drainage Agraement recorded in Official Neceroids Book 4849, Page 1000. Public Records of Palm Beach County, Florida, from Parcels A and B described above into the waters of the Water Management Tract more particularly described as follows:

That certain Tract designated "Water Management Essement 3.00 Acres" appearing on Sheet 2 of River Ridge P.U.D., Plat 1, Plat Book 47, at Page 193, Public Records of Palm Beach County, Florida; and That certain Tract designated "Water Management Essement" appearing on Sheet 2 of River Bridge P.U.D., Plat 1 8, Plat Book 51, at Page 88, Plublic Records of Palm Beach County, Florida,

Easements for the ingress and egress of motor vehicles and pedestrians and for the parking of motor vehicles as created by Shopping Center Easement Agreement between Edward Gadinsky, Trustee, and Sun Bank/South Florida, N.A. recorded in Official Records Book 5456, Page

Shopping Center Easement Agreement between Edward Gadinsky, Trustee, and Walgreen Co. recorded in Official Records Book 5586, Page

Shopping Center Essement Agreement between River Bridge Centre, Ltd. and Edward Gadinsky, individually and as Trustee, recorded in Officia Records Book 6290, Page 890, as amended by Amendment to Shopping Center Essement Agreement recorded in Official Records Book 6390, Page 483.

Shopping Center Easement Agreement between River Bridge Centre, Ltd. and Edward Gadinsky, individually and as Trustee, recorded in Off Records Book 6291, Page 1762.

The above legal description is the same as described in Chicago Title Insurance company title commitment number 7210609-73540763, which has an effective date of March 2, 2007 at 2.31 P.M.

ALTA/ACSM LAND TITLE SURVEY

River Bridge Project B&C Project No. 201501205, 001 6714-6868 Forest Hill Blvd., Greenacres, FL 33413

BASED UPON TITLE COMMITMENT NO. 7210609-73540763 OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MARCH 2, 2007 @ 2:31 P.M.

Surveyor's Certification

To: Chicago Title Insurance Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Tifle Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 66, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on June 24, 2015.

I MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE

PRELIMINARY

MARK G. LEIST REGISTRATION NO. PSM 5836 IN THE STATE OF FLORIDA DATE OF FIELD SURVEY: JUNE 24, 2015 DATE OF LAST REVISION: APRIL 22, 2016 NETWORK PROJECT NO. 201501205-1

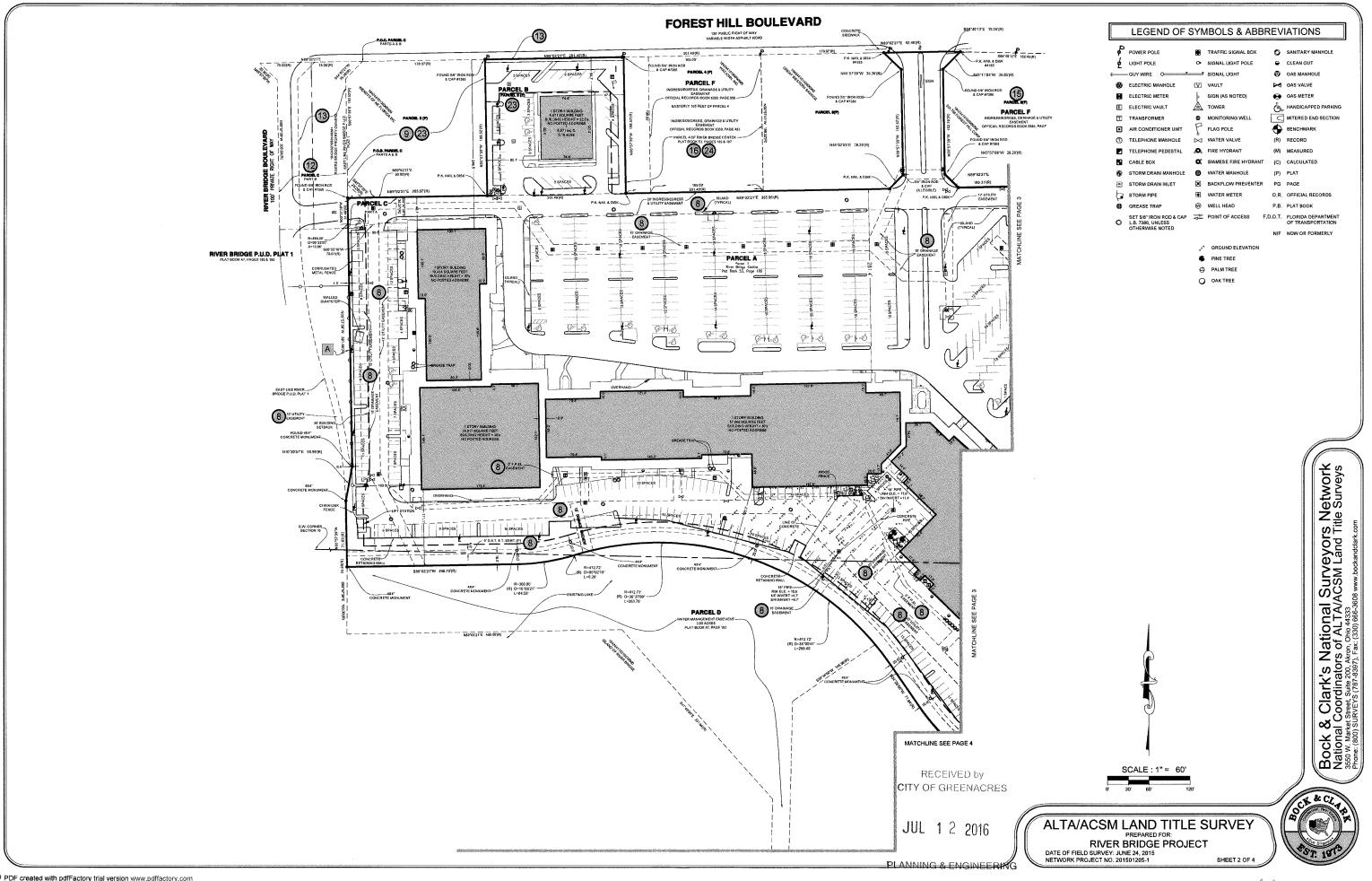
SURVEY PERFORMED BY:
BOCK & CLARK CORP. L.B. 7386
8111 BLAINIE COURT, SUITE B
SARASOTA, FL 34240
PHONE: (800) 787-8395 FAX: (941) 379-3083
EMAL: MYUKODER@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 4

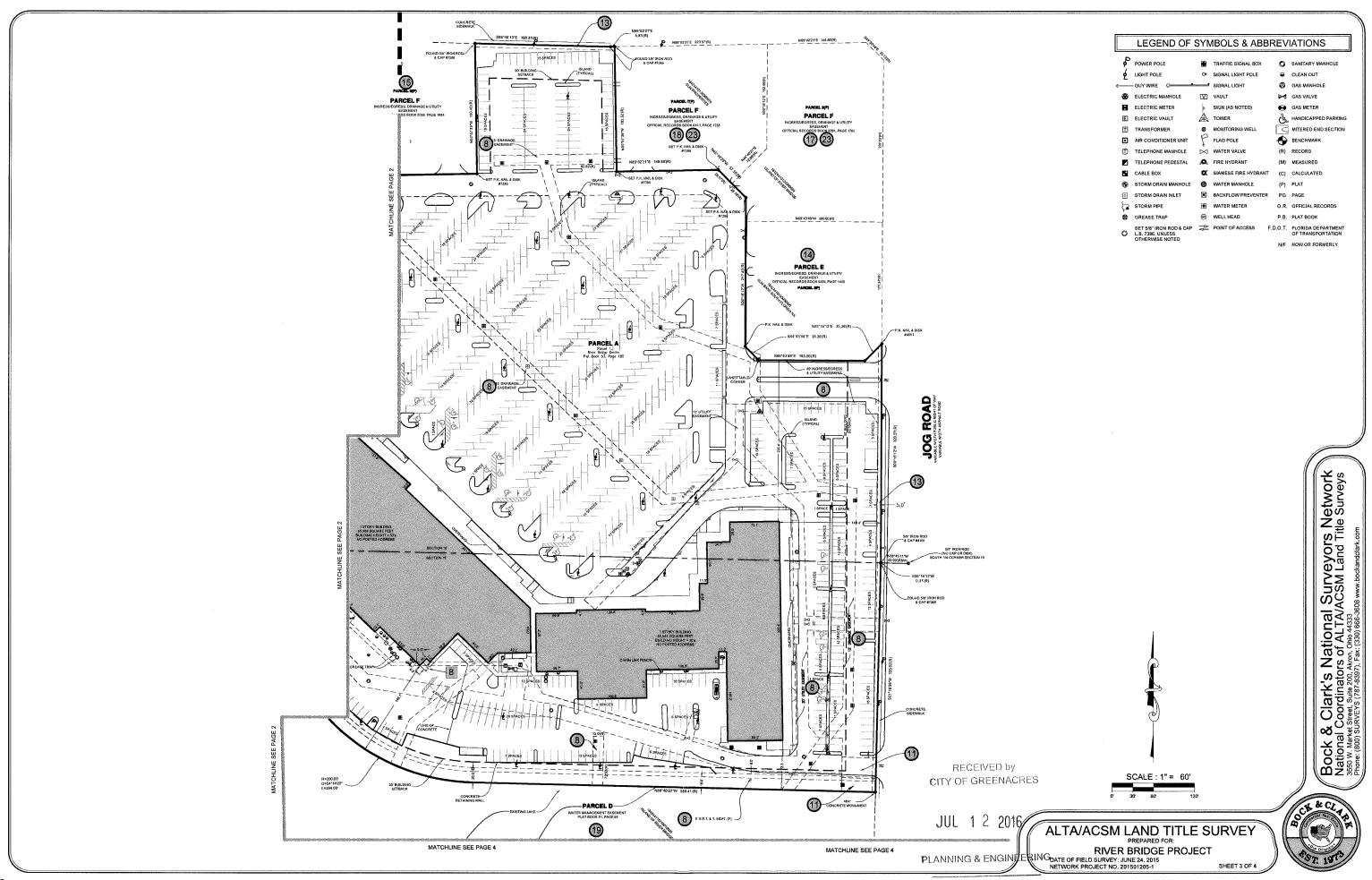
BOCK & CLARK PROJECT NO. 9201500226

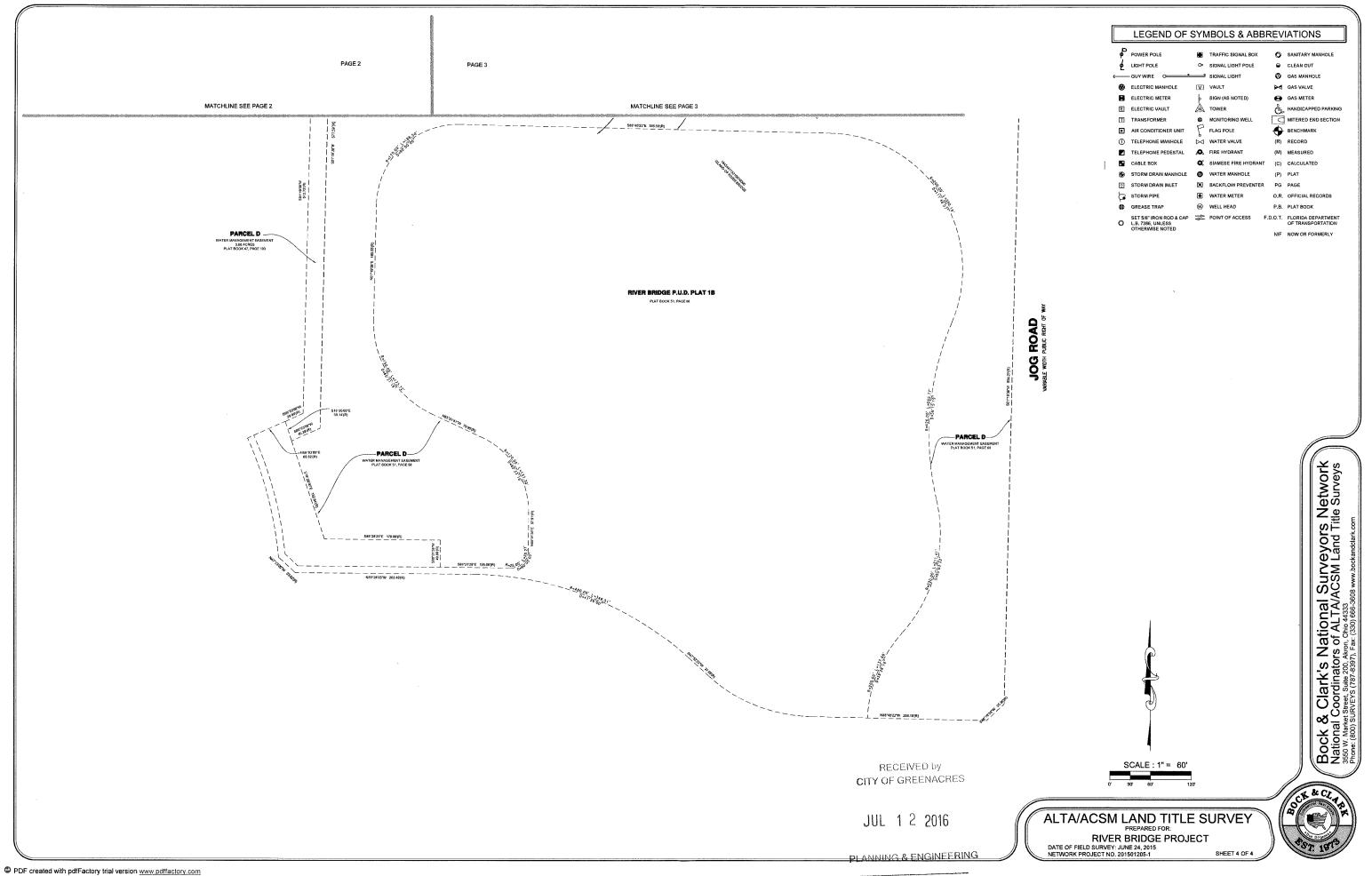
& Clark's National Surveyors Network II Coordinators of ALTA/ACSM Land Title Surveys Ret Street, Suite 200, Akron, Ohio 44333 SURVEYS (787-8397), Fax: (330) 666-3808 www.bockendclark.com

Bock 8 National 3550 W. Marke Phone: (800) S

AB- 10-00







CITY OF GREENACRES

Council Agenda Memo 2017.01KF03.005

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director

SUBJECT: Resolution No. 2017-01, AB-16-02

Utility Easement Abandonment for River Bridge Centre

City Council Agenda Item for 03-06-17

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Joanna Cunningham, City Clerk

File: AB-16-02

Background:

Bohler Engineering, as agent for MSKP Riverbridge, LLC., is requesting to abandon a portion of a 20-foot utility easement as shown on the Plat of the River Bridge Centre, as recorded in Plat Book 53, Pages 186 through 187, of the public records of Palm Beach County. The site is located on the southwest corner of the intersection of Forest Hill and Jog Road.

Analysis:

The easement abandonment and relocation are necessary in order to allow a building expansion for the proposed retail use. The formal abandonment of the easement will have no negative impact on the City or public health, safety and welfare since the approved expansion will necessitate the relocation of the existing utilities. A new easement will be created by separate instrument for the relocated utility infrastructure. The applicant has received consent from the utility owners.

Land Development Staff reviewed this petition and is recommending approval.

Legal:

The abandonment was reviewed in accordance with all applicable City Code requirements.

Financial:

There will be no financial loss to the City of Greenacres if this utility easement is abandoned. There will be a financial gain, reflected in property taxes and an improved economic growth to the area, with the new construction at River Bridge Center.

Staff Recommendation:

Approval of AB-16-02 through the adoption of Resolution 2017-01.

Kara L. Irwin-Ferris, AICP Acting Planning and Engineering Director

Attachments:

- 1. Resolution 2017-01
- 2. Survey and Legal Description (Exhibit "A")

RESOLUTION NO. 2017-05

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, COMMENDING THE FLORIDA ASSOCIATION OF CITY CLERKS FOR ITS 45^{TH} ANNIVERSARY.

WHEREAS, the Florida Association of City Clerks (FACC) was established in 1972 to promote and develop the educational and professional status of Florida city clerks; and

WHEREAS, the primary objective of the FACC is to educate the city clerks in the State of Florida; and

WHEREAS, the FACC works in conjunction with the International Institute of Municipal Clerks to provide Certified Municipal Clerk (CMC) and Master Municipal Clerk (MMS) certification for city clerks; and

WHEREAS, the FACC strives to help increase the efficiency of city clerk functions, increase cooperation and assistance with city administrators, gather and disseminate information to improve procedures, and improve the efficiency of the administration of municipal government; and

WHEREAS, the FACC currently has more than 575 members in seven districts throughout the state; and

WHEREAS, the FACC is proud to have one of the largest certification programs in the country with more than 200 Certified Municipal Clerks and more than 100 Master Municipal Clerks among its members; and

WHEREAS, the FACC provides educational opportunities for clerks through its annual summer conference and academy and fall academy, webinars, district mini-academies and Athenian Dialogues; and

WHEREAS, the FACC provides a discussion forum by which members may post inquiries when researching best practices for programs, issues and opportunities within Florida's cities; and

WHEREAS, the year 2017 is the 45th anniversary of the FACC, which is an occasion worthy of special recognition.

WHEREAS, the City of Greenacres is proud to offer membership into FACC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. The City of Greenacres congratulates the FACC on its 45th anniversary.

Section 2. A copy of this resolution be provided to the FACC Board of Directors.

RESOLVED AND ADOPTED this $\underline{6}^{th}$ day of \underline{March} , 2017.

	·	Voted
Samuel J. Ferreri Mayor	Jonathan G. Pearce Deputy Mayor)
Attest:		
Joanna Cunningham City Clerk	Lisa Rivera Councilwoman, District I)
	Peter Noble Councilman, District II)
	Judith Dugo Councilwoman, District III)
	Paula Bousquet Councilwoman, District V)
Approved as to Form and Legal Sufficiency:	:	
James D. Stokes City Attorney		

ORDINANCE NO. 2017-02

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ARTICLE VI, SIGN REGULATIONS, DIVISION 1, GENERALLY, SECTION 16-934, AND DIVISION 4, SIGN STANDARDS, SECTIONS 16-985; TO UPDATE AND CLARIFY THE ZONING CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Engineering Department has submitted a request for a zoning text amendment to revise Chapter 16, Article VI, Sign Regulations; and

WHEREAS, it has been determined, in accordance with the Land Development Staff Report and Recommendation, "Exhibit A" dated February 10, 2017 (attached), that certain amendments to the City's zoning regulations are appropriate; and

WHEREAS, the Planning Commission on February 15, 2017, held a duly advertised public hearing and recommended approval of ZTA-16-04 and adoption of Ordinance 2017-02 as presented by staff; and

WHEREAS, the City Council of Greenacres has held two (2) duly advertised public hearings to review this request; and

WHEREAS, the City Council of Greenacres finds that it is in the best interests of the citizens of the City of Greenacres that the provisions of Chapter 16, Article VI of the City's Zoning Code be amended; and

WHEREAS, the City Council of Greenacres finds that the amendments contained within this ordinance will promote the health, safety and welfare of the citizens of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. Chapter 16, Article VI is hereby amended as follows:

* * * * * * * * * * * *

Sec. 16-934. Prohibited signs.

It shall be a violation of this chapter to erect, install, place, or maintain the following signs or advertising structures in this City:

- (1) Schedule of district regulations. Any signs or advertising structures which are not specifically permitted under the following divisions regarding the district regulation or otherwise specifically permitted under this chapter.
- (2) Traffic or pedestrian hazard. Any sign or advertising structure which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing the vision of drivers, or signs that obstruct or detract from the visibility of traffic-control devices or emergency vehicles. The use of flashing lights or revolving lights is prohibited as part of any sign as it constitutes a traffic hazard. Any sign which by glare or method of illumination constitutes a hazard to either vehicular or non-vehicular traffic is prohibited. Also prohibited is any sign which may be confused with or purports to be a governmental, traffic direction or safety sign, or any other sign or group of signs which create a traffic hazard as determined by the city.
- (3) Obscenities. Any sign or advertising structure with words, scenes or graphics which are obscene, indecent and prurient. Signs which exhibit obscene or illegal written messages or materials.
- (4) Right-of-way. Any sign or advertising structure (other than those erected by a governmental agency or required to be erected by a governmental agency for a public purpose) erected, installed or placed on the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road or public way, except as specifically permitted by this chapter.
- (5) Public property. Any sign or advertising structure erected on city property or other governmental property other than signs erected by any governmental entity for public purposes.
- (6) Ingress and egress to buildings. Any sign or advertising structure which is erected, installed or maintained that obstructs any fire escape, required exit, window or door opening intended as a means of ingress or egress.
- (7) Rear of a building. Any sign or advertising structure which is erected, installed or maintained upon the rear of a building, with the exception of allowing a tenant to identify the business name and/or address on a rear exit door with no greater than six (6) inch nonilluminated letters painted, printed, stenciled, or attached to the face of the rear door.
- (8) "A" frame sign.
- (9) Animated sign.
- (10) Banner sign. Any banner sign, with the exception of those banner signs that are granted a temporary use permit by the city.
- (11) Off-premises sign.
- (12) Portable sign.
- (13) Projecting sign.

- (14) Snipe sign.
- (15) Temporary sign, with the exception of those temporary signs that are granted a temporary use permit.
- (16) Vehicular sign.
- (17) Vee-shaped signs.
- (18) Abandoned signs.
- (19) Signs placed upon benches, bus shelters, or waste receptacles, except as may be authorized by the City of Greenacres or superseded by state statutes.
- (20) Awning signs.
- (21) Exposed neon tubing, neon signs, and LED signs that emulate the general appearance of traditional neon signs.
- (22) Signs which emit a sound, odor or visible matter.
- (23) Signs or sign structures any portion of which extends above the parapet, building roof line or canopy against which the sign is located.
- (24) Any sign with an exposed unshielded light source which does not comply with the terms, conditions and provisions contained in this chapter.
- (25) Painted wall signs.
- (26) Hot or cold-air balloons, with the exception of those cold air balloons that are granted a temporary use permit. Inflatable shapes or figures with or without words or pictures.
- (27) Electronic Changeable copy signs, with the exception of the following, which may be displayed as set forth in this Article:
 - a. except tTime and temperature signs as defined in section 16-932(35);
 - b., gGas station price signs as defined in section 16-932(16);
 - c. Ground signs for government uses located in the Government Use (GU) zoning district,

All both subject to the requirement of section 16-985(a) note 3.

(28) Any sign not specifically, or by reasonable implication, permitted herein.

* * * * * * * * * * * *

Sec. 16-985. Identification signs.

(a) Identification signs are subject to the following:

<u>Identification Signs</u>							
District	Free-stand	ing			Building ^{2,9}		
	Number	Copy area per sign face ³	Height	Setbacks	Number	Copy area per sign face	
AR RE RL RM RMH RH	1 per major access ¹	Max. of 32 sq. ft.	Max. of 6'	Min. of 5' from all property lines, and out of all sight visibility triangles	1 per frontage ^{4,8}	Max. of 32 sq. ft.	

OPI	1 per frontage ^{5,7}	25% of parcel l.f., max. 60 sq. ft.	5% of parcel I.f., max.	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
CN MXD- OS	1 per frontage ^{5,7}	25% of parcel I.f., max. 75 sq. ft.	5% of parcel l.f., max. 15'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 75 sq. ft.
CG	1 per frontage ^{5,7}	30% of parcel I.f., max. 240 sq. ft.	5% of parcel l.f., max. 20'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.
CI	1 per frontage ^{5,7}	30% of parcel l.f., max. 400 sq. ft.	5% of parcel l.f., max. 25'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.
MXD- R, MXD- C	1 per frontage ^{5,7}	15% of parcel l.f., max. 12 sq. ft.	Max. 5'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 30 sq. ft.
MXD- O	1 per frontage ^{5,7}	25% of parcel l.f., max. 90 sq. ft.	5% of l.f., max. 15'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
GU	1 per frontage ^{5,7}	30% of parcel l.f., max. 400 sq. ft.	Max of 6'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.

¹ For planned residential developments and subdivisions, two (2) signs with one (1) copy side each, may be permitted in place of a single sign with two (2) copy areas.

- a. Three (3) building signs with copy area not to exceed the maximum area allowed.
- b. There shall be a minimum separation of three (3) feet between wall signs.
- c. Side wall building signage shall not exceed fifty (50) percent of max. sq. ft. of allowable building sign copy area, or twenty-five (25) percent of max. sq. ft. of allowable building signs copy area when adjacent to residential parcels.

² For single-use stores with over forty thousand (40,000) sq. ft. of floor area:

³ Time and temperature signs not exceeding two (2) feet in height may be included as an integral part of the identification sign copy area in CG and CI districts for banks and financial institutions with drive-thrus. Electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area for gas stations located in the CG and CI districts provided they are LED style and the sign copy is only for fuel prices. Electronic changeable copy signs for Government users are limited to

messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.

- ⁴ Wall signs are only applicable for non-residential uses in residential districts.
- ⁵ Outparcels and outbuildings within <u>a</u> unified development shall be permitted one (1) free-standing monument sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) sq. ft. per sign face.
- ⁶ I.f. = Lineal frontage.
- ⁷ Properties with two (2) or more street frontages are permitted one (1) free-standing sign per frontage, provided the signs are not located within 200 feet of each other as measured along the frontage line.
- ⁸ Properties with two (2) or more street frontages are permitted one (1) building sign per frontage.
- ⁹ Multi-story buildings shall be permitted 1 building identity sign, per street frontage, located at the top of the building. Building identity signs may identify the name of the building or a main occupancy, and shall be limited to one building identity per building regardless of the number of signs permitted.

(b) General provisions.

- (1) Free-standing signs shall be designed as monument signs, and oriented perpendicularly to the frontage on which they are situated. Free-standing signs must be located within the general area of the major vehicular access points, and must include the name of the development prominently displayed. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this will not be included as part of the copy area). Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.
- (2) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is formally approved by the City.
- (3) Unless otherwise approved a part of site and development plan approval or as necessary to maintain consistency with the majority of the existing signs in the plaza, building wall signs shall be internally illuminated individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon tubing. No raceways or box signs will be permitted. A maximum of 250% of the area of each building sign

may incorporate a logo of any color, the logos shall not exceed the total height of the sign letters—on the building and shall meet the requirements of distance from the premise area. All building signs shall be no closer than 12" from the side lines of the premises storefront and 6" to the top and bottom of the premises sign area. The height of any building sign cannot exceed the top elevation of the structure. Building signs shall be consistent in color with those on the freestanding sign.

* * * * * * * * * * * *

Sec. 16-987. - Political signs.

Political signs may be erected, subject to approval of all property owners where signs are installed. Political signs shall be erected not more than sixty (60) days prior to the election with the removal within seven (7) ten (10) days after the election.

Copy Area	Height	Setbacks
16 sq. ft.	5′	10' from all property lines
16 sq. ft.	8′	5' from all property lines
	16 sq. ft.	16 sq. ft. 5'

[Sections 16-931 through 16-93, 16-935 through 16-984, 16-986, and 16-988 through 16-997 to remain unchanged and are omitted for brevity]

* * * * * * * * * * * * *

Section 2. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance

after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Inclusion in Code

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

Section 5. Effective Date.

The provisions of this Ordinance shall become effective five (5) days after it is adopted.

Passed on the first reading this <u>6th</u> d	ay of <u>March</u> , 2017.
PASSED AND ADOPTED on the seco	nd reading this day of, 2017
	Voted
Samuel J. Ferreri Mayor	Jonathan G. Pearce Deputy Mayor
Attest:	
Joanna Cunningham City Clerk	Lisa Rivera Councilwoman, District I
	() Peter Noble Councilman, District II
	() Judith Dugo Councilwoman, District III
	Paula Bousquet Councilwoman, District V
Approved as to Form and Legal Sufficiency	
James D. Stokes City Attorney	

CITY OF GREENACRES

Council Agenda Memo 2017.2KF03.004

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director

SUBJECT: Ordinance 2017-02, ZTA-16-04

Zoning Text Amendment – Sign Code City Council Agenda Item for 03/06/17

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Joanna Cunningham, City Clerk

File: ZTA-16-04

Background:

At the direction from City Council at a workshop held on October 24, 2016, the City-initiated Zoning Code amendments are being proposed to make changes to the City's sign code related to master signage programs, electronic changeable copy signs, and consistency with Palm Beach County political signage regulations.

On January 12 and January 17, the Land Development Staff reviewed the proposal and recommended approval. On February 15, 2017, the Planning Commission recommended approval of ZTA-16-04 by a vote of 5-0.

Analysis:

This Zoning Text Amendment includes three (3) changes to the Zoning Code:

- 1. To add an exemption to prohibited signs to Article VI, Division 1, Sections 16-934.
- 2. To add language within Article VI, Division 4, 16-985, regarding sign standards.
- 3. To add and delete language within Article VI, Division 4, Section 16-987 regarding removal of political signs after elections.

The proposed amendments will revise the Zoning Code to allow for LED changeable copy signs to provide information to the public related to public purposes and non-commercial messages, provide for changes to the City's sign code related to color, size, and uniformity of signs, as well as creating consistency with the timing of removal of political signs with Palm Beach County.

<u>Legal:</u>

Ordinance 2017-02 was prepared in accordance with all applicable State statutes and City Code requirements.

Financial:

N/A.

Staff Recommendation:

Approval of ZTA-16-04 through the adoption of Ordinance 2017-02.

Kara L. Irwin-Ferris, AICP
Planning and Engineering Director

Attachments

- 1. Staff Report
- 2. Ordinance 2017-02

ZTA-16-04(Ordinance 2017-02)

Revised: 02/10/17 Exhibit "A" 02/15/17

Date: January 27, 2017



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Project Description:

Petitioner: City of Greenacres

Request: Zoning Text Amendments (ZTA) to Chapter 16, Article VI.

> The intent of the City initiated zoning text amendment is to clarify, add and delete certain sections within Chapter 16, Article VI of the City of

Greenacres Zoning Code relating to signage.

Proposed Zoning Code Amendments: II.

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Text shown in strikethrough is to be deleted. Text shown in underline is to be added.

Proposed Change #1

ARTICLE VI. SIGN REGULATIONS.

Sec. 16-934. Prohibited signs.

It shall be a violation of this chapter to erect, install, place, or maintain the following signs or advertising structures in this City:

- (1) Schedule of district regulations. Any signs or advertising structures which are not specifically permitted under the following divisions regarding the district regulation or otherwise specifically permitted under this chapter.
- (2) Traffic or pedestrian hazard. Any sign or advertising structure which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing the vision of drivers, or signs that obstruct or detract from the visibility of trafficcontrol devices or emergency vehicles. The use of flashing lights or revolving lights is prohibited as part of any sign as it constitutes a traffic hazard. Any sign which by glare or method of illumination constitutes a hazard to either vehicular or non-vehicular traffic is prohibited. Also prohibited is any sign which may be confused with or purports to be a governmental, traffic direction or safety sign, or any other sign or group of signs which create a traffic hazard as determined by the city.

- (3) Obscenities. Any sign or advertising structure with words, scenes or graphics which are obscene, indecent and prurient. Signs which exhibit obscene or illegal written messages or materials.
- (4) Right-of-way. Any sign or advertising structure (other than those erected by a governmental agency or required to be erected by a governmental agency for a public purpose) erected, installed or placed on the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road or public way, except as specifically permitted by this chapter.
- (5) Public property. Any sign or advertising structure erected on city property or other governmental property other than signs erected by any governmental entity for public purposes.
- (6) Ingress and egress to buildings. Any sign or advertising structure which is erected, installed or maintained that obstructs any fire escape, required exit, window or door opening intended as a means of ingress or egress.
- (7) Rear of a building. Any sign or advertising structure which is erected, installed or maintained upon the rear of a building, with the exception of allowing a tenant to identify the business name and/or address on a rear exit door with no greater than six (6) inch nonilluminated letters painted, printed, stenciled, or attached to the face of the rear door.
- (8) "A" frame sign.
- (9) Animated sign.
- (10) Banner sign. Any banner sign, with the exception of those banner signs that are granted a temporary use permit by the city.
- (11) Off-premises sign.
- (12) Portable sign.
- (13) Projecting sign.
- (14) Snipe sign.
- (15) Temporary sign, with the exception of those temporary signs that are granted a temporary use permit.
- (16) Vehicular sign.
- (17) Vee-shaped signs.
- (18) Abandoned signs.
- (19) Signs placed upon benches, bus shelters, or waste receptacles, except as may be authorized by the City of Greenacres or superseded by state statutes.
- (20) Awning signs.
- (21) Exposed neon tubing, neon signs, and LED signs that emulate the general appearance of traditional neon signs.
- (22) Signs which emit a sound, odor or visible matter.
- (23) Signs or sign structures any portion of which extends above the parapet, building roof line or canopy against which the sign is located.
- (24) Any sign with an exposed unshielded light source which does not comply with the terms, conditions and provisions contained in this chapter.
- (25) Painted wall signs.

- (26) Hot or cold-air balloons, with the exception of those cold air balloons that are granted a temporary use permit. Inflatable shapes or figures with or without words or pictures.
- (27) Electronic Changeable copy signs, with the exception of the following, which may be displayed as set forth in this Article:
 - a. except <u>tTime</u> and temperature signs as defined in section 16-932(35);
 - b., gGas station price signs as defined in section 16-932(16);
 - c. Ground signs for government uses located in the Government Use (GU) zoning district,
 - All both-subject to the requirement of section 16-985(a) note 3.
- (28) Any sign not specifically, or by reasonable implication, permitted herein.

Proposed Change #2

ARTICLE VI. SIGN REGULATIONS.

DIVISION 4. SIGN STANDARDS*

Sec. 16-985. Identification signs.

(a) Identification signs are subject to the following:

	<u>Identification Signs</u>						
District	Free-standing	\overline{g}			Building ^{2,9}		
	Number	Copy area per sign face ³	Height	Setbacks	Number	Copy area per sign face	
AR RE RL RM RMH RH	1 per major access ¹	Max. of 32 sq. ft.	Max. of 6'	Min. of 5' from all property lines, and out of all sight visibility triangles	1 per frontage ^{4,8}	Max. of 32 sq. ft.	
OPI	1 per frontage ^{5,7}	25% of parcel l.f., max. 60 sq. ft.	5% of parcel l.f., max.		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.	
CN MXD- OS	1 per frontage ^{5,7}	25% of parcel I.f., max. 75 sq. ft.	5% of parcel l.f., max. 15'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 75 sq. ft.	
CG	1 per frontage ^{5,7}	30% of parcel I.f., max. 240 sq. ft.	5% of parcel l.f., max. 20'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.	
CI	1 per frontage ^{5,7}	30% of parcel l.f.,	5% of parcel		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant	

		max. 400 sq. ft.	I.f., max. 25'		frontage, max of 240 sq. ft.
MXD-R, MXD-C	1 per frontage ^{5,7}	15% of parcel l.f., max. 12 sq. ft.	Max. 5'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 30 sq. ft.
MXD-O	1 per frontage ^{5,7}	25% of parcel I.f., max. 90 sq. ft.	5% of I.f., max. 15'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
GU	1 per frontage ^{5,7}	30% of parcel l.f., max. 400 sq. ft.	Max of 6'	1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.

¹ For planned residential developments and subdivisions, two (2) signs with one (1) copy side each, may be permitted in place of a single sign with two (2) copy areas.

- a. Three (3) building signs with copy area not to exceed the maximum area allowed.
- b. There shall be a minimum separation of three (3) feet between wall signs.
- c. Side wall building signage shall not exceed fifty (50) percent of max. sq. ft. of allowable building sign copy area, or twenty-five (25) percent of max. sq. ft. of allowable building signs copy area when adjacent to residential parcels.

² For single-use stores with over forty thousand (40,000) sq. ft. of floor area:

³ Time and temperature signs not exceeding two (2) feet in height may be included as an integral part of the identification sign copy area in CG and CI districts for banks and financial institutions with drive-thrus. Electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area for gas stations located in the CG and CI districts provided they are LED style and the sign copy is only for fuel prices. Electronic changeable copy signs for Government users are limited to messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.

⁴ Wall signs are only applicable for non-residential uses in residential districts.

⁵ Outparcels and outbuildings within \underline{a} unified development shall be permitted one (1) free-standing monument sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) sq. ft. per sign face.

⁶ l.f. = Lineal frontage.

⁷ Properties with two (2) or more street frontages are permitted one (1) free-standing sign per frontage, provided the signs are not located within 200 feet of each other as measured along the frontage line.

⁸ Properties with two (2) or more street frontages are permitted one (1) building sign per frontage.

⁹ Multi-story buildings shall be permitted 1 building identity sign, per street frontage, located at the top of the building. Building identity signs may identify the name of the building or a main occupancy, and shall be limited to one building identity per building regardless of the number of signs permitted.

(b) General provisions.

- (1) Free-standing signs shall be designed as monument signs, and oriented perpendicularly to the frontage on which they are situated. Free-standing signs must be located within the general area of the major vehicular access points, and must include the name of the development prominently displayed. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this will not be included as part of the copy area). Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.
- (2) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is approved by the City.
- (3) Unless otherwise approved a part of site and development plan approval or as necessary to maintain consistency with the majority of the existing signs in the plaza, building wall signs shall be internally illuminated individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon tubing. No raceways or box signs will be permitted. A maximum of 250% of the area of each building sign may incorporate a logo of any color, the logos shall not exceed the total height of the sign letters on the building and shall meet the requirements of distance from the premise area. All building signs shall be no closer than 12" from the side lines of the premises storefront and 6" to the top and bottom of the premises sign area. The height of any building sign cannot exceed the top elevation of the structure. Building signs shall be consistent in color with those on the freestanding sign.

Proposed Change #3

ARTICLE VI. SIGN REGULATIONS.

DIVISION 4 SIGN STANDARDS*

Sec. 16-987. - Political signs.

Political signs may be erected, subject to approval of all property owners where signs are installed. Political signs shall be erected not more than sixty (60) days prior to the election with the removal within seven (7) ten (10) days after the election.

District	Copy Area	Height	Setbacks
AR, RE, RL, RM, RH, RMH	16 sq. ft.	5′	10' from all property lines
OPI, CN, CG, CI, MXD	16 sq. ft.	8′	5' from all property lines

III. Staff Analysis:

Background:

This Zoning Text Amendments are at the request of the City's Leisure Services Department to allow for LED changeable copy signs to provide information to the public related to public purposes and non-commercial messages. In addition, staff received direction from the City Council at a workshop held on October 24, 2016 to make changes to the City's sign code related to color, size, and uniformity of signs, as well as creating consistency with the timing of removal of political signs with Palm Beach County.

Land Development Staff Comments:

The petition was reviewed by the Land Development Staff on January 12, 2017 and recommended for approval.

Planning and Engineering Department: Incorporated into the staff report Building Department: Incorporated into the staff report

Fire Rescue Department:

PBSO District 16:

Public Works Department:

No objections

No objections

IV. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The principal intent of these proposed text amendments to the Zoning Code is to provide changes to the Code to clarify interpretations and to allow LED changeable copy signs within Government Use districts that display messages for a public

purpose only. In addition, providing three days to the time limit for removal of political signs creates consistency with Palm Beach County regulations for political signage removal. This minor modification will provide consistency in enforcement of sign removal throughout the City, including unincorporated pockets of development.

B. The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.

The proposed amendments are consistent with the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City Codes. Furthermore, contradictory and unclear provisions are being clarified so that the Code can be consistently applied.

V. Staff Recommendation:

Approval of ZTA-16-04 through the adoption of Ordinance 2017-02.

PLANNING COMMISSION RECOMMENDATION – February 15, 2017					
The Planning Commission on a motion made by Commissioner Chambers, by a vote of five (5) to a Text Amendment ZTA-16-04 (Sign Code), as present	zero (0), <i>recommended approval</i> of Zoning				
CITY COUNCIL ACTION Fi	rst Reading – March 6, 2017				
	ON A dontion Hooving				
CITY COUNCIL ACTI	ON Adoption Hearing				
	Samuel J. Ferreri, Mayor				
	Attest:				
	Joanna Cunningham, City Clerk				
Attachments: 1. Ordinance 2017-02					

ORDINANCE NO. 2017-04

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CAPITAL IMPROVEMENT ELEMENT OF THE CITY'S COMPREHENSIVE PLAN TO REFLECT RECENT CHANGES, AS REQUESTED BY THE PLANNING AND ENGINEERING DEPARTMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE DIVISION OF COMMUNITY DEVELOPMENT; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Greenacres, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the State of Florida Division of Community Development; and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on February 1, 2017, and has recommended approval of petition CPA-16-03, attached as Exhibit "A", to amend the Capital Improvement Element of the City of Greenacres Comprehensive Plan; and

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on the Capital Improvement Element text amendment proposed by CPA-16-03 and has considered all comments received concerning the proposed amendments to the Plan as required by state law and local ordinance; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the City's Comprehensive Plan; and is in the best interest of the citizens of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

<u>Section 1.</u> The Capital Improvement Element of the City of Greenacres is hereby amended as follows:

Text Amendment #1:

* * * * * * * * * * * *

II. INFORMATION, INVENTORY AND ANALYSIS:

- A. DEFINITIONS (omitted for brevity no text changes)
- B. PUBLIC EDUCATION AND HEALTH SYSTEMS (omitted for brevity no changes)
- C. CAPITAL IMPROVEMENTS NEEDS

Capital Improvements where necessary and appropriate have been identified throughout the relevant elements of this plan. Table No. 1A depicts required City capital improvements from the Recreation and Open Space Element, Infrastructure Element (Drainage), and Transportation Element necessary to maintain the adopted Level of Service.

Table No. 1A indicates the project by description, the target year wherein the project should commence to maintain service levels and an estimate of the total project costs. All projects have been grouped by the element requiring the capital improvement. Footnotes describe the funding source.

The projects listed in Table No. 1A do not represent the entire capital improvements program for the City. The table merely reflects those improvements necessary to maintain the adopted Level of Service for services the City is fully or partly responsible for as shown elsewhere in the Comprehensive Plan.

Table No. 1A: City Of Greenacres Capital Improvements (2016 - 2021)								
<u>2016</u> <u>2017</u> <u>2018</u> <u>2019</u> <u>2020</u> <u>2020</u>								
Recreation	_							
Community Center Expansion ²	3,500,000	0	0	θ	0	θ		
Stormwater Management and Sewer External	ension							
Stormwater Pipe & Basin Replacement ¹	60,000	25,000	25,000	25,000	25,000	25,000		
Original Section Drainage Improvements ¹	195,000	416,000	242,000	220,000	352,000	θ		
Transportation								
Bowman Street Improvements ³	0	0	0	150,000	0	θ		
Dillman Road Sidewalks³	42,250	52,500	θ	θ	θ	θ		
TOTAL:	3,797,250	493,500	267,000	395,000	377,000	25,000		

Table No. 1A: City Of Greenacres Capital Improvements (2017 - 2022)								
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>		
Recreation								
No projects	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0		
Stormwater Management and Sewer External	ension ension							
Stormwater Pipe & Basin Replacement ¹	<u>157,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>		
Original Section Drainage Improvements ¹	<u>550,008</u>	<u>275,119</u>	<u>253,654</u>	<u>397,708</u>	<u>0</u>	<u>0</u>		
Swain Blvd Sewer ¹	<u>0</u>	435,000	3,325,000	<u>0</u>	<u>0</u>	<u>0</u>		
<u>Transportation</u>								
Bowman Street Improvements ³	<u>0</u>	<u>0</u>	<u>150,000</u>	<u>0</u>	<u>0</u>	<u>0</u>		
Dillman Road Sidewalks ³	<u>62,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		
City Sidewalks ³	<u>75,600</u>	<u>288,000</u>	<u>208,800</u>	<u>0</u>	<u>0</u>	<u>0</u>		
Public Buildings								
Public Safety HQ Renovation ²	<u>223,650</u>	0	0	0	0	0		
TOTAL:	<u>3,797,250</u>	<u>493,500</u>	<u>267,000</u>	<u>395,000</u>	<u>377,000</u>	<u>25,000</u>		

- 1. The stormwater and drainage enhancements are intended to increase the capacity of these older drainage systems to improve performance and flood protection. Total project costs for FY 20162017 through FY 20212022 are \$1,610,000\$1,758,489. Grant funds of \$525,767 are anticipated to be provided through Community Development Block Grants over the same period. In FY 2016, revenue of \$1,821,771 in interfund transfer, grants and interest is budgeted in Fund 304 (Reconstruction and Maintenance). Expenditures in FY 2016 of \$2,148,178 are budgeted, including the stormwater drainage enhancements. The existing Fund 304 balance of \$2,116,723 will be used for the net expenditure in FY2016 and to fund the balance of \$1,084,223 needed for the stormwater drainage projects (\$1,610,000 \$525,767_grants = \$1,084,223) through FY 2021. The Swain Blvd Sewer improvements will provide sewer infrastructure and therefore capacity to the Original Section of the City, which currently only has septic systems.
- 2. The Public Safety HQ Renovation are intended to increase the capacity of the City's Fire Rescue facilities to accommodate additional staff. Total project costs for FY2017 through FY2022 are \$223,650. The recreation enhancements are intended to increase the capacity of the City's Community Center. Total

- project costs for FY2016 through FY2021 are \$3,500,000. In FY2016, revenue of \$2,335,554 in interfund transfer, interest, impact fees, and park land rental (cell tower) is budgeted in Fund 303 (Park and Recreation). Expenditures in FY 2016 of \$3,786,500 are budgeted, including the above enhancement. The existing Fund 303 balance of \$1,361,094 will be used for the net expenditure in FY 2016.
- 3. The Dillman Road sidewalks will provide safe access for neighborhood kids to the Cholee Lake Elementary School. The Bowman Street improvements will improve a portion of the Bowman Street to City street standards where it connects to South Military Trail, an Urban Principal Arterial (UPA) roadway. The City sidewalks project will complete all unfinished links in the City's sidewalk program. These improvements are intended to promote multi-modal access to an elementary school and bring a roadway connection up to level of service standards. Total project costs for FY 2017 through FY 2022 are \$244,750\$784,900. In FY 2016, revenue of \$184,127 in interest, impact fees, and park land rental (cell tower) is budgeted in Fund 301 (New Growth). Expenditures in FY 2016 of \$257,250 are budgeted, including the above improvements. The existing Fund 301 balance of \$1,389,527 will be used for the net expenditure in FY 2016.

Table No. 1B depicts improvements to the County and State roadway network proposed as part of the Palm Beach County's "Five Year Road Program" and shows projects within or adjacent to the City of Greenacres. The Table is based on the Program as of December 16, 2015 December 15, 2016. The Program is funded through a combination of gasoline taxes, interest, bonds, impact fees, and miscellaneous revenue, all of which are collected and controlled by Palm Beach County.

Table No. 1B: Palm Beach County Road Program (2016 - 2020)									
Description	2016	2017	2018	2019	2020				
Haverhill Road from Lantana Rd. to S. of	3,500,000	0	0	0	Đ				
L-14 Canal (0.9 miles, 2 lanes to 4 lanes)									
Haverhill Road from S. of L 14 Canal to Lake	8,800,000	0	0	θ	θ				
Worth Road (1.3 miles, 2 lanes to 5 lanes)									
Intersection of L.W. Road and Jog Road	0	630,000	θ	Đ	0				
Jog Road Resurfacing (Hypoluxo to 10th	2,100,000	θ	θ	θ	Ð				
Ave N.)									
Total Greenacres Area Projects	14,400,000	θ	θ	θ	Ð				
•									
Total Program Revenue	58,396,610	101,815,834	39,894,058	30,713,282	26,710,506				
Total Program Costs	57,890,000	101,270,000	39,130,000	30,641,000	25,980,000				

Table No. 1B: Palm Beach County Road	Program (2017 -	2021)			
<u>Description</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	2020	<u>2021</u>
Intersection of L.W. Road and Jog Road	630,000	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Purdy Lane/Forest Hill Elem School to	2,300,000	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Major Dr					
Total Greenacres Area Projects	2,930,000	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Program Revenue	117,819,000	43,079,000	29,740,000	33,809,000	<u>5,359,000</u>
<u>Total Program Costs</u>	117,819,000	43,079,000	29,740,000	33,809,000	5,359,000

Table 1C depicts improvements shown in the Palm Beach County Water Utilities Department's "Water Supply Work Plan" (Capital Improvement Plan Detail) and includes projects throughout their interconnected system. The table is based on the Capital Improvement Plan Detail as of October 21, 2015 October 21, 2016. All of the projects depicted in Table 1C are 100% funded by Water Utility User Fees.

Table No. 1C: Palm Beach County	Water Utilities	Department (Capital Improve	ements (2016-	2020)
Description	2016	2017	2018	2019	-2020
Water Treatment Plant 2	4,709,000	2,236,000	16,043,000	2,421,000	2,000,000
Water Treatment Plant 3	2,000,000	2,216,000	2,908,000	2,074,000	2,000,000
Water Treatment Plant 8	18,155,000	2,064,000	5,799,000	2,114,000	2,000,000
Water Treatment Plant 9	2,900,000	4,538,000	2,185,000	13,179,000	2,334,000
Wellfield Rehabilitation and Construction	3,380,000	4,289,000	4,313,000	1,236,000	1,000,000
TOTAL:	31,144,000	15,343,000	31,248,000	21,024,000	9,334,000

Table No. 1C: Palm Beach County	Water Utilities	Department (Capital Improve	ements (2017-	2021)
<u>Description</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Water Treatment Plant 2	<u>0</u>	<u>0</u>	<u>15,021,000</u>	<u>0</u>	<u>0</u>
Water Treatment Plant 9	<u>0</u>	<u>1,750,000</u>	<u>11,560,000</u>	<u>5,749,000</u>	<u>0</u>
Water Treatment Plant 11	<u>1,101,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Wellfield Rehabilitation and Construction	<u>1,563,000</u>	<u>8,500,000</u>	<u>6,450,000</u>	7,052,000	<u>0</u>
<u>TOTAL:</u>	<u>31,144,000</u>	<u>15,343,000</u>	31,248,000	21,024,000	9,334,000

Table 8, below in the Goals, Objectives and Policies Section, depicts the School District of Palm Beach County's Capital Improvement program to maintain the adopted level of service.

- D. FINANCIAL CAPABILITY AND FISCAL PRACTICES (omitted for brevity no changes)
- E. AN ASSESSMENT OF REVENUES AND EXPENDITURES (omitted for brevity no changes)
- F. ANALYSIS OF ISSUES RELATIVE TO CAPITAL IMPROVEMENTS (omitted for brevity no changes)

* * * * * * * * * * * *

Text Amendment #2 to Table 8 on Pages CIE-26 through CIE-32 (7 pages):

Replace existing Table 8 with revised Table 8 attached as "Exhibit B"

* * * * * * * * * *

Section 2. Authorization to Make Changes.

That the Planning and Engineering Department is further authorized to make the necessary changes to the Comprehensive Plan to reflect the above-stated changes.

Section 3. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 5. Transmittal to the DCD.

The Planning and Engineering Department shall transmit copies of the amendment and Ordinance to the Florida Department of Economic Opportunity (DEO).

Section 6. Inclusion in the Comprehensive Plan.

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Greenacres, Florida; that the section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

Section 7. Effective Date.

The provisions of this Ordinance shall become effective upon its adoption.

Passed on the first reading this 6th	day of <u>March</u> , 2017.		
PASSED AND ADOPTED on the second	ond reading thisday of	,	2017
		Vote	∍d
Samuel J. Ferreri Mayor	Lisa Rivera Councilwoman, District	<u>(</u>	
Attest:	Oddiniwoman, District	•	
Joanna Cunningham City Clerk	Peter Noble Councilman, District II	(
	Judith Dugo Councilwoman, District	<u>(</u> III	
	Jonathan G. Pearce Councilman, District IV	(
	Paula Bousquet Councilwoman, District	<u>(</u> V	
Approved as to Form and Legal Sufficiency	/ :		
James D. Stokes City Attorney	-		

CITY OF GREENACRES

Council Agenda Memo 2017.02KF03.001

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director

SUBJECT: Ordinance 2017-04, CPA-16-03

Capital Improvement Element update City Council Agenda Item for 03-06-17

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Joanna Cunningham, City Clerk

File: CPA-16-03

Background:

The Capital Improvement Element within the Comprehensive Plan is being updated to reflect the City's adopted Capital Improvement Program for the years 2017 through 2022, relevant portions of the Palm Beach County Five Year Road Program, and the Palm Beach County Water Utilities Department Water Supply Work Plan. The update also includes the School District of Palm Beach County's Capital Improvement Program, which is required to be kept up to date by the City's Comprehensive Plan. In accordance with revised state statutes concerning the processing of updates to the Capital Improvement Element, a copy of this text amendment will be provided to the Florida Department of Economic Development (DEO) as a courtesy.

The Local Planning Agency reviewed this text amendment on February 1, 2017, and recommended approval by a vote of 6-0.

Analysis:

The text amendment will authorize an update to the Capital Improvement Element within the City's Comprehensive Plan as required by state statute.

Overall, this amendment is compatible with the Treasure Cost Regional Planning Council's Strategic Policy Plan and Chapter 163, Florida Statutes.

Financial:

N/A.

Legal:

Ordinance 2017-04 was prepared in accordance with all applicable state statutes and City Code Requirements.

Staff Recommendation:

Approval of CPA-16-03 through the adoption of Ordinance 2017-04.

Kara L. Irwin-Ferris, AICP Acting Planning and Engineering Director

Attachments:

- 1. Staff Report
- 2. Exhibit "B", School District CIP
- 3. Ordinance 2017-04

CPA-16-03 (Ordinance 2017-04)

Exhibit "A"

Date: January 27, 2017



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Petition:

Petitioner: City of Greenacres

Request: Amendments to the Capital Improvement Element

The text amendment will update the Capital Improvement Element within the

Revised: 02/01/17

Comprehensive Plan.

II. Proposed Comprehensive Plan Amendments:

The following is a proposed comprehensive plan amendment. Items which are proposed for deletion are in **Strike-Through**, items proposed for addition are in **Single Underline**.

Text Amendment #1:

II. INFORMATION, INVENTORY AND ANALYSIS:

- A. DEFINITIONS (omitted for brevity no text changes)
- B. PUBLIC EDUCATION AND HEALTH SYSTEMS (omitted for brevity no changes)

C. CAPITAL IMPROVEMENTS NEEDS

Capital Improvements where necessary and appropriate have been identified throughout the relevant elements of this plan. Table No. 1A depicts required City capital improvements from the Recreation and Open Space Element, Infrastructure Element (Drainage), and Transportation Element necessary to maintain the adopted Level of Service.

Table No. 1A indicates the project by description, the target year wherein the project should commence to maintain service levels and an estimate of the total project costs. All projects have been grouped by the element requiring the capital improvement. Footnotes describe the funding source.

The projects listed in Table No. 1A do not represent the entire capital improvements program for the City. The table merely reflects those improvements necessary to maintain the adopted Level of Service for services the City is fully or partly responsible for as shown elsewhere in the Comprehensive Plan.

Table No. 1A: City Of Greenacres Capita	l Improvemen	t s (2016 - 202	1)			
	2016	<u>2017</u>	2018	2019	2020	2021
Recreation						
Community Center Expansion ²	3,500,000	0	θ	θ	0	θ
Stormwater Management and Sewer Exte	ension					
Stormwater Pipe & Basin Replacement ¹	60,000	25,000	25,000	25,000	25,000	25,000
Original Section Drainage Improvements ¹	195,000	416,000	242,000	220,000	352,000	θ
Transportation						
Bowman Street Improvements ³	θ	θ	θ	150,000	θ	θ
Dillman Road Sidewalks ³	42,250	52,500	θ	θ	θ	θ
TOTAL:	3,797,250	493,500	267,000	395,000	377,000	25,000

Table No. 1A: City Of Greenacres Capita	I Improvemen	ts (2017 - 202	<u>2)</u>			
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Recreation						
No projects	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Stormwater Management and Sewer External	ension ension					
Stormwater Pipe & Basin Replacement ¹	<u>157,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>
Original Section Drainage Improvements ¹	<u>550,008</u>	<u>275,119</u>	<u>253,654</u>	<u>397,708</u>	<u>0</u>	<u>0</u>
Swain Blvd Sewer ¹	<u>0</u>	<u>435,000</u>	3,325,000	<u>0</u>	<u>0</u>	<u>0</u>
<u>Transportation</u>						
Bowman Street Improvements ³	<u>0</u>	<u>0</u>	<u>150,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Dillman Road Sidewalks³</u>	<u>62,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
City Sidewalks ³	<u>75,600</u>	<u>288,000</u>	<u>208,800</u>	<u>0</u>	<u>0</u>	<u>0</u>
Public Buildings						
Public Safety HQ Renovation ²	<u>223,650</u>	<u>0</u>	<u>0</u>	0	0	<u>0</u>
<u>TOTAL:</u>	3,797,250	<u>493,500</u>	<u>267,000</u>	395,000	<u>377,000</u>	<u>25,000</u>

- 1. The stormwater and drainage enhancements are intended to increase the capacity of these older drainage systems to improve performance and flood protection. Total project costs for FY 20162017 through FY 20212022 are \$1,610,000\$1,758,489. Grant funds of \$525,767 are anticipated to be provided through Community Development Block Grants over the same period. In FY 2016, revenue of \$1,821,771 in interfund transfer, grants and interest is budgeted in Fund 304 (Reconstruction and Maintenance). Expenditures in FY 2016 of \$2,148,178 are budgeted, including the stormwater drainage enhancements. The existing Fund 304 balance of \$2,116,723 will be used for the net expenditure in FY2016 and to fund the balance of \$1,084,223 needed for the stormwater drainage projects (\$1,610,000 \$525,767_grants = \$1,084,223) through FY 2021. The Swain Blvd Sewer improvements will provide sewer infrastructure and therefore capacity to the Original Section of the City, which currently only has septic systems.
- 2. The Public Safety HQ Renovation are intended to increase the capacity of the City's Fire Rescue facilities to accommodate additional staff. Total project costs for FY2017 through FY2022 are \$223,650. The recreation enhancements are intended to increase the capacity of the City's Community Center. Total project costs for FY2016 through FY2021 are \$3,500,000. In FY2016, revenue of \$2,335,554 in interfund transfer, interest, impact fees, and park land rental (cell tower) is budgeted in Fund 303 (Park and Recreation). Expenditures in FY 2016

- of \$3,786,500 are budgeted, including the above enhancement. The existing Fund 303 balance of \$1,361,094 will be used for the net expenditure in FY 2016.
- 3. The Dillman Road sidewalks will provide safe access for neighborhood kids to the Cholee Lake Elementary School. The Bowman Street improvements will improve a portion of the Bowman Street to City street standards where it connects to South Military Trail, an Urban Principal Arterial (UPA) roadway. The City sidewalks project will complete all unfinished links in the City's sidewalk program. These improvements are intended to promote multi-modal access to an elementary school and bring a roadway connection up to level of service standards. Total project costs for FY 2017 through FY 2022 are \$244,750\$784,900. In FY 2016, revenue of \$184,127 in interest, impact fees, and park land rental (cell tower) is budgeted in Fund 301 (New Growth). Expenditures in FY 2016 of \$257,250 are budgeted, including the above improvements. The existing Fund 301 balance of \$1,389,527 will be used for the net expenditure in FY 2016.

Table No. 1B depicts improvements to the County and State roadway network proposed as part of the Palm Beach County's "Five Year Road Program" and shows projects within or adjacent to the City of Greenacres. The Table is based on the Program as of December 16, 2015 December 15, 2016. The Program is funded through a combination of gasoline taxes, interest, bonds, impact fees, and miscellaneous revenue, all of which are collected and controlled by Palm Beach County.

Table No. 1B: Palm Beach County Road Pr	ogram (2016 -	2020)			
Description	2016	2017	2018	2019	2020
Haverhill Road from Lantana Rd. to S. of	3,500,000	0	0	0	0
L-14 Canal (0.9 miles, 2 lanes to 4 lanes)					
Haverhill Road from S. of L-14 Canal to Lake	8,800,000	Đ	0	Đ	0
Worth Road (1.3 miles, 2 lanes to 5 lanes)					
Intersection of L.W. Road and Jog Road	Đ	630,000	Đ	0	0
Jog Road Resurfacing (Hypoluxo to 10th	2,100,000	Ф	θ	Đ	0
Ave N.)					
Total Greenacres Area Projects	14,400,000	Ф	θ	Đ	0
-					
Total Program Revenue	58,396,610	101,815,834	39,894,058	30,713,282	26,710,506
Total Program Costs	57,890,000	101,270,000	39,130,000	30,641,000	25,980,000

Table No. 1B: Palm Beach County Road I	Program (2017 -	2021)			
<u>Description</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Intersection of L.W. Road and Jog Road	<u>630,000</u>	<u>0</u>	0	<u>0</u>	<u>0</u>
Purdy Lane/Forest Hill Elem School to Major Dr	<u>2,300,000</u>	<u>0</u>	Q I	<u>O</u>	<u>0</u>
Total Greenacres Area Projects	<u>2,930,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>O</u>
Total Program Revenue	<u>117,819,000</u>	43,079,000	29,740,000	33,809,000	<u>5,359,000</u>
Total Program Costs	<u>117,819,000</u>	43,079,000	29,740,000	33,809,000	<u>5,359,000</u>

Table 1C depicts improvements shown in the Palm Beach County Water Utilities Department's "Water Supply Work Plan" (Capital Improvement Plan Detail) and includes projects throughout their interconnected system. The table is based on the Capital Improvement Plan Detail as of October 21, 2015 October 21, 2016. All of the projects depicted in Table 1C are 100% funded by Water Utility User Fees.

Table No. 1C: Palm Beach County	Water Utilities	Department (Capital Improve	ements (2016-	2020)
Description	2016	2017	2018	2019	-2020
Water Treatment Plant 2	4,709,000	2,236,000	16,043,000	2,421,000	2,000,000
Water Treatment Plant 3	2,000,000	2,216,000	2,908,000	2,074,000	2,000,000
Water Treatment Plant 8	18,155,000	2,064,000	5,799,000	2,114,000	2,000,000
Water Treatment Plant 9	2,900,000	4,538,000	2,185,000	13,179,000	2,334,000
Wellfield Rehabilitation and Construction	3,380,000	4,289,000	4,313,000	1,236,000	1,000,000
TOTAL:	31,144,000	15,343,000	31,248,000	21,024,000	9,334,000

Table No. 1C: Palm Beach County	Water Utilities	Department (Capital Improve	ements (2017-	2021)
<u>Description</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Water Treatment Plant 2	<u>0</u>	<u>0</u>	<u>15,021,000</u>	<u>0</u>	<u>0</u>
Water Treatment Plant 9	<u>O</u>	<u>1,750,000</u>	<u>11,560,000</u>	<u>5,749,000</u>	O
Water Treatment Plant 11	<u>1,101,000</u>	<u>O</u>	<u>0</u>	<u>O</u>	<u>0</u>
Wellfield Rehabilitation and Construction	<u>1,563,000</u>	<u>8,500,000</u>	<u>6,450,000</u>	7,052,000	<u>0</u>
TOTAL:	31,144,000	<u>15,343,000</u>	31,248,000	<u>21,024,000</u>	9,334,000

Table 8, below in the Goals, Objectives and Policies Section, depicts the School District of Palm Beach County's Capital Improvement program to maintain the adopted level of service.

- D. FINANCIAL CAPABILITY AND FISCAL PRACTICES (omitted for brevity no changes)
- E. AN ASSESSMENT OF REVENUES AND EXPENDITURES (omitted for brevity no changes)
- F. ANALYSIS OF ISSUES RELATIVE TO CAPITAL IMPROVEMENTS (omitted for brevity no changes)

Text Amendment #2 to Table 8 on Pages CIE-26 through CIE-32 (7 pages):

Replace existing Table 8 with revised Table 8 attached as "Exhibit B" (7 pages)

III. Data and Analysis

The Capital Improvement Element (CIE) is a requirement of the 1985 Growth Management Legislation which revised Florida Statutes Chapter 163, the Local Government Comprehensive Planning and Land Development Regulation Act. As a result, the CIE becomes a central component in the Comprehensive Plan as it enables a municipality to set forth its construction, extension and capacity increases in public facilities and services necessary to support development concurrent with the impacts of said development.

The purpose of the Capital Improvement Element is to evaluate the need for facilities identified in the other Comprehensive Plan Elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the City of Greenacres has fiscal responsibility, to analyze the fiscal capability of the City to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on needs identified in other plan elements.

The CIE was extensively updated in September of 2008 as part of the Evaluation and Appraisal Report based amendments (adding Table 1B and updating all projections, for example) and was also updated in December of 2008 as part of the Water Supply Facility Work Plan amendments (adding Table 1C). According to State Statute, the CIE has been updated annually to reflect the current budget of the City, Palm Beach County, and the Palm Beach County School Board.

The subject CIE update is intended to reflect the current fiscal information from the adopted City FY 2017 budget pertaining to the City's Capital Improvement Program between the years 2017 through 2022. This specifically includes a six (6) year schedule of capital improvements (current fiscal year plus five future years). Also incorporated in the update are the most recent adopted Palm Beach County Road Plan and the Palm Beach County Water Utilities Department Capital Improvement Plan. In addition, this update also includes the latest proposed Capital Improvement Program of the Palm Beach County School District in keeping with Objective 1, Policy d) of the City's Comprehensive Plan Public School Facilities Element.

IV. Consistency with the Strategic Regional Policy Plan and Chapter 163.3184 F.S.:

Overall, the proposed Comprehensive Plan text amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan and Chapter 163, F.S.

V. Staff Recommendation:

Approval of CPA-16-03 through the adoption of Ordinance 2017-04.

LOCAL PLANNING AG	ENCY ACTION – February 1, 2017
	on made by Commissioner Clements seconded by to zero (0), <i>recommended approval</i> of Comprehensive as presented by Staff.
CITY COUNCIL ACTION	ON First Reading – March 6, 2017
CITY COUNCIL	ACTION Adoption Hearing
	Samuel J. Ferreri, Mayor
	Attest:
attachments:	Joanna Cunningham, City Clerk
1 0.4:	

A

- 1. Ordinance 2017-03
- 2. Exhibit "B"

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

Revenues

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2017 - 21	FY 2022-27	FY 2017-27
State Sources								ļ
Charter School Capital Outlay	\$ 3,100,000 \$	5,470,110 \$	5,470,110 \$	5,470,110 \$	5,470,110	\$ 24,980,440	\$ 32,820,660	\$ 57,801,100
CO & DS	2,861,549	2,861,549	2,861,549	2,861,549	2,861,549	14,307,745	17,169,294	31,477,039
PECO - West Tech	1,471,714	,	•	1	•	1,471,714		1,471,714
PECO Bonds - Maintenance	4,017,832	4,017,832	4,017,831	4,125,633	4,204,607	20,383,735	25,227,642	45,611,377
Subtotal State Sources	11,451,095	12,349,491	12,349,490	12,457,292	12,536,266	61,143,634	75,217,596	136,361,230
Federal Sources								
E-rate Reimbursement from FCC		•	•	•		1	55,200,000	55,200,000
Subtotal Federal Sources	•	•	•	•	•	,	55,200,000	55,200,000
Local Sources								
Property Values	178,613,927,082	189,527,700,000	199,511,800,000	209,289,700,000	219,187,900,000			
Local Capital Improvement (1.5 mil)	257,204,055	272,919,888	287,296,992	301,377,168	315,630,576	1,434,428,679	2,238,198,091	3,672,626,770
Fund Balance Carried Forward	111,170,566			•	•	111,170,566	•	111,170,566
Reserve for Future Years	•	12,812,734	1	•	1	12,812,734	1	12,812,734
Sales Tax Reserves	ı	•	•			•		, 60
Impact Fees	6,682,300	7,350,530	7,350,530	7,350,530	7,350,530	36,084,420	44,103,180	80,187,600
Interest Income	1,000,000	1,000,000	1,000,000	1,000,000	000,000,1	000,000,6	000,000,0	000,000,11
Miscellaneous Revenue	26,532	1	•	•		756,62	•	20,532
Sale of Land	16,453					16,453	•	10,400
Transfers from General Fund	83,893	•		•		83,883	1	83,893
Subtotal Local Sources	376,183,800	294,083,152	295,647,522	309,727,698	323,981,106	1,599,623,278	2,288,301,271	3,887,924,549
Other Revenue Sources								
Certificates of Participation	1		50,440,207	82,128,456	•	132,568,663	128,624,007	261,192,670
Sales Tax Revenue	42,655,052	118,669,504	122,229,589	125,896,476	129,673,371	539,123,992	806,619,104	1,345,743,096
Short Term Financing	•	32,283,260	10,930,401	(3,485,136)	7,796,052	47,524,577	(47,524,577)	1
Subtotal Other Revenue Sources	42,655,052	150,952,764	183,600,197	204,539,796	137,469,423	719,217,232	887,718,534	1,606,935,766
Total Revenues	\$ 430,289,947 \$	457,385,407 \$	491,597,209 \$	526,724,786 \$	473,986,795	\$ 2,379,984,144	\$ 3,306,437,401	\$ 5,686,421,545

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

Project Name	Project or Program Number	Ongoing Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
Construction Projects			AND THE PROPERTY OF THE PROPER							
Addition and Remodeling Projects	:							Apple		
Delray Full Service Center Remodel & Fields for		6		6	4 000 000 1	\$ 000 000 B	·	·	φ: -	10.000.000
Village Academy Forest Hill HS Parking Lot		ı ı	 .		650,000			,)	
Gold Coast CS Remodel Building 9 &10	16418401	1,050,000	•	1,050,000	' '	•	,	•	•	1,050,000
Old DD Eisenhower ES - Demo / restore			1 3	1 1	2,000,000	1 3	i i			2,000,000
Old Gove ES - Demo / landbank Old Diumosa ES - Demo / landbank		. ,		•	2,000,000	•	•	•		2,000,000
Pahokee HS Remodeling	17118427	43,004	•	43,004	•	, (1 0 0 0 0	1		43,004
Plumosa School of Arts Expansion to K-8			•	- 60	•	904,150	17,178,853	i i		18,083,003
Riviera Beach Prep/Inlet Grove	33558421	429,280	: :	429,280	1.000.000	000'000'6		1		10,000,000
Transportation - South Drainage	93238387	818,257	,	818,257		1	•	i	•	818,257
Village Academy Kitchen Expansion			1	1	1,200,000	•	1	,		1,200,000
West Tech Campus Modifications	15918460	2.340.541	1,471,714	1,471,714 3,812,255	10,000,000 19,850,000	18,904,150	17,178,853			59,745,258
		÷	.							
Modernization and Replacement Projects Addison Mizner ES Modernization		,			1,003,785	19,071,919	1	1		20,075,704
Additional Program Conference	03318402	14 500 000	•	14.500.000		į	•	•	•	14,500,000
Adult Education Center Replacement	12518438	-		126	,	1	•	,	•	
Grove Park ES Modernization			1	•	•	813,318	15,453,042	•		
Melaleuca ES Modernization		•	•	1	,	985,840	18,730,960	ı		19,716,800
Pine Grove ES Modernization	2010101		•	3 904		244,077	10,546,633			3,904
Rosenwald Elem Modernization	132 18438	3,904	. ,	100,00		12,500,000	1	,		12,500,000
Transportation - South Modernization		•	1	•	12,500,000		•	,	•	12,500,000
Transportation - West Central	93318388	3 10,447		10,447	15,000,000	1 100	•	•		
Verde ES Modernization		1	•	t	1,171,883	22,265,781				- 23,437,004
Washington ES Modernization					6/0/8/4	1,074,566	20,416,746	•		
Total Modernizations and							:			
Replacements		14,514,477	1	14,514,477	30,154,747	66,358,608	64,949,603	•		- 1/5,977,435
New Schools										
Greater WPB/Lake Worth Area High (03-000)		•	•	•	•	•	•	•		
Scripps/Gardens Area ES (04-A)		•	,	•	•	,	•	1		
South West Area ES (05-C)		•		•	•	•	•	•	25,782,592	25,792,082
Western Communities ES (15-A)		•	•		,	•	• 1	, ,		
Western Communities HS (16-AAA)		•	•	• •		•	•			
Total New Schools		•	•	•	•					
Total Construction Droisorte		40.07	4 477 474	40 000 700	# E0 004 747	e of 363 759	C 82 128 ASE		\$ 204.316.674	4 8 440 039 367

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

										STATE OF THE PARTY
Project Name	Project or Program Number	Ongoing Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
Other Items			**************************************		e de la companyation de la compa					
Debt Service										
Lease Payments for Certificates of Participation Lease Payments for Equipment Lease 2015	\$ 7,490	· ·	\$ 146,000,000	\$ 146,000,000	\$ 145,000,000 1,490,065	\$ 145,000,000 1,490,065	\$ 152,000,000 1,490,065	\$ 156,000,000	\$ 971,000,000	\$ 1,715,000,000 5,945,622
Lease Payments for Bus Lease 2014 Lease Payments for Bus Lease 2015 Lease Payments for Bus Lease 2016 Total Required Debt Service	8076 8083 8085	1 1 7 1	2,880,000 2,929,962 2,035,754 155,321,143	2,880,000 2,929,962 2,035,754 155,321,143	2,880,000 2,950,000 1,450,000 153,770,065	2,880,000 2,950,000 1,450,000 153,770,065	2,950,000 1,450,000 157,890,065	1,450,000	971,000,000	8,640,000 11,779,962 7,835,754 1,749,201,338
Site Acquisition Site Acquisition Facility Leases Total Site Acquisition	7494	877,246 - 877,246	1,108,093 - 1,108,093	1,985,339	1,100,000 500,000 1,600,000	500,000 500,000	500,000 500,000	11,160,000 500,000 11,660,000	11,520,000 3,000,000 14,520,000	25,765,339 5,000,000 30,765,339
Contingency					3,150,050	107	C.F.O. C.C.O.	(44 020 040)	200 004	449 000 000
Capital Contingency Reserve for Future Years Sales Tax Reserves Total Contingency	7467 7467 7467	32,939,476 - 32,939,476	13,497,946 12,812,734 13,799,452 40,110,132	46,437,422 12,812,734 13,799,452 73,049,608	10,294,845 (13,799,452) (3,504,607)	17,455,404	22,056,613	(14,238,019) - (14,238,019)	66,021,821 51,323,663 117,345,484	146,026,000 12,812,734 51,323,663 212,164,483
Total Other Items		\$ 33,816,722	\$ 196,539,368	\$ 230,356,091	\$ 151,865,458	\$ 171,725,469	\$ 180,446,678	\$ 154,871,981	\$ 1,102,865,484	\$ 1,992,131,161

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

Project Name	Project or Program Number	Ongoing Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
Non-Construction Projects and Transfers	ısfers									
Required Non-Construction Payments										
Charter School Capital Outlay Property and Flood insurance	\$ 8,426 9579,9582	- , \$	\$ 3,100,000 8,300,000	\$ 3,100,000 8,300,000	\$ 5,470,110 8	5,470,110 8,300,000	\$ 5,470,110 8,300,000	\$ 5,470,110 8,300,000	\$ 32,820,660 49,800,000	\$ 57,801,100 91,300,000
Total Required Non-Construction Payments		•	11,400,000	11,400,000	13,770,110	13,770,110	13,770,110	13,770,110	82,620,660	149,101,100
Equipment										
Capital Projects:	08430	66 749	000 006	266 749	000 000	200 000	200 000	200 000	1 200 000	2 266 749
Av Equipment Neplacement Fund Choice Emishings	8328	242 775	125,000	367,775	125,000	125.000	125.000	125,000	750.000	1,617,775
County-Wide Equipment (FF&E)	7441	1,600,049	550,000	2,150,049	550,000	550,000	550,000	550,000	3,300,000	7,650,049
Musical Instruments	7488	97,711	140,000	237,711	140,000	140,000	140,000	140,000	840,000	1,637,711
Subtotal Equipment Capital Projects		2,007,283	1,015,000	3,022,283	1,015,000	1,015,000	1,015,000	1,015,000	6,090,000	13,172,283
Transfers to General Fund:	9776		A 240 655	A 240 655	4 250 000	4 250 000	4 250 000	4 250 000	25 500 000	46 749 655
Tarister for Copier Maintenance	0440	•	4,249,033	235,000	125,000	125,000	125,000	125,000	750,000	1,585,000
Transfer for Equipment Maintenance Transfer for Library Software Support	8430	, ,	110.000	110.000	110,000	110,000	110.000	110,000	660,000	1,210,000
Subtotal Equipment Transfers	5	•	4,694,655	4,694,655	4,485,000	4,485,000	4,485,000	4,485,000	26,910,000	49,544,655
Total Equipment		2,007,283	5,709,655	7,716,938	5,500,000	5,500,000	5,500,000	5,500,000	33,000,000	62,716,938
Facility Renewal Projects		:								
Capital Projects:							000	000	00000	000
Bleachers				1 6	263,500	440,200	1,528,100	2,704,900	2,603,900	7,540,600
Building Envelope	7591	4,505,639	1,020,000	5,525,639	6,475,950	5,182,340	9.035.866	6,680,224	00,049,00	71 244 312
Custodial Eminment	7542	-	250.000	506,163	171.704	227.287	290,857	245,180	2,734,438	4,175,629
Fencing Equipment	!		•	•	764,929	803,688	1,026,046	854,170	4,854,787	8,303,620
Fire/Life/Safety	8179	3,624,177	1	3,624,177	5,043,278	3,091,913	3,882,288	5,335,456	32,584,947	53,562,059
Furniture Replacement (FCA)			•	•	2,349,989	1,992,600	2,409,388	3,358,344	26,506,427	36,616,748
HVAC	8728	5,099,133		5,099,133	25,856,658	22,440,555	26,270,568	28,961,622	111,544,020	220,172,556
Intercom/Sound Systems		•	1	1	2,632,120	2,676,008	2,187,822	4,092,028	12,493,429	24,081,407
Interior Repair/Improvement		•	•	•	14,665,283	13,827,806	15,043,496	18,037,502	89,007,739	151,641,906
Lighting	8230	286 173		386 173	2,000,002	1 766 431	3 491 089	3 523 258	20,264,042	31,676,199
Parking Lots/Roads Disvisable and Exterior Repairs/Improvements	0,000			,	2,656,280	2,400,360	2,792,020	3,875,120	18,148,228	29,872,008
Plumbing		•	•	•	12,786,180	9,762,985	11,462,836	12,737,243	53,700,771	100,450,015
Roofs	8911	128,191	5,080,000	5,208,191	11,076,076	12,543,437	5,905,216	10,505,620		96,481,601
Total Facility Renewal Projects		\$ 15,224,594	\$ 6,350,000	\$ 21,574,594	\$ 96,013,666	\$ 87,332,440	\$ 99,809,790	\$ 115,587,873	\$ 561,992,164	\$ 982,310,527

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

Si	Program Pro Number	Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
es										
		1			000					A 00 4EE 004
	\$ 8,283 \$	155,031		\$ 2,155,031	\$ 2,000,000 \$	2,000,000	\$ 2,000,000	000,000,× ¢	9 12,000,000	1,000,000
Hurricane Preparation	8895		1,000,000	1,000,000	•		•	•	•	446.687
Interlocal Agreements	8191	146,687	' 00	146,687	' 000 000 0	- 000 000 0	, 000 000 6	- 000 000 6	12 000 000	73 513 861
Minor Projects	7491	1,513,861	2,000,000	3,513,861	2,000,000	2,000,000	2,000,000	2,000,000	12,000,000	10,00,1
Portable Leasing	8280	19,538		19,538	•	•	r	•	•	19,030
Relocatables - Relocation	7440	2,228,117	1	2,228,117	•	•	•	'	•	2,228,117
Relocatables - Walkway Canopies	8365	698,741	•	698,741	•	•	•	•		098,741
School Center Funds	3065. 9394,	170,090	107,425	277,516	•	•	•	1	į	277,516
Storm Recovery (FEMA)	9884,	116,597	•	116,597	•		•	ı		116,597
Subtotal Other Facility Capital Projects		5,048,662	5,107,425	10,156,088	4,000,000	4,000,000	4,000,000	4,000,000	24,000,000	50,156,088
Transfers to General Fund:										
Transfer for Building Envelope Maintenance	7591	ı	1,219,520	1,219,520	2,219,520	2,219,520	2,219,520	2,219,520	13,317,120	23,414,720
Transfer for Capital Project Support	8450	•	227,226	227,226	285,268	285,268	285,268	285,268	1,711,608	3,079,906
Transfer for Environmental Control	8283	•	897,734	897,734	870,063	870,063	870,063	870,063	5,220,378	9,598,364
Transfer for Fire/Life/Safetv	8179	i	850,280	850,280	1,464,280	1,464,280	1,464,280	1,464,280	8,785,680	15,493,080
Transfer for Hurricane Prep	9885	ı	20,000	50,000	20,000	20,000	20,000	20,000	300,000	220,000
Transfer for HVAC Maintenance	8728	,	2,436,060	2,436,060	2,436,060	2,436,060	2,436,060	2,436,060	14,616,360	26,796,660
Transfer for ITV Towers	8235		000'96	96,000	106,000	106,000	106,000	106,000	000,989	1,156,000
Transfer for Maintenance of Fulton Holland	9458	•	434,403	434,403	ı				- 0	434,403
Transfer for Maintenance of Facilities	8444	•	32,913,932	32,913,932	33,250,169	33,250,169	48,250,169	81,349,658	581,349,658	810,363,755
Transfer for Maintenance Projects	8261	•	917,655	917,655						002,119
Transfer for Preventative Maintenance	8361	1	2,499,280	2,499,280	2,624,244	2,624,244	2,624,244	2,624,244	15,745,464	28,741,720
Subtotal Facilities Transfers		•	42,542,090	42,542,090	43,305,604	43,305,604	58,305,604	91,405,093	641,582,288	920,340,20
Total Facilities		5,048,662	47,649,515	52,698,178	47,305,604	47,305,604	62,305,604	95,405,093	665,682,268	970,702,351
Security										
Capital Projects:	8188. 8488	7,461,714	•	7,461,714	3,387,800	3,387,800	3,387,800	3,387,800	20,326,800	41,339,714
Subtotal Security Projects	•	7,461,714	•	7,461,714	3,387,800	3,387,800	3,387,800	3,387,800	20,326,800	41,339,714
Transfers to General Fund:	2,000		2 328 537	7 378 534	2 218 928	2 218 928	2.218.928	2.218.928	13.313.568	24.517.814
ransfer for Security Subtotal Security Transfers	500		2,328,534	2,328,534	2,218,928	2,218,928	2,218,928	2,218,928	13,313,568	24,517,814
Total Security	49	7.461.714	\$ 2,328,534	\$ 9,790,248	\$ 5,606,728	\$ 5,606,728	\$ 5,606,728	\$ 5,606,728	\$ 33,640,368	\$ 65,857,528

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

Project Name	Project or Program Number	Ongoing Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
Non-Construction Projects and Transfers	nsfers									
Educational Technology										
Capital Projects: Classroom Technology Digital Divide	\$ 8,493	\$ 259,154	\$ 10,008,000	\$ 10,267,154 89,183	\$ 10,008,000 \$	\$ 10,008,000	\$ 10,008,000	\$ 10,008,000	\$ 60,048,000 260,000	\$ 110,347,154 509,183
Technology Tools Subtotal Education Technology Projects	8423	1,755 330,092	10,028,000	1,755 10,358,092	10,048,000	10,048,000	10,048,000	10,048,000	60,308,000	1,755 110,858,092
Transfers to General Fund: Transfer for Blackboard Engage (Edline/Gradequick) Transfer for Equipment Maintenance Transfers for Data Warehouse	8441 7422 8371	1 I I	583,625 350,000 1,712,097	583,625 350,000 1,712,097	527,000 350,000 1,851,273	528,000 250,000 1,851,273	529,000 250,000 1,851,273	530,000 250,000 1,851,273	3,200,000 1,500,000 11,107,638	5,897,625 2,950,000 20,224,827
Subtotal Educational Technology Transfers Total Educational Technology		330,092	2,645,722 12,673,722	2,645,722 13,003,814	2,728,273 12,776,273	2,629,273 12,677,273	2,630,273 12,678,273	2,631,273 12,679,273	15,807,638 76,115,638	29,072,452 139,930,544
Technology										
Capital Projects:	8422	64.550	3.932.773	3,997,323	13,430,488	13,342,760	13,342,760	14,342,760	93,846,090	152,302,181
Cyber & Network Security	8349	- (725,000	893,182	1,725,000	1,700,000	5,700,000	3,700,000	16,075,000	29,793,182
Data Center Optimization Disk Storage - infrastructure	8721	253,740	1,400,000	1,400,000	9,050,000	800,000	1,050,000	800,000	14,300,000	27,400,000
Enterprise Software	8934		200,000	200,000	200,000	200,000	250,000	200,000	1,450,000	2,500,000
Hardware/Software	8732	9098	73,500	73,500	3.025.000	81,034 2,200,000	85,085 1,150,000	89,340 1,150,000	632,365 84,725,000	1,038,499 95,123,609
Phone System Upgrade	8724		,		4,500,000	100,000	100,000	100,000	5,000,000	9,800,000
Servers	8391		200,000	500,824	100,000	1,550,000	350,000	100,000	2,700,000	5,300,824
Student System Replacement	8370	2,391,761	2,500,000	4,891,761	1,500,000	1,500,000	1,500,000 \$ 23,701,489	1,500,000 \$ 22,668,066	9,000,000	19,891,761 \$ 347,940,080
cools decomposition										

FY 2017 - 2027 Capital Plan (including Sales Tax) September 7, 2016

	Program Program Number	Ongoing Projects from FY 2016	FY2017 New Appropriation	Total FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022-27	FY 2017-2027
Non-Construction Projects and Transfers	nsfers									
Technology										
Transfers to Conoral Eund:										
Transfer for Application Systems	\$ 8.934	· •	\$ 2,098,875	\$ 2,098,875			\$ 2,042,599	\$ 2,606,931	\$ 18,135,492	\$ 28,969,095
Transfer for Business Operating Systems				1,747,712	1,852,842	1,852,842	1,852,842	2,364,748	16,450,711	26,121,697
Transfer for CAFM	8353		1,190,601	1,190,601	1,188,777	1,188,777	1,188,777	1,517,214	10,554,721	16,828,867
Transfer for ERP	8369		3,431,893	3,431,893	3,506,451	3,506,451	3,506,451	4,475,219	31,132,502	49,558,967
Transfer for IT Security	8349	•	816,352	816,352	1,160,100	1,160,100	1,160,100	1,480,614	10,300,106	16,017,372
Transfer for Portal Project	8394	•	51,558	51,558	56,330	56,330	56,330	71,893	551,000	132,574
Transfer for Project Management Initiative	8427	,	17,743	17,743	•	1 6	1 00	1 14 001	990 007 5	247,71
Transfer for School Center Admin Technology	8253		348,812	348,812	618,323	618,323	618,323	789,154	0,489,800	0,402,001
Transfer for Secondary Tech Maintenance	8447	,	3,163,520	3,163,520	3,097,655	3,097,655	3,097,655	3,953,480	505,205,72	45,912,910
Transfer for Technology Infrastructure	8440		8,532,330	8,532,330	8,080,386	8,080,386	8,080,380	11,194,848	/00,0/0,/	5040,900
Transfer for System Lifecycle Management							000	1044.035	0 6 5 5 6 7 0	42 507 800
Endpoint Security	8448		681,764	681,764	975,000	975,000	975,000	0/5/44/3/3	0,000,070	226,146,746
Subtotal Technology Transfers		•	22,081,160	22,081,160	22,578,463	22,5/8,463	42,578,463	074,090,470	427 009 075	674 056 826
Total Technology		2,887,666	34,952,433	37,840,099	56,343,626	44,417,634	40,2/9,352	34,300,344	210,000,154	200000110
:										
Transportation										
Capital Projects:	9200		0.097.600	16.052.934	9 097.600	9.097.600	9.097,600	9,097,600	54,585,600	107,028,934
Bus Replacement	9496	2 4	1 200 000	2 672 657	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000	14,672,657
Support Vehicles	0.0	- -	044 400	040 023				•	1	949,823
Transportation Equipment and Furnishings Subtotal Transportation Projects	0866	338,423 8,766,414	10,909,000	19,675,414	10,297,600	10,297,600	10,297,600	10,297,600	61,785,600	122,651,414
Transfers to General Flind:										000
Transfer for Transportation Maintenance	8445	,	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,000,000	000,000,01
Transfer for Contracted Transportation	8443		6,407,839	6,407,839	6,401,595	6,401,595	6,401,595	6,401,595	38,408,570	06,423,709
Subtotal Transportation Transfers		•	7,907,839	7,907,839	7,901,595	cec,rue,	C8C'1.08'	686,108,7	0.0000000000000000000000000000000000000	00,020,00
Total Transportation		8,766,414	18,816,839	27,583,253	18,199,195	18,199,195	18,199,195	18,199,195	109,195,170	209,575,203
		007 000 77	000 000	90 007 125	159 527 220	137 720 009	152 259 679	167,004,339	964,909,818	1,668,428,199
Sub-total Non-Construction Projects		41,720,420	40,280,090	00,001,120	06 087 073	96,888,973	111 889 973	152,110,475	1.034,345,425	1,585,822,819
Sub-total Non-Construction Transfers		,	93,000,000	93,000,000	016,106,08	20,000,00				
Total Non-Construction Projects & Transfers		41,726,426	139,880,698	181,607,125	255,515,202	234,608,982	264,149,652	319,114,814	1,999,255,243	3,254,251,018
Total Capital Budget		\$ 92,398,166	\$ 337,891,781	\$ 430,289,947	\$ 457,385,407	\$ 491,597,209	\$ 526,724,786	\$ 473,986,795	₩	\$ 5,686,421,545
Total Canital Devenues				430,289,947	457,385,407	491,597,209	526,724,786	473,986,795	3,306,437,401	5,686,421,545
Budget (Shortfall) or Excess				•	•		e			,

RESOLUTION NO. 2017-07

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE APPLICATION FOR A SPECIAL EXCEPTION TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN A COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, LOCATED ON THE NORTHWEST CORNER OF LAKE WORTH ROAD AND SHERWOOD FOREST BLVD AT 6025 LAKE WORTH ROAD, AS REQUESTED BY THE PETITIONER, WANTMAN GROUP, INC., AGENT FOR THE OWNER, RACETRAC PETROLEUM, INC.; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Wantman Group, Inc., hereafter "Petitioner", as agent for the owner, Cumberland Farms, Inc., has made an application for a Special Exception approval to allow a Full Service Fuel Station to be located within a Commercial Intensive (CI) zoning district, located at 6025 Lake Worth Road, pursuant to Section 16-499, Commercial Intensive (CI) regulations of the Zoning Code; and

WHEREAS, the Petitioner presented this matter to the Land Development Staff of the City of Greenacres which provided comments to the Planning and Engineering Department which, in turn, recommended approval of the Special Exception to allow for a Full Service Fuel Station within a Commercial Intensive (CI) zoning district, with the conditions identified in the Land Development Staff Report and Recommendation, Exhibit "A" dated January 27, 2017, as revised; and

WHEREAS, the Planning Commission reviewed the Petitioner's project for compliance with the Special Exception Criteria as indicated by the Findings of Fact contained in the Land Development Staff Report and Recommendation and has found that the project is in compliance with said criteria; and

WHEREAS, the Planning Commission held a public hearing on February 1, 2017, reviewed the Petitioner's request, and made a recommendation on the petition; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Special Exception to allow for a Full Service Fuel Station within a Commercial Intensive (CI) zoning district, subject to the conditions stipulated in the Land Development Staff Report and Recommendation at the March 6, 2017 Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

<u>Section 1.</u> The Petition, SE-16-03, a Special Exception to allow for a Full Service Fuel Station within a Commercial Intensive (CI) zoning district, is hereby approved.

<u>Section 2.</u> The approval of Petition SE-16-03 is subject to all conditions contained in the Land Development Staff Report and Recommendation, Exhibit "A", dated January 27, 2017, as revised (attached).

Section 3. All resolutions in conflict herewith are hereby repealed.

<u>Section 4.</u> This resolution shall be effective upon its adoption subject to the conditions of Petition SE-16-03.

RESOLVED AND ADOPTED this 6th day of March, 2017.

		Voted	
Samuel J. Ferreri Mayor	Jonathan G. Pearce Deputy Mayor	(2
Attest:			
Joanna Cunningham City Clerk	Lisa Rivera Councilwoman, District I	(<u>)</u>
	Peter Noble Councilman, District II	(2
	Judith Dugo Councilwoman, District I	<u>(</u>)
	Paula Bousquet Councilwoman, District \	<u>(</u>)
Approved as to Form and Legal Sufficiency:	:		
James D. Stokes City Attorney			

CITY OF GREENACRES

Council Agenda Memo 2017.02KF03.002

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director

SUBJECT: Resolution 2017-07, SE-16-03

Special Exception for Convenience Store with Fuel Sales

RaceTrac Market

City Council Agenda Item for 03-06-17

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Joanna Cunningham, City Clerk

File: SE-16-03

Background:

Wantman Group, Inc. as agent for RaceTrac Petroleum, Inc. the owner of land totaling approximately 1.55 acres is requesting Special Exception approval for a Convenience Store with Fuel Sales. The parcel is located on the northwest corner of Lake Worth Road and Sherwood Forest Boulevard at 6025 Lake Worth Road within Sherwood Plaza. The original approved site and development plan was for a unified development with a 15,120 square foot (sq. ft.) Walgreens Pharmacy with drive thru facilities and a 23,660 sq. ft. retail building as Phase 2, approved by City Council on January 19, 1999 (SE-98-04 & SP-98-07). The Walgreens Pharmacy is no longer in operation.

Currently, the parcel has a City Future Land Use designation of Commercial (CM) and a zoning designation of Commercial Intensive (CI). On November 21, 2016, the subject site was granted a variance for the separation distance requirements of Sec. 16-499(17)(F), Sec. 16-499(19)(a), and Sec. 16-499(19)(b), which required a minimum distance of one thousand five hundred (1,500) feet between any two (2) service stations, and a minimum distance of five hundred (500) feet between a service station and the nearest point of a building area occupied by these uses: house of worship, school, hospital, theatre, auditorium, stadium, assembly hall, or public playground or playfield (BA-16-05). A request for site plan approval (SP-16-02) is also being processed concurrently.

The Land Development Staff has reviewed this proposal and recommended approval,

followed by the Planning Commission recommending approval by a vote of 6-0 at their meeting on February 1, 2017.

Analysis:

The applicant is requesting a Special Exception approval to permit a Convenience Store with Fuel Sales. The proposal has satisfied the special exception criteria and findings of fact as indicated in the staff report. Specifically, as conditioned, it will not create a nuisance factor detrimental to the adjacent and nearby properties, it is compatible with the existing character of this commercial intersection, maintains safe and efficient traffic circulation on the site and it will meet all of the specific criteria for this use as security, lighting, curbing, setbacks, and loading requirements have been adequately addressed.

Financial:

N/A.

Legal:

Resolution 2017-07 was prepared in accordance with all applicable State Statutes and City Code requirements.

Staff Recommendation:

Approval of SE-16-03 through the adoption of Resolution 2017-07.

Kara L. Irwin-Ferris, AICP Acting Planning and Engineering Director

Attachments:

- 1. Staff Report
- 2. Resolution 2017-07
- Aerial Location Map
- 4. Site Plan



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Project Description:

Project Name: RaceTrac Market at Sherwood Plaza

Petitioner: Wantman Group, Inc. (WGI)

2035 Vista Parkway

West Palm Beach, Florida 33411

Agent for the owners: RaceTrac Petroleum, Inc.

Request: Special Exception approval for a

Convenience Store with Fuel Sales

Location: Northwest corner of Lake Worth Rd

and Sherwood Forest Blvd at 6025 Lake Worth Rd within the Sherwood

Plaza.



II. Site Data:

Existing Land Use: Self-Storage Facility & Vacant retail building

Proposed Land Use: Convenience Store with Fuel Sales

Parcel Control Number: 18-42-44-22-52-001-0000

Parcel Size: 1.55 acres (67,533.19 square feet)

Future Land Use Designation: Commercial (CM)

Existing Zoning: Commercial Intensive (CI)

Table 1: S	urrounding Existing Land U	se, Future Land Use, Zoning Dist	rict:
Direction	Existing Land Use	Future Land Use	Zoning District
North	Villages of Woodlakes	Residential (RS-MD)	Residential Medium (RM-2)
South	McDonalds	Commercial (CM)	Commercial General (CG)
East	Woodlakes Plaza	Commercial (CM)	Commercial Intensive (CI)
West	Concord Plaza/Shopping Center	Commercial (CM)	Commercial General/Planned Shopping Center Overlay (CG/PSC)

III. Annexation/Zoning History:

On January 29, 1994, the property was annexed into the City of Greenacres as petition (ANX-93-03). Concurrently, the City Council approved a zoning district designation of Commercial Intensive (CI) and an underlying land use of Commercial (CM). The designation was for both Phase I & II, which together amounted to a 4.33-acre parcel. The original approved site and development plan was for a unified development with a 15,120 square feet (sq. ft.) Walgreen's Pharmacy with drive thru facilities and a 23,660 sq. ft. retail building as Phase 2, approved by City Council on January 19, 1999 (SE-98-04 & SP-98-07). On July 20, 1999, the site and development plan was approved to modify the access points, detention area, and free-standing signs. On March 17, 2000, the site and development plan was approved to relocate both free-standing identifications signs, as well as create a landscape island in the southeast parking area. On August 5, 2002, phase 2 was amended to allow a 50,900 square foot two story Self Storage/Mini-Warehouse facility (SE-02-03 & SP-98-07C).

IV. Applicable City Code Provisions:

Sec. 16-171 through 16-178 pertaining to Special Exceptions

Sec. 16-496 through 16-506 pertaining to the CI zoning district

Sec. 16-1241 through 16-1312 pertaining to landscaping

Sec. 16-1331 through 16-1340 pertaining to off-street parking

V. Summary of Proposed Site and Development Plan Details:

Plan Details: The petitioner's Site and Development Plan (stamp-dated January 05, 2017) depict the following:

- 1. A total land area of 67,533 sq. ft. (1.55 acres).
- 2. One (1) proposed 5,589-sq. ft. Convenience store with 697-sq.ft. outdoor seating area and 8 fuel pumps with 16 fueling stations.
- 3. Thirty-three (33) parking spaces including two (2) handicapped spaces.
- 4. Location for dumpster, which is screened.
- 5. Landscaping Plan.
- 6. Boundary and Topographic Surveys.
- 7. Building Plans and Elevations.
- 8. Conceptual Engineering Plan.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Full Service Fuel Station	5,589	.13	2.96%
Self-Service Storage Building Lot Coverage	31,034	.71	16.45%
Total Lot Coverage	36,623	.84	19.4%
Site Impervious Area	135,846	3.11	72%
Site Landscape/Open Space	52,804	1.22	28%
(Excluding Building Lot Coverage)	188,650	4.33	100%

VI. Staff Analysis:

The proposed Site and Development Plan for a Convenience Store with Fuel Sales is to redevelop the

vacant Walgreens's Pharmacy site. The proposed use will operate 24 hours a day, 7 days a week. An application for a Site and Development Plan approval (SP-16-02) is being processed concurrently with the Special Exception request. In November 21, 2016, the subject site was granted a variance for the separation distance requirements of Sec. 16-499(17)(F), Sec. 16-499(19)(a) and Sec. 16-499(19)(b), which required a minimum distance of one thousand five hundred (1,500) feet between any two (2) service stations, and a minimum distance of five hundred (500) feet between a service station purposes and the nearest point of a building area occupied by these uses: house of worship, school, hospital, theatre, auditorium, stadium, assembly hall, or public playground or playfield.

On October 13 and 20, 2016, the Land Development Staff reviewed this petition.

Land Development Staff Comments:

Planning and Engineering Department: Incorporated into the staff report. Building Department: Incorporated into the staff report.

Fire Rescue Department:

Public Works Department:

PBSO District 16:

No objections.

No objections.

Other Agencies:

PBC Traffic Division:

PBC Water Utilities:

Water and sewer service is provided to the site

MPO/Palm Tram:

Project meets traffic performance standards.

Water and sewer service is provided to the site

Project can be served by existing routes.

LWDD: No impact.

VII. Special Exception Criteria and Findings of Fact:

1. The proposed use complies with all relevant elements of the Comprehensive Plan;

Finding: The proposed Convenience Store with Fuel Sales complies with the Future Land use, Infrastructure, Intergovernmental and Transportation Elements of the City of Greenacres' Comprehensive Plan. The request complies with the objectives and policies of the City of Greenacres' Comprehensive Plan directing growth and development to appropriate areas. A Convenience Store with Fuel Sales is a permitted use in the Commercial Intensive Zoning District subject to special exception approval.

2. Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe will not be adversely affected by the proposed special exception;

Finding: The proposed Special Exception will have adequate ingress and egress to the site through one (1) vehicular access point and one (1) sidewalk connection from Lake Worth Road and two (2) vehicular access points from Sherwood Forest Blvd. The plans have been reviewed by staff for automobile, pedestrian and fire safety and the plans meet all Code requirements. The City's traffic consultant has reviewed the traffic flow and control of the site for compliance with City Code and has determined that it meets all necessary requirements.

3. Off-street parking and loading is provided where required, with particular attention to the items in (2) above will not adversely affect public health and safety;

Finding: The off-street parking provided on the site exceeds the minimum parking requirements. Defined loading areas have been provided for the site.

4. Refuse and service areas provided with particular reference to items (2) & (3) above will not adversely affect public health and safety;

Finding: The City's franchise hauler will serve the site for all refuse collection. The dumpster meets all City Code requirements of screening and access.

5. The proposed use will not create a nuisance factor detrimental to adjacent and nearby properties and the City as a whole;

Finding: The proposed development has commercial uses to the east, west and south. The proposed development is in keeping with the commercial nature of Lake Worth Road corridor. The property will be landscaped along the site perimeter as well as provided interior landscaping in accordance with code requirements.

6. The location, availability and compatibility of utilities for the requested use will not adversely affect public health and safety;

Finding: All utilities will be provided underground. The site will be served by Palm Beach County Water Utilities for water and sewer. All other utilities are either currently provided to the site or readily available and the applicant meets the Level of Service (LOS) as established in the Comprehensive Plan.

7. The screening and buffering of the requested use are consistent with the applicable zoning requirements relative to type, dimension and character;

Finding: The proposed development includes perimeter buffers consistent with the CI zoning district, Section 16-1286 of the landscape code. The site is currently buffered by a ten (10) foot wide landscape buffer to the west, fifteen (15) foot wide landscape buffer to the south and east and a fifty (50) foot wide landscape buffer and swale to the north side of the site as well as an existing six (6) foot high concrete wall.

8. Signs and proposed exterior lighting are provided with reference to glare, traffic safety and economic effect, and compatibility and harmony with properties in the district;

Finding: All proposed signs shall meet the requirements of the City's Zoning Code. All exterior lighting shall meet City code requirements for limiting spill onto adjacent neighboring residential areas and onto major roads.

9. The requested use appears to meet the required yards and other open space;

Finding: The project complies with the interior and perimeter landscaping and open space requirements of the Zoning Code. The lot coverage is well below the maximum 30% and all building setbacks of the Commercial Intensive Zoning District and Transitional Zone are being met.

10. Proposed general use is compatible with adjoining properties and other property in the district:

Finding: The proposed commercial land use is consistent with the existing high-intensity commercial nature along this section of Lake Worth Road and Sherwood Forest Blvd intersection and adjacent uses. The subject site is surrounded by commercial uses and the residential community to the north is buffered with a fifty (50) foot wide landscape buffer and swale and a six (6) foot high concrete wall.

11. The change suggested is not out-of-scale with the needs of the neighborhood or the City;

Finding: The proposed Convenience Store with Fuel Sales is in scale with the surrounding uses and consistent with the commercial development along this portion of Lake Worth Road and Sherwood Forest Blvd.

12. The requested use and structure is consistent with any special requirements set out in the Schedule of District Regulations for the particular use and structure involved;

Finding: The proposed use complies with the special requirements as outlined in the Special Exception criteria for a Convenience Store with Fuel Sales within the Commercial Intensive (CI) zoning district. The separation distance requirements are satisfied via the approved variance (BA-16-05).

VII. Staff Recommendation:

Based on the preceding analysis, the Land Development Staff recommends *Approval* of SE-16-03 through adoption of Resolution 2017-07 with the following conditions:

- 1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated January 27, 2017 and Exhibit "B" Site and Development Plan stamp-dated January 5, 2017, as hereafter defined shall apply. (PLANNING-ZONING)
- 2. Site and Development Plan approval is required prior to the issuance of development permits. (PLANNING BUILLDING)
- 3. The Special Exception is limited to a Convenience Store with Fuel Sales operation. Changes to another use will require a new Special Exception. (PLANNING)
- 4. Hours of operation for the Convenience Store with Fuel Sales are 24 hours a day, 7 days a week. (Planning and Building)
- 5. The proposed convenience store shall have appropriate security systems to include, but not be limited to, cameras with video retrieval capabilities. (Public Safety)
- 6. No coin-operated amusement devices shall be permitted. (Building)
- 7. Outdoor display of merchandise is prohibited. (Building)

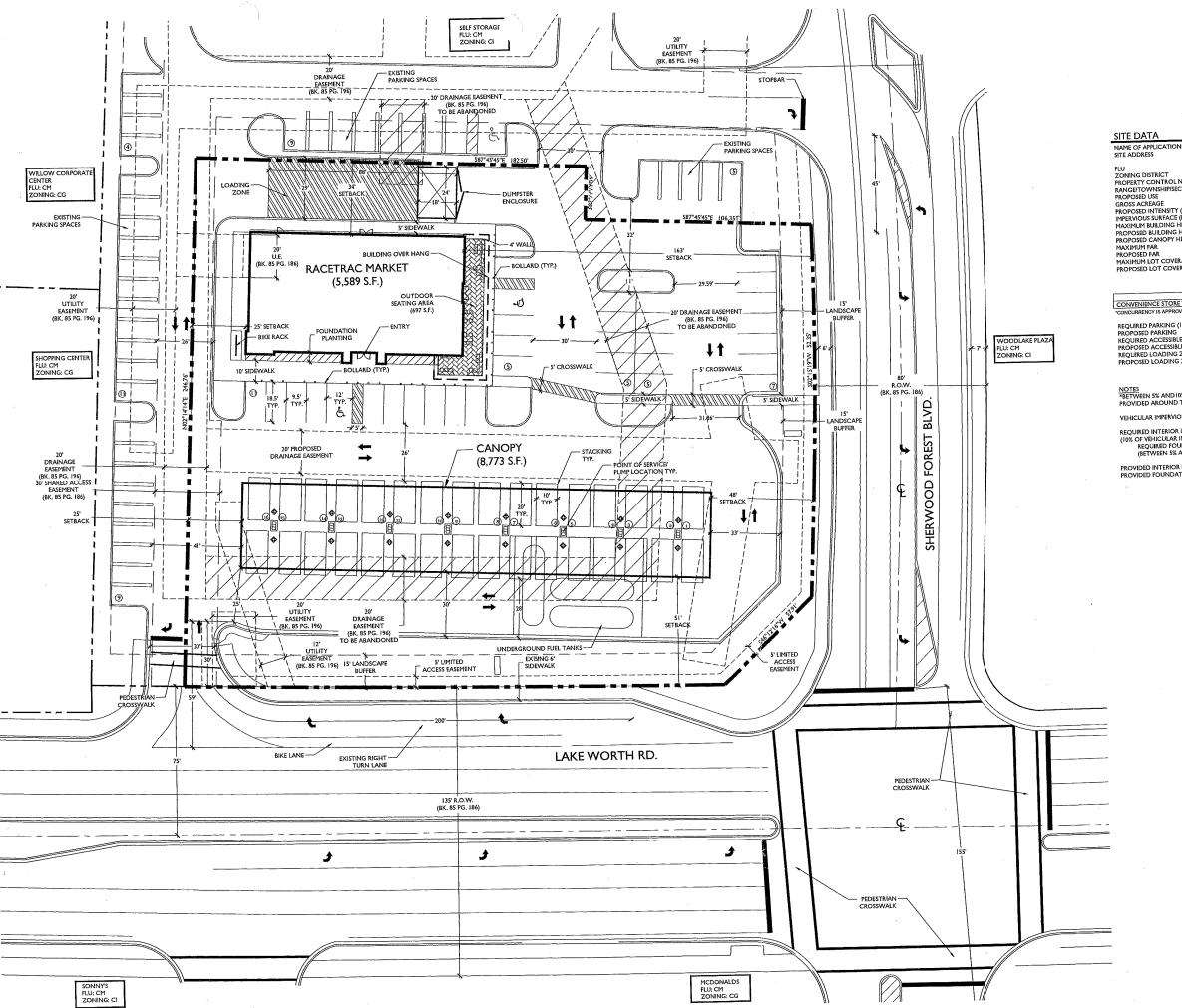
8.	No outdoor speakers shall be permitted, except as necessary to comply with safety or handicap accessibility requirements for the gas pumps on site. (Building)
9.	Non-compliance with any of the conditions of approvals will result in withholding of the issuance of building permits or certificates of occupancy. (BUILDING-PLANNING)

PLANNING COMMISSION RECOMMENDATION - February 1, 2017 The Planning Commission on a motion made by Commissioner Clements and seconded by Commissioner Buzek, voting six (6) to zero (0), recommended approval of Special Exception SE-16-03 (RaceTrac Market at Sherwood Plaza), as presented by staff. GREENACRES CITY COUNCIL ACTION - March 6, 2017 Samuel J. Ferreri, Mayor Attest:

Attachments:

- 1. Resolution 2017-07
- 2. Aerial Map
- 3. Site Plan
- 4. Compliance Statement

Joanna Cunningham, City Clerk





RACETRAC MARKET 6025 LAKE WORTH ROAD GREENACRES, FLORIDA CI (COMMERCIAL INTENSIVE) ZONING DISTRICT PROPERTY CONTROL NUMBER(S) PROPERTY CONTROL NUMBER(S)
RANGETOWNSHIP/SECTION
PROPOSED USE
GROSS ACREAGE
PROPOSED INTENSITY (GROSS FLOOR AREA)
IMPERVIOUS SURFACE (EXCLUDING LOT COVERAGE)
MAXIMUM BUILDING HEIGHT
PROPOSED BUILDING HEIGHT
PROPOSED LANDEY HEIGHT
MAXIMUM FAR
PROPOSED FAR
MAXIMUM LOT COVERAGE
PROPOSED LOT COVERAGE
PROPOSED LOT COVERAGE
PROPOSED LOT COVERAGE
PROPOSED LOT COVERAGE 42/44/22 VENIENCE STORE WITH FUEL SALES 1.55 AC. (67,533.19 S.F.) 5,589 S.F. 72% (48,724 S.F.) 35' 25'-8" O.A HT. 18' CLEARANCE 0.35 0.08 30% (20,259 S.F.) 8% (5,589 S.F.)

CONCURRENCY

CONVENIENCE STORE WITH FUEL SALES 5,589 S.F. (16 FUELING POSITIONS)

REQUIRED PARKING (I SP/200 S.F.)
PROPOSED PARKING
REQUIRED ACCESSIBLE PARKING
PROPOSED ACCESSIBLE PARKING
REQUIRED LOADING ZONE
PROPOSED LOADING ZONE 31 SP. 33 SP. 2 SP. 2 SP. 1 SP. 1 SP.

NOTES ** ABETWEEN 5% AND 10% OF THE REQUIRED INTERIOR LANDSCAPING SHALL BE PROVIDED AROUND THE FOUNDATION OF THE BUILDING.

VEHICULAR IMPERVIOUS AREA 36,938 S.F. REQUIRED INTERIOR LANDSCAPE (10% OF VEHICULAR IMPERVIOUS AREA) REQUIRED FOUNDATION PLANTING (8ETYVEEN 5% AND 10% OF INTERIOR LANDSCAPE) 3,693 S.F. 185 - 370 S.F.

PROVIDED INTERIOR PLANTING PROVIDED FOUNDATION PLANTING

PREPARED FOR RACETRAC PETROLEUM INC. 6025 LAKE WORTH RD. CONCEPTUAL SITE PLAN MARKE

CITY OF GREENACRES, FLORIDA

REVISION DATES

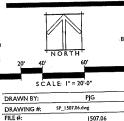
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5 2017

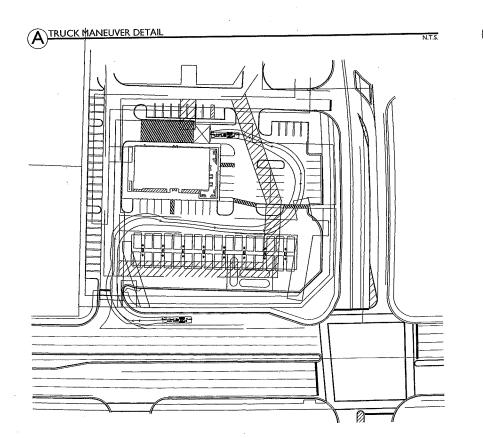
PLANNING & ENGINEERING

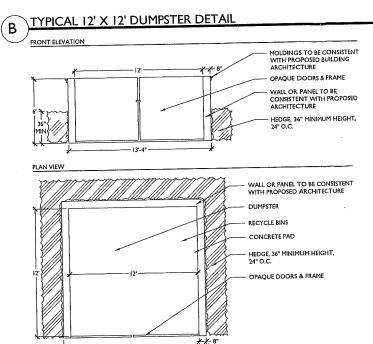
SP-16-02

"ALL DRAWINGS, SPECIRCATIONS AND RELATED DOCUMENTS ARE THE COPTRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIRCATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORRIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."



SHEET # PSP.1





SIDE ELEVATION WALL OR PANEL TO BE CONSISTENT WITH PROPOSED ARCHITECTURE

CONCEPTUAL SITE PLAN PREPARED FOR RACETRAC PETROLEUM INC. 6025 LAKE WORTH RD. RACETRAC MARKET CITY OF GREENACRES, FLORIDA

REVISION DATES

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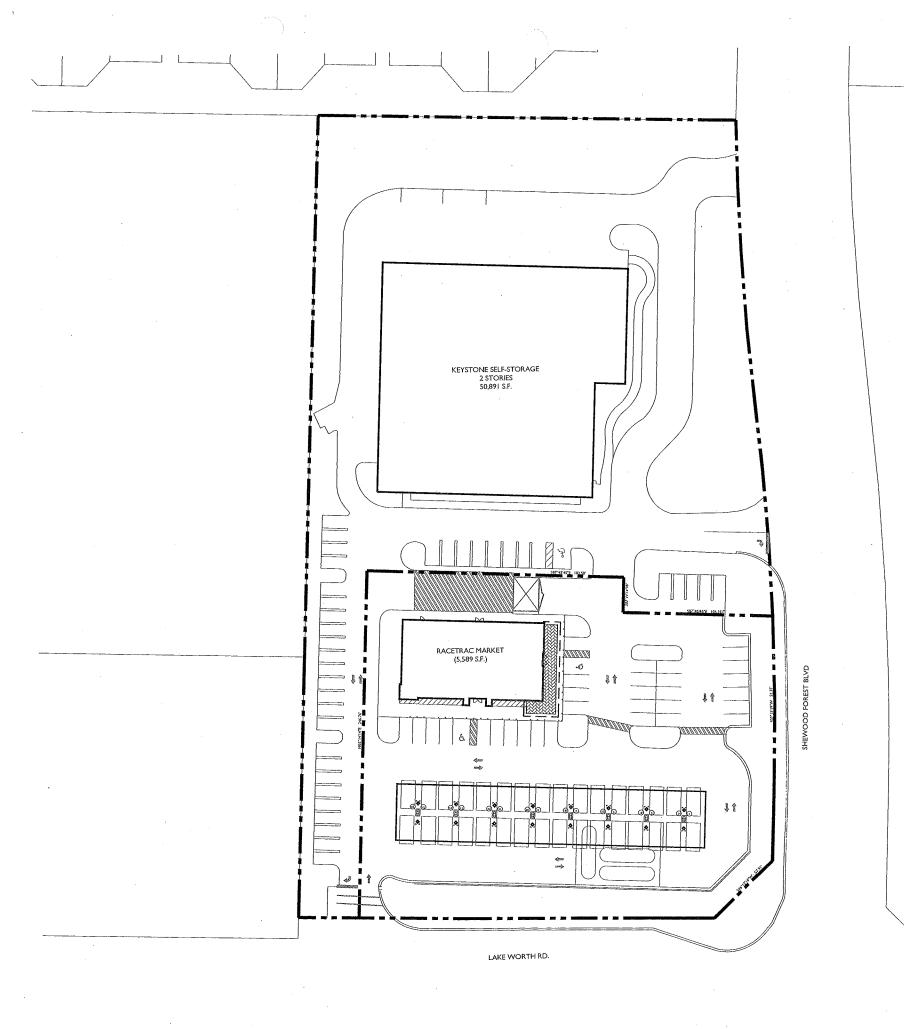
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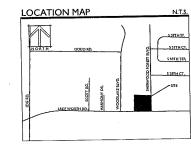
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PLANNING TO THE PERING

SP-16-02





TOTAL MASTER PLAN SITE DATA

TOTAL MASTER PLAN SITE DATA

TOTAL SITE AREA
BUILDING FOOTPRINT
GROSS FLOOR AREA
F.A.R.
PAVEMENT
LANDSCAPE/OPEN SPACE
REQUIRED PARKING
KEYSTONE STORAGE: 13 SPACES REQUIRED
RACETRAC FUEL STATION: 31 SPACES REQUIRED
TOTAL PROVIDED PARKING
KEYSTONE STORAGE: 40 SPACES PROVIDED
RACETRAC FUEL STATION: 33 SPACES PROVIDED
RACETRAC FUEL STATION: 33 SPACES PROVIDED

4,33 AC. (188,650 S.F.) 31,034 S.F. 56,480 S.F. 0.30 (56,595 S.F.) 3.11 AC. (135,946 S.F.) 1.22 AC. (52,804 S.F.) 44 SPACES

73 SPACES

RACETRAC MARKET
6025 LAKE WORTH RD.
CONCEPTUAL MASTER PLAN
PREPARED FOR RACETRAC PETROLEUM INC.
CITY OF GREENACRES, FLORIDA

REVISION DATES

AMENDMENTS ZONING STAMP

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION." DRAWN BY: DRAWING #: MP_1507.06.dwg
FILE #: 1507 SHEET #

PLANNING & ENGINEERING

5 2017

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SP-16-02

CMR

1507.06

CITY OF GREENACRES

Council Agenda Memo 2017.02KF03.003

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, Acting Planning and Engineering Director

SUBJECT: SP-16-02

Site Plan for RaceTrac Market

City Council Agenda Item for 03-06-17

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Joanna Cunningham, City Clerk

File: SP-16-02

Background:

Wantman Group, Inc. as agent for RaceTrac Petroleum, Inc. the owner of land totaling approximately 1.55 acres, is requesting a site and development plan approval to redevelop the previous Walgreens's Pharmacy site which is currently vacant, with a 5,589 sq. ft. convenience store, 697 sq. ft. outdoor seating area and 8 pumps/16 fueling stations.

The parcel is located on northwest corner of Lake Worth Road and Sherwood Forest Boulevard at 6025 Lake Worth Road within Sherwood Plaza. The original approved site and development plan was for a unified development of a 15,120 square foot (sq. ft.) Walgreens Pharmacy with drive thru facilities and a 23,660 sq. ft. retail building as Phase 2, approved by City Council on January 19, 1999 (SE-98-04 & SP-98-07).

The parcel has a City Future Land Use designation of Commercial (CM) and a zoning designation of Commercial Intensive (CI). On November 21, 2016, the subject site was granted a variance (BA-16-05) for the separation distance requirements of Sec. 16-499(17)(F), Sec. 16-499(19)(a), and Sec. 16-499(19)(b), which required a minimum distance of one thousand five hundred (1,500) feet between any two (2) service stations, and a minimum distance of five hundred (500) feet between a service station and the nearest point of a building area occupied by these uses: house of worship, school, hospital, theatre, auditorium, stadium, assembly hall, or public playground or playfield. A request for a Special Exception approval (SE-16-03) is being processed concurrently.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 6-0 at their

meeting on February 1, 2017.

Analysis:

The petition is for a site and development plan approval to redevelop the Walgreens Pharmacy site, which is currently vacant, with a 5,589 square foot convenience store, 697 square foot outdoor seating area and eight (8) fuel pumps with sixteen (16) fueling stations. The parking consists of 33 parking spaces including two (2) handicap spaces and has access points from Lake Worth Road and Sherwood Forest Blvd. The subject site is adequately buffered by existing 15-foot wide landscape buffers along Lake Worth Road and Sherwood Forest Blvd, as well as an existing 6-foot high concrete wall to the north adjacent to residential zoning, as required by code. The proposed use will operate 24 hours a day, 7 days a week.

Financial:

N/A.

Legal:

The site and development plan has been reviewed in accordance with applicable City Code requirements.

Staff Recommendation:

Approval of SP-16-02, subject to the conditions of approval listed in the staff report.

Kara L. Irwin-Ferris, AICP
Acting Planning and Engineering Director

Attachments:

- 1. Staff Report
- 2. Site and Development Plans
- 3. Aerial Location Map

PERMIT T	RACKING	
PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
ENGINEERING PERMIT		
BUILDING		
ZONING		
ENVIRONMENTAL RESOURCE PERMIT		
FIRE RESCUE		
WATER & SEWER		
GENERAL PERMIT-WATER		
DRAINAGE		
DRIVEWAY		
CONSTRUCTION AGREEMENT		
NPDES-DISCHARGE		
	PERMIT NAME ENGINEERING PERMIT BUILDING ZONING ENVIRONMENTAL RESOURCE PERMIT FIRE RESCUE WATER & SEWER GENERAL PERMIT—WATER DRAINAGE DRIVEWAY CONSTRUCTION AGREEMENT	ENGINEERING PERMIT BUILDING ZONING ENVIRONMENTAL RESOURCE PERMIT FIRE RESCUE WATER & SEWER GENERAL PERMIT—WATER DRAINAGE DRIVEWAY CONSTRUCTION AGREEMENT

SITE DEVELOPMENT PLANS



6025 LAKE WORTH RD.

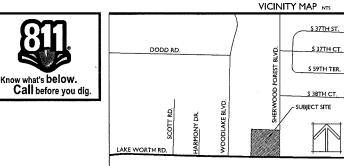
GREENACRES, FL. 33463

PALM BEACH COUNTY

PARCEL ID # 18-42-44-22-52-001-0000

PROJECT LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST

RACETRAC PROJECT 1214, STORE # TBD



SITE LOCATION MAP

PROJECT LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH RANGE 42 EAST

SPEED LIMIT: SHERWOOD FOREST BLVD = 40 MPH LAKE WORTH RD = 45 MPH

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY
- INSTRUCTION.

 2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTIO OVER THE WORK, INCLUDING LANDSCAPING.
- OVER THE WORK, INCLUDING LANDSCAPING.

 3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
 CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT
- RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER

- AND SCHEDULE HIS ACTIVITES, WHERE NECESSARY WITH OTHER
 CONTRACTOR'S AND UTILITY COMPANIES.

 5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM
 DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL
 REGULATORY AGENCY.

 6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING
 THE PROJECT AND COMMENCING CONSTRUCTION.

 7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL
 NOTIFY THE ENGINEER AND APPROPRIATE ACENCIES AND SUPPLY THEM WITH
 ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE,
 PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK
 PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY
 INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT
 THE CONTRACTOR'S EXPENSE.
- INSPECTION PRESENT MAT BE SUBJECT TO REMOVAL AND REPLACE
 THE CONTRACTOR'S EXPENSE.

 8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH T
 SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR
 ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECT
 PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIE
 EFFECT THE OVERALL PROJECT.

 9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLA
 SPECIFICATIONS

Sheet List Table

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SUBJ SUBJ SUBJ SUBJ USE J PERI RACE

COVER SHEET
RACETRAC MARKET
Lake Worth Rd @ Sherwood Forest B
Greenacres, Florida
Palm Beach County

DRAWN-BY AARON,HUNTE DATE 12/2/2016 SCALE 1* = 50' 1507.06_COV.dwg C0

SHEET NO. VERSION

STORM WATER

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

PHONE: 628-6736

FLECTRIC

NATURAL GAS

TELEPHONE:

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FLORIDA PUBLIC UTILITIES

PLANNING & ZONING

TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION

DISTRICT 4
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309
CONTACT: JERRY DEAN
PHONE: 954-777-4374

PLANNING & ENGINEERING

5 2017

LANDSCAPE ARCHITECT

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

WANTMAN GROUP, INC LANDSCAPE ARCHITECT 400 COLUMBIA DRIVE SUITE 110 WEST PALM BEACH, FL 33411 PHONE: (561) 478-85001 FAX: (561) 478-5012

SURVEYOR

641 NE SPENCER ST.

FAX: (772) 827-9669

JENSEN BEACH, FL 34957

ROBERT BLOOMSTER, PSM

PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER

ENGINEER

WANTMAN GROUP, INC

PROJECT MANAGER

2035 VISTA PARKWAY

FAX: (561) 687-1110

ADAM SCHILDMEIER, P.E

WEST PALM BEACH, FL 33411 PHONE: (561) 687-2220

RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD SUITE 100 ATLANTA, GEORGIA 30339 TOM HARDY DESIGN PROJECT MANAGER PHONE: (770) 431-7600 EXT.01562 ANGIE RUDISEL CONSTRUCTION PROJECT MANAGER

FDOT GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN (F.D.O.T.) RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION F.D.O.T. DESIGN STANDARDS AND LATEST EDITION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 2. ALL MAINTENANCE OF TRAFFIC M.O.T. FOR THIS PROJECT WILL BE IN COMPLIANCE WITH THE DEPARTMENTS CURRENT EDITION OF THE DESIGN STANDARDS, (600 SERIES) AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE OPERATIONS ENGINEER OR HIS DESIGNEE RESERVES THE RIGHT TO DIRECT THE REMOVAL/RELOCATION/MODIFICATION OF ANY TRAFFIC DEVICES(S) AT THE PERMITTÉE'S SOLE EXPENSE. SPECIAL ATTENTION WILL BE GIVEN TO FDOT DESIGN STANDARD INDEX 611, 612, 613, AND 660.
- INSTALLED PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS
- PERMITTEE WILL MATCH ABILITING PAVEMENT SECTION ADJACENT TO PERMITTED WORK WHICH INCLUDES THICKNESS AND TYPE OF ASPHALT & BASE &SUBGRADE MATERIAL OR AS DIRECTED BY THE LOCAL RESIDENT OPERATIONS ENGINEER OR DESIGNEE.
- DEEP POLE REMOVAL: SHALL CONSIST OF COMPLETELY REMOVING EACH POLE INCLUDING THE FOUNDATION AND ALL ACCESSORIES AND ATTACHMENTS, SUCH AS POLE KEYS, DEAD MEN, GUYING APPARATUS, CONDUIT, ANCHOR BOLTS AND REINFORCING STEEL.
- IT IS THE PERMITTEE'S RESPONSIBILITY TO OBTAIN FINAL ACCEPTANCE OF
- CONSTRUCTION (LATEST EDITION) PRIOR TO FINAL ACCEPTANCE BY THE F.D.O.T.

- PERMITTEE WILL RESTORE THE RIGHT OF WAY AS A MINIMUM, TO ITS ORIGINAL CONDITION OR BETTER IN ACCORDANCE W/F.D.O.T.'S LATEST STANDARD SPECIFICATIONS FOR ROAD & BRIGGE CONSTRUCTION OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.
- 1D. DURING THE REMOVAL/INSTALLATION OF ANY CURB AND GUTTER SECTION, THE PERMITTEE WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE ABUTTING ASPHALT. THE DAMAGED ASPHALT REPAIR WILL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND/OR AS DIRECTED BY THE RESIDENT OPERATIONS ENGINEER.
- TICKET) FOR THE NS CONCRETE 2500 PSI (USED FOR SIDEWALK, CURB & GUTTER, DITCH PAVEMENT AND TRAFFIC SEPARATOR) PRIOR TO FINAL ACCEPTANCE BY THE DEPARTMENT. THE DELIVERY TICKET SHALL CERTIFY THE CONCRETE WAS BATCHED, DELIVERED AND PLACED IN ACCORDANCE WITH SECTION 347 OF THE F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
- AREAS WILL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
- 14. PERMITTEE'S REPRESENTATIVE & AN F.D.O.T. INSPECTOR MUST BE ON SITE DURING ALL BORING ACTIVITIES. UPON COMPLETION OF THE BORING ACTIVITIES, PERMITTEE SHALL PROVIDE ALL DOCUMENTATION TO BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 555 OR 556, WHICHEVER IS APPLICABLE.

- 15, PERMITTEE WILL ENSURE THAT ALL LOCATES HAVE BEEN PERFORMED PRIOR TO SCHEDULING OF ANY BORING ACTIVITIES. THIS SHALL INCLUDE SOFT DIGS TO VERIFY VERTICAL & HORIZONTAL ALIGNMENT.
- PERMITTEE WILL COORDINATE ALL WORK WITH THE PALM BEACH OPERATIONS PERMITS DEPARTMENT USING FAX # (561) 370-1236. COORDINATION WILL INCLUDE A PRE-CONSTRUCTION MEETING.
- PERMITTEE'S CONTRACTORS THAT ARE PERFORMING PERMITTED WORK ACTIVITIES SHALL PROVIDE THE F.D.O.T. (PERMIT OFFICE) PROOF OF A PROPER STATE CONTRACTOR'S LICENSE AND CERTIFICATE OF LIABILITY INSURANCE PRIOR TO ANY COMMENCEMENT OF PERMITTED WORK.
- 18. ALL PULL BOXES SHALL HAVE A 1' WIDE (MIN) X 6" DEEP CONTINUOUS CONCRETE APRON SLOPED AWAY FROM BOX. (TYPICALLY 1%)
- 19. PERMITTEE WILL PROVIDE THE PRODUCERS CERTIFICATION FOR THE
- 21. PERMITTEE WILL PROVIDE THE F.D.O.T. WITH CERTIFIED "AS-BUILT" PLANS PRIOR TO FINAL ACCEPTANCE OF THE PERMITTED WORK.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983. FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

Sheet Number	Sheet Title	PLAN DATE	REVISION DATE
CO	COVER SHEET		
AS1	ALTA SURVEY		
DM1	DEMOLITION PLAN		
ES1	EROSION CONTROL PLAN		
ES2	EROSION CONTROL DETAILS	******	
C1.1	SITE PLAN		
RP.1 THRU RP.3	REGULATING PLANS		
C1.2	HORIZONTAL CONTROL		
C1.3	SIGNING AND MARKING PLAN		
C2.1	PAVING PLAN		
C2.2	CRADING PLAN		
C2.3	DRAINAGE PLAN		
C2.4	PROFILES		
C3.1	UTILITY PLAN		
SD1 THRU SD4	STANDARD DETAILS		
PH1	PHOTOMETRIC PLAN		
D1.1 THRU D1.4	WATER DETAILS		
D2.1 THRU D2.3	SEWER DETAILS		
LP.1	LANDSCAPE PLAN		
	LANDSCAPE SCHEDULE/DETAILS		
LP.3	LANDSCAPE SPECIFICATIONS		
TI.1	TREE INVENTORY PLAN	***************************************	
-IP.1 THRU IP.2	IRRICATION PLAN		

SP-16-02

WUD #XX-XXX

PALM BEACH COUNTY WATER UTILITY DEPARTMENT 8100 FOREST HILL BLVD WEST PALM BEACH, FL 33413 CONTACT: JACKIE MICHELS, P.E. PHONE: 561-493-6116 FAX: 561-493-6113 PALM BEACH COUNTY WATER UTILITY DEPARTMENT WATER 8100 FOREST HILL BLVD
WEST PALM BEACH, FL 33413
CONTACT: JACKIE MICHELS, P.E.
PHONE: 561-493-6116
FAX: 561-493-6113

3301 GUN CLUB ROAD, BLDG. B-1 WEST PALM BEACH, FL 33406 CONTACT: CARLOS DE ROJAS FLORIDA POWER & LIGHT

BOYNTON BEACH, FL 33436 CONTACT: THOMAS KELEHER PHONE: 561-742-2025

5800 MELALEUCA LANE GREENACRES, FL 33463 CONTACT: THOMAS J. LANAHAN PHONE: 561-642-2054

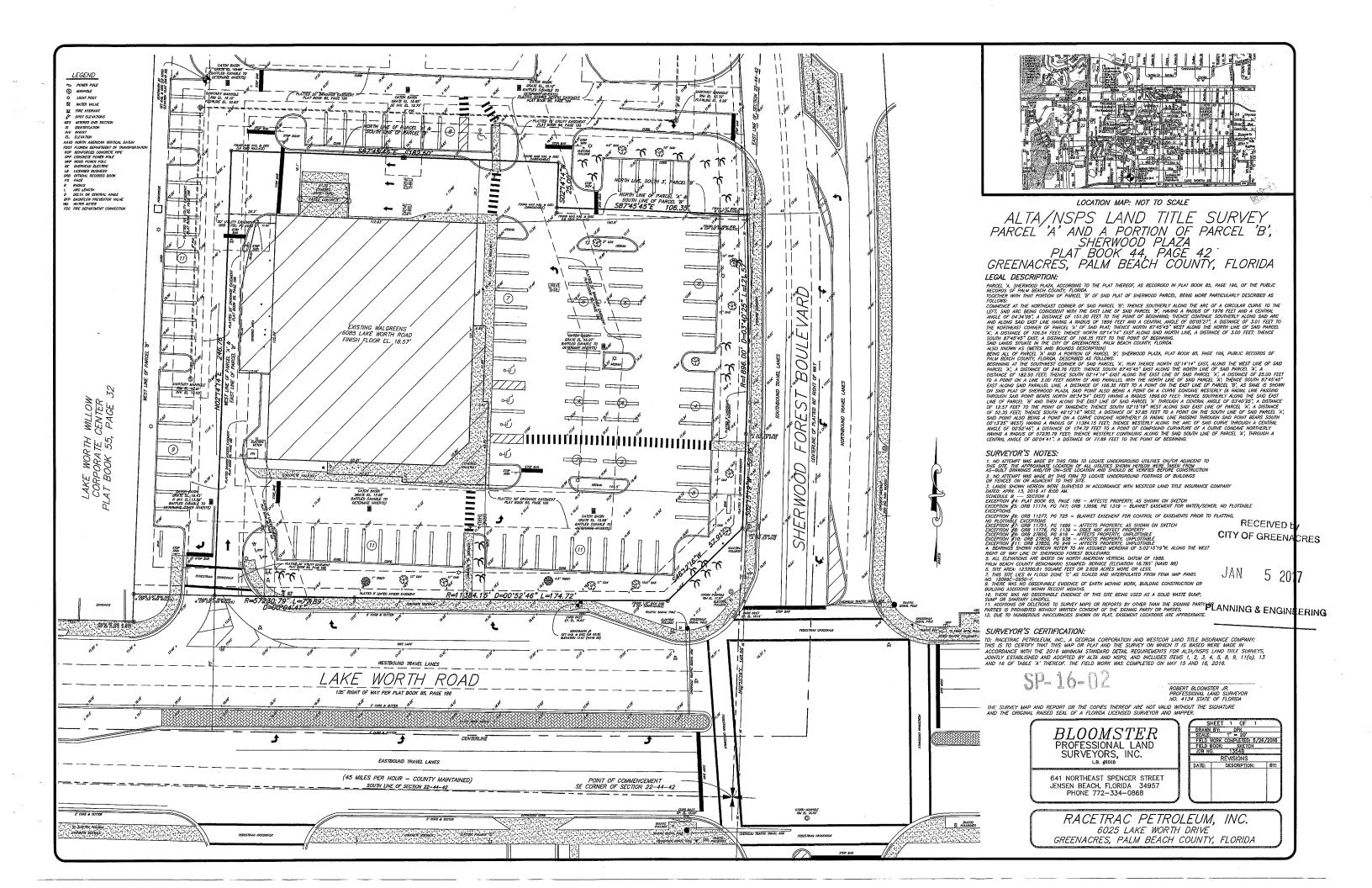
3. ALL THERMOPLASTIC TRAFFIC STRIPES, MARKINGS AND SIGNAGE WILL BE

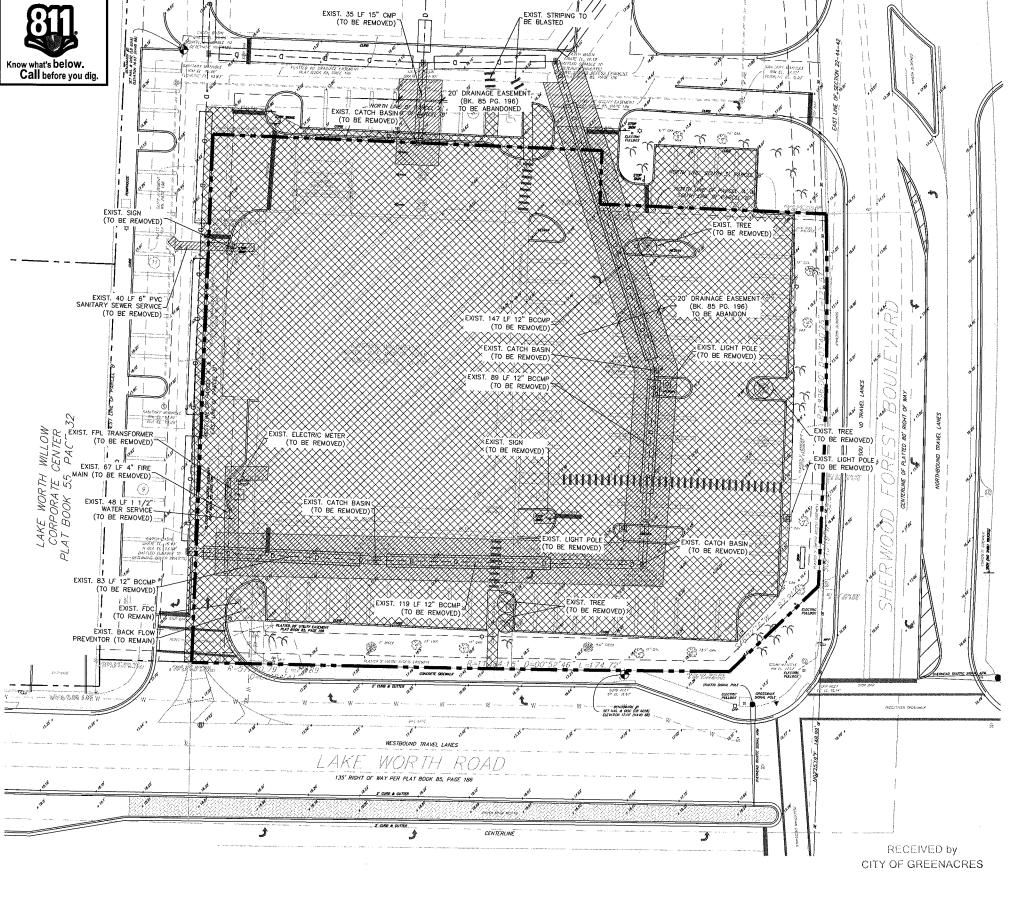
- FOR ANY UNDERGROUND WORK, THE CONTRACTOR MUST CONTACT SIGNAL TRAFFIC CONTROL MAINTAINING AGENCY PRIOR TO CONSTRUCTION.
- PERMITTED WORK (COMPLETED) AND THE RESTORATION OF THE RIGHT-OF WAY FROM THE F.D.O.T. PRIOR TO USAGE.
- PERMITTEE WILL PROVIDE THE NECESSARY DENSITIES IN ACCORDANCE WITH SECTION 125-8 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE

11. PERMITTEE SHALL PROVIDE THE PRODUCER'S CERTIFICATION (DELIVERY

12. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD INDEX 105 AND SECTIONS 162, 981, 982, 983, 987 OF THE F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ALL DISTURBED

13. RESTRICTED HOURS OF OPERATION WILL BE FROM 9:00AM TO 3:30 PM, (MONDAY-FRIDAY), UNLESS OTHERWISE APPROVED BY THE OPERATIONS ENGINEER, OR DESIGNEE.





CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS

TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

JAN 5 2017

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PROPOSED LEGEND



TREE REMOVAL TO BE REMOVED



REMOVE ALL ASPHALT PAVEMENT, PAVEMENT STRIPING AND MARKINGS, CONCRETE SIDEWALK, BUILDING LANDSCAPING LITH ITY APPURTANCES, SIGNAGE, LIGHT POLES AND

GENERAL DEMOLITION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
- 2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES.

 3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL.
- STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.

 4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE
- RIGHT-OF-WAY, ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS,

 5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V.
- SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.

 7. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE
- SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.

 8. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
- 10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.

 11. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES
- ON SITE WITH THE POWER COMPANY, POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE
- 12. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR
- REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.

 13. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- 14. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM
- THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

 15. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND
- FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITON OF HAZARDOUS MATERIALS.

 16. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION
- 17. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
- DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
- 19. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY

GENERAL DEMOLITION SPECIFICATIONS:

- 1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL..

 2. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT
- THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

 3. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS.
- GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS
- 4. EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO
- CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
 5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDEALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON WHEATLAND AND COCKRELL HILL ROADS, DURING THE DEMOLITION AND RECONSTRUCTION OF THE SIDEWALK
- 6. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND
- REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. 9. DO NOT BURN DEMOLISHED MATERIALS

SP-16-02



THESE PLANS ARE SUBJECT TO FEDER COPYRIGHT LAWS: A LUSE OF SAME WITH THE EXPRESSED WITH PERMISSION OF RACETRAC PETROLE INC. IS PROHIBITED.

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DEMOLITION PLAN
RACETRAC MARKET

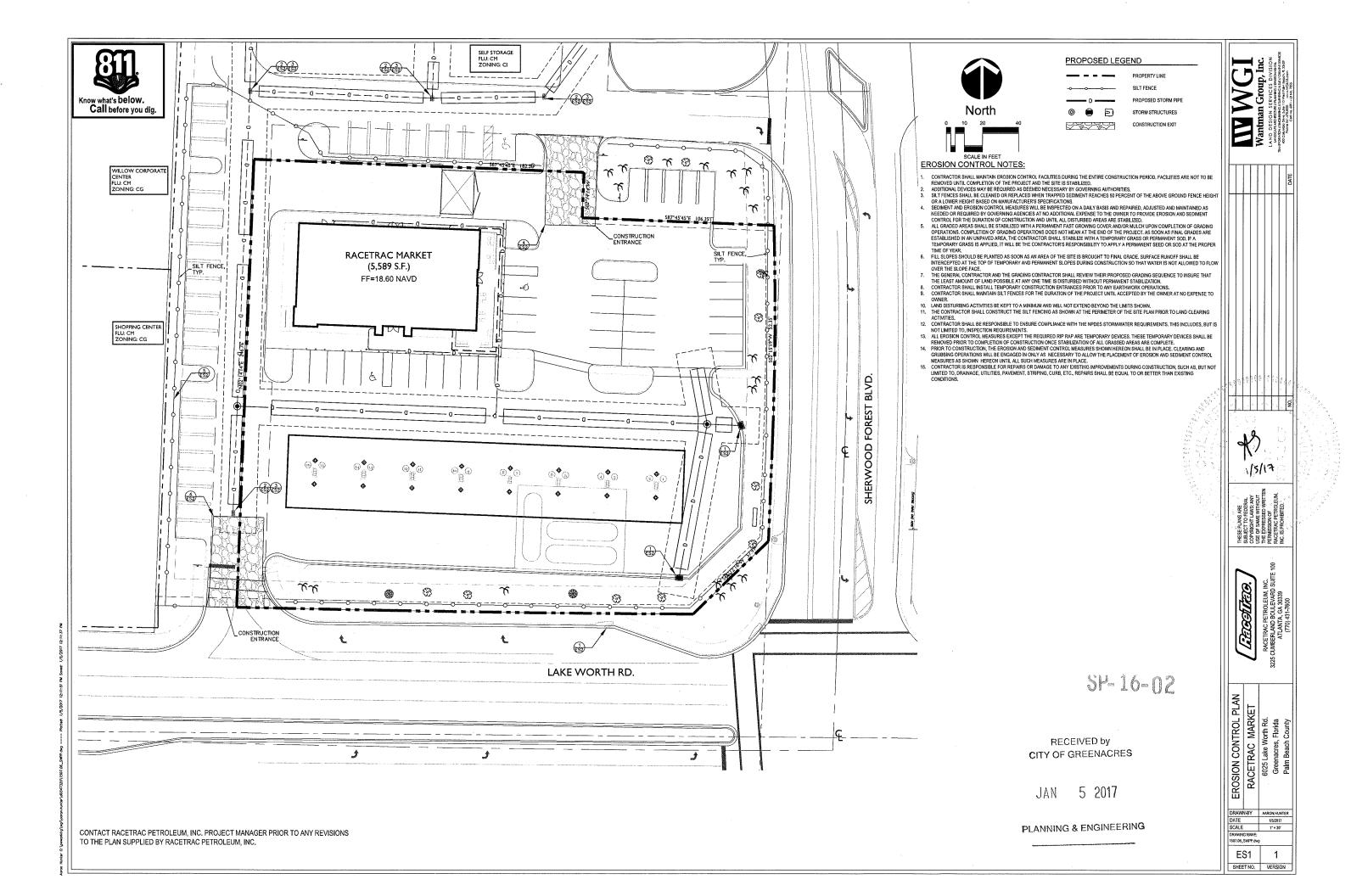
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Greenacres, Florida
Palm Beach County

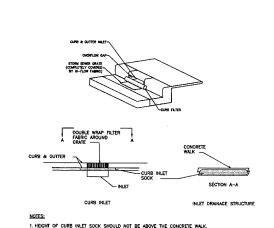
 DRAWN-BY
 AARON.HUNTER

 DATE
 12/2/2016

 SCALE
 1" = 20"
 DRAWING NAME; 1507.06_DEMO.dwg

DM1 1 SHEET NO. VERSION

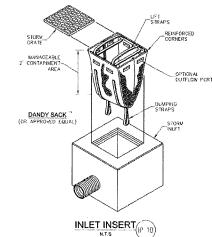




1 POLLUTION PREVENTION AROUND CURB INLET STRUCTURES SCALE: NONE

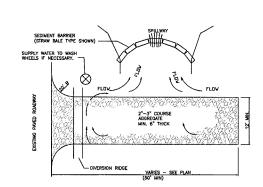
LESS THAN 5% SLOPE

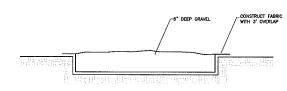
2 SILT FENCE INLET PROTECTION ES2 SCALE: NONE



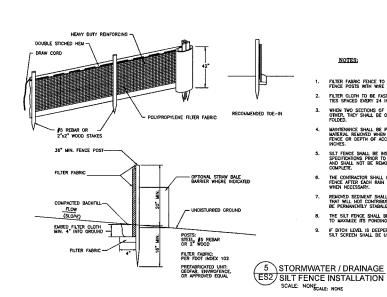
PROPERTIES	TEST METHOD	SPECIFICATION TABLE UNITS
GRAB TENSILE STRENGTH	ASIM 0~4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM 0 -4833	120 LBS
MULLEN BURST	ASTM D - 3786	800 PSi
	ASTM D-4533	120 LBS
	ASIM D~4355	80 %
	ASTM 0~4751	40 US SIEVE
FLOW RATE:	ASTM D 4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASIM 0-4491	0.55 SEC1
MODERATE TO HIGH FLOW	GEOTEXTILE FABRIC	SPECIFICATION TABLE
PROPERTIES	TEST METHOD	UNITS
GRAB TENSEE STRENGTH	ASDM D-4632	265 165
GRAB TENSUE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D~4833	135 LBS
MULLEN BURST	ASYM D-3766	420 PSI
TRAPEZOIO TEAR	ASTM D-4533	45 (98
UV RESISTANCE	ASTM D~4355	90 %
APPARENT OPENING SIZE	ASTM 0~4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASIM D~4491	1.5 SEC -1

3 INLET INSERT ES2 SCALE: NONE

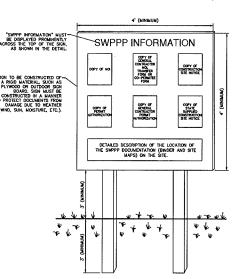




4 TEMPORARY CONSTRUCTION ENTRANCE ES2 SCALE: NONE



IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.



SP-16-02

6 SWPPP IN SCALE: NONE

SWPPP INFORMATION SIGN

SHI (OF GREENHUNES

5 2017

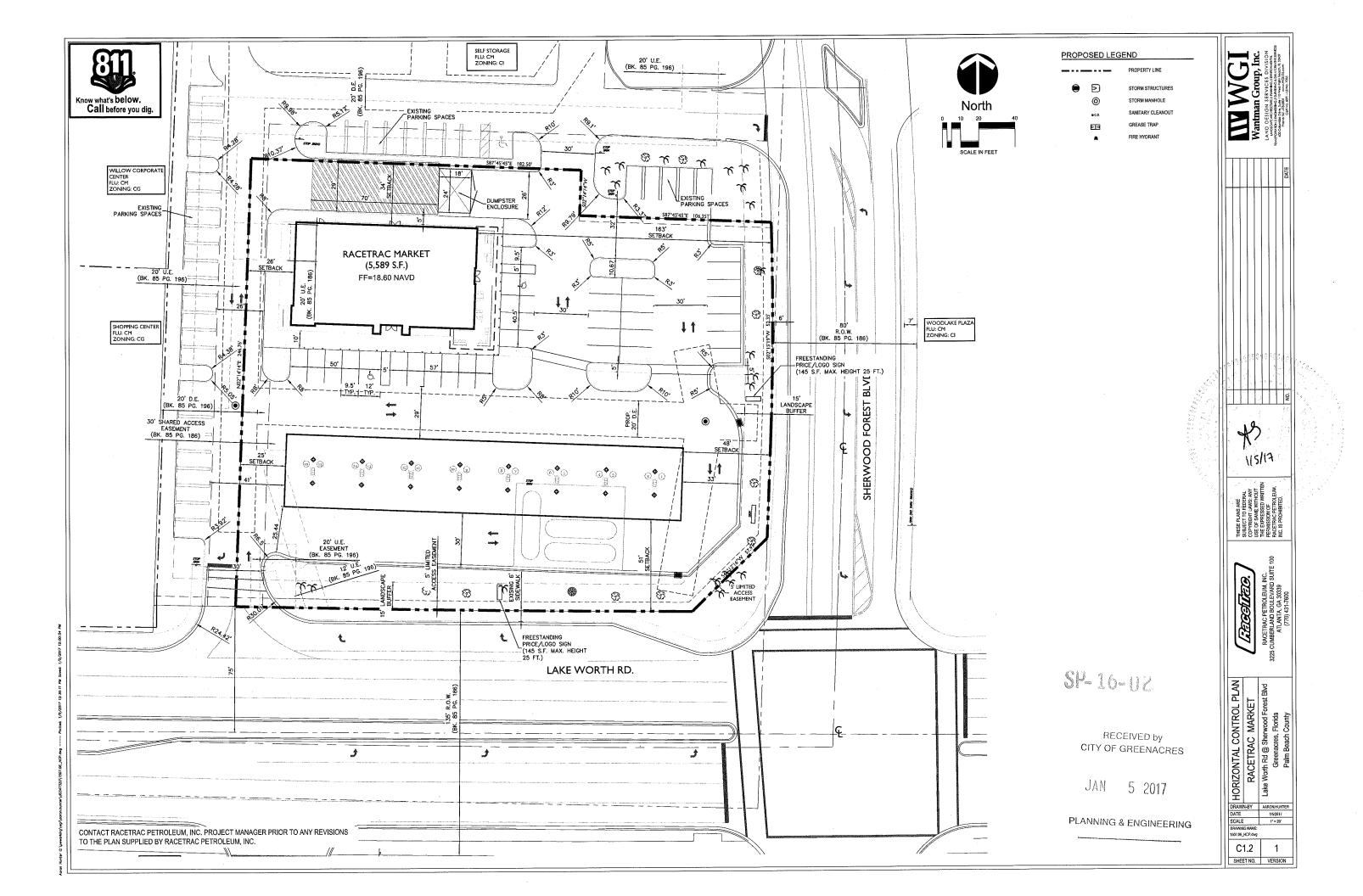
CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

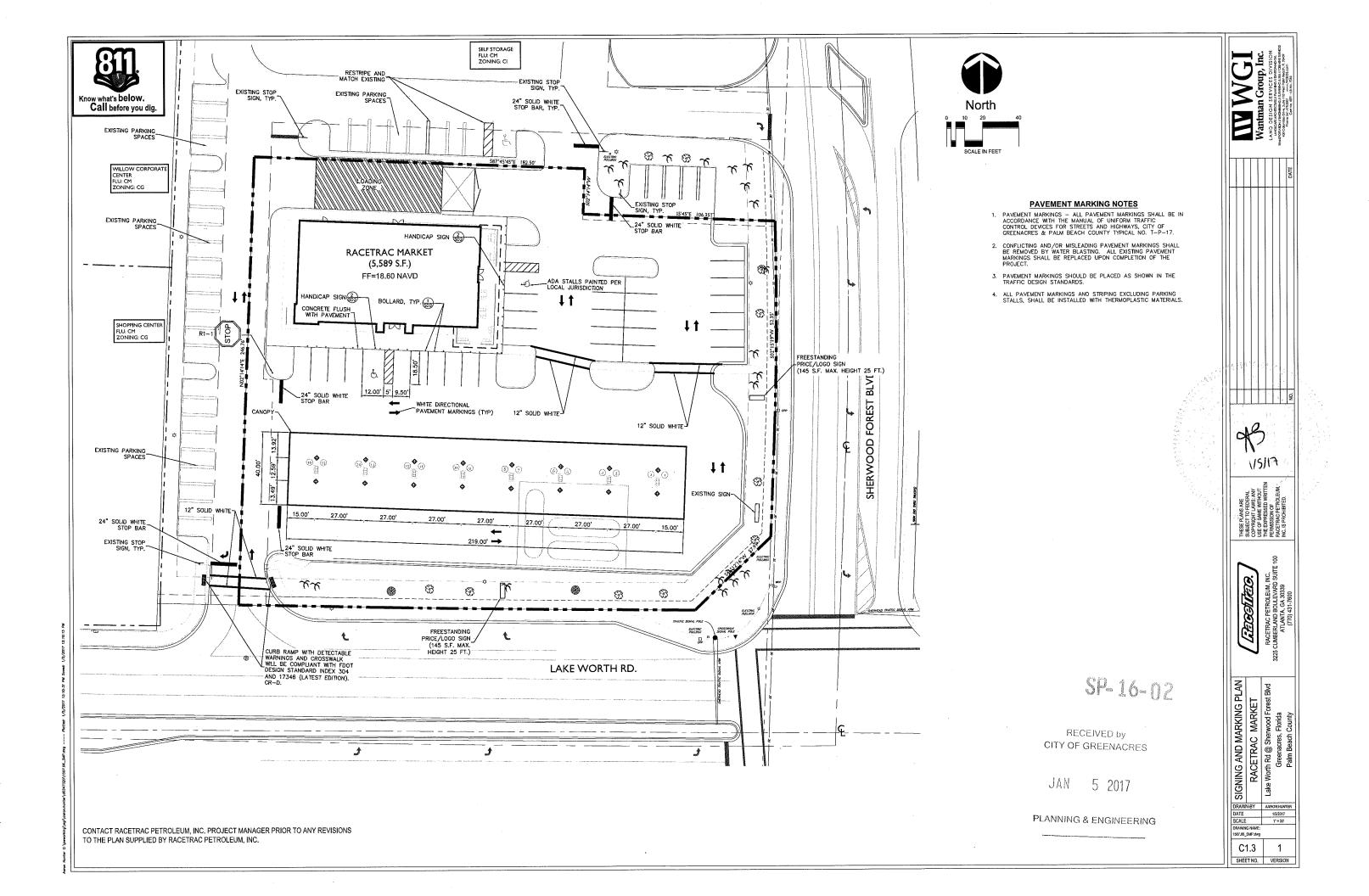
PLANNING & ENGINEERING

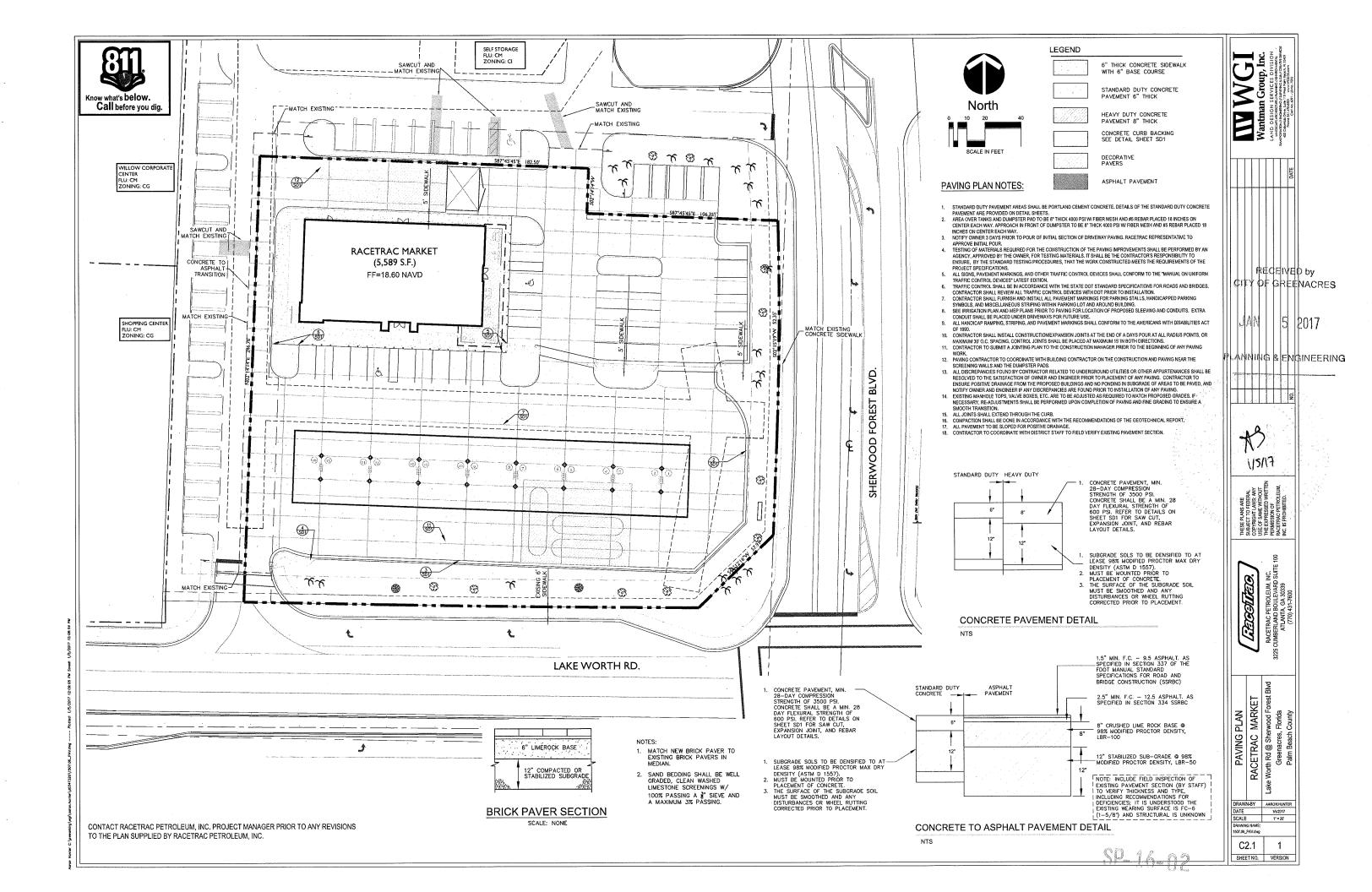
Wantunan Group, Inc. THESE PLANS ARE SUBJECT TO FEDERA COPYRIGHT LAWS: A USE OF SAME WITHO THE EXPRESSED WR PERMISSION OF RACETRAC PETROLE INC. IS PROHIBITED. जिल्लाहरू. EROSION CONTROL DETAILS
RACETRAC MARKET
6025 Lake Worth Rd.
Greenadras, Florida
Palm Beach County

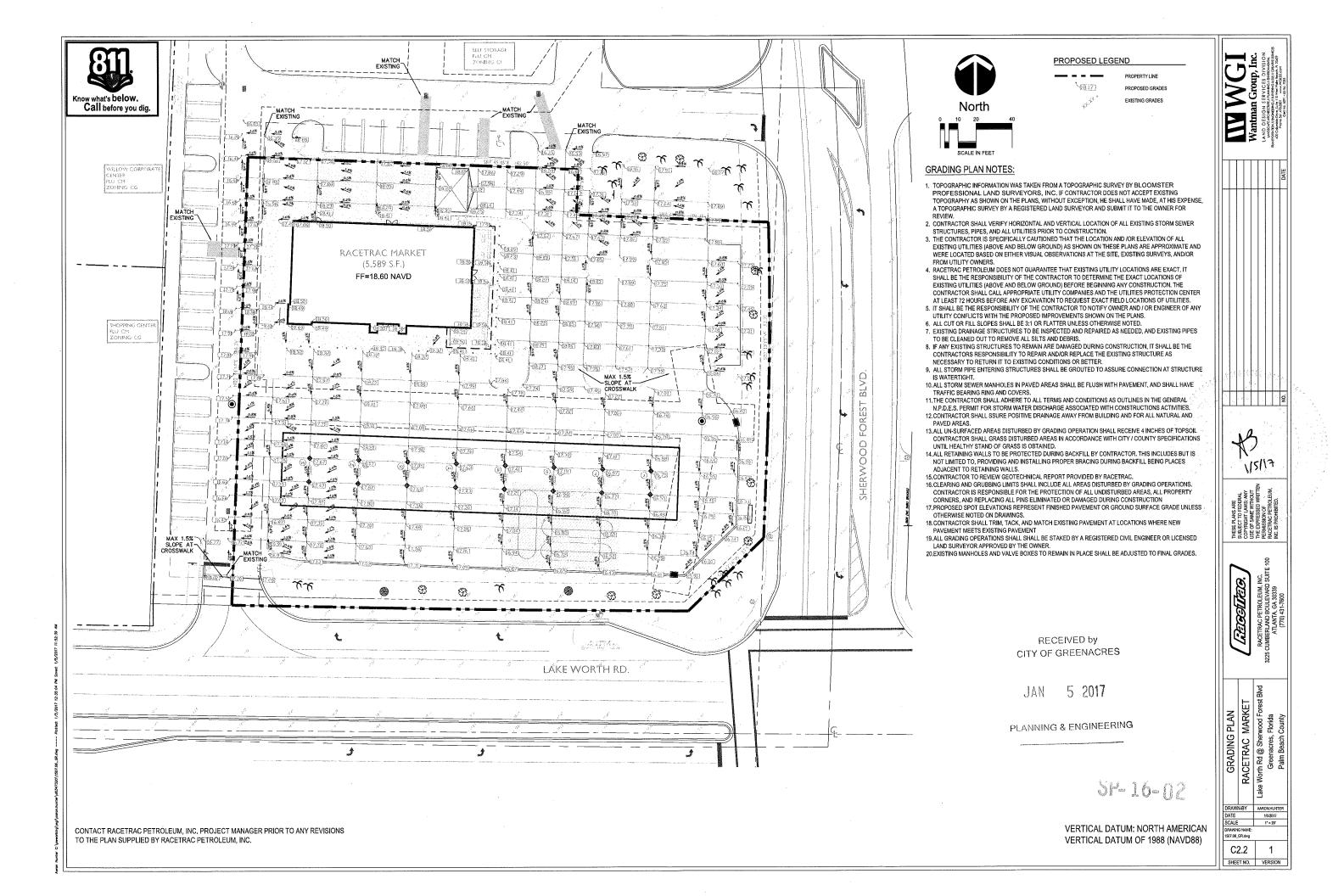
ES2

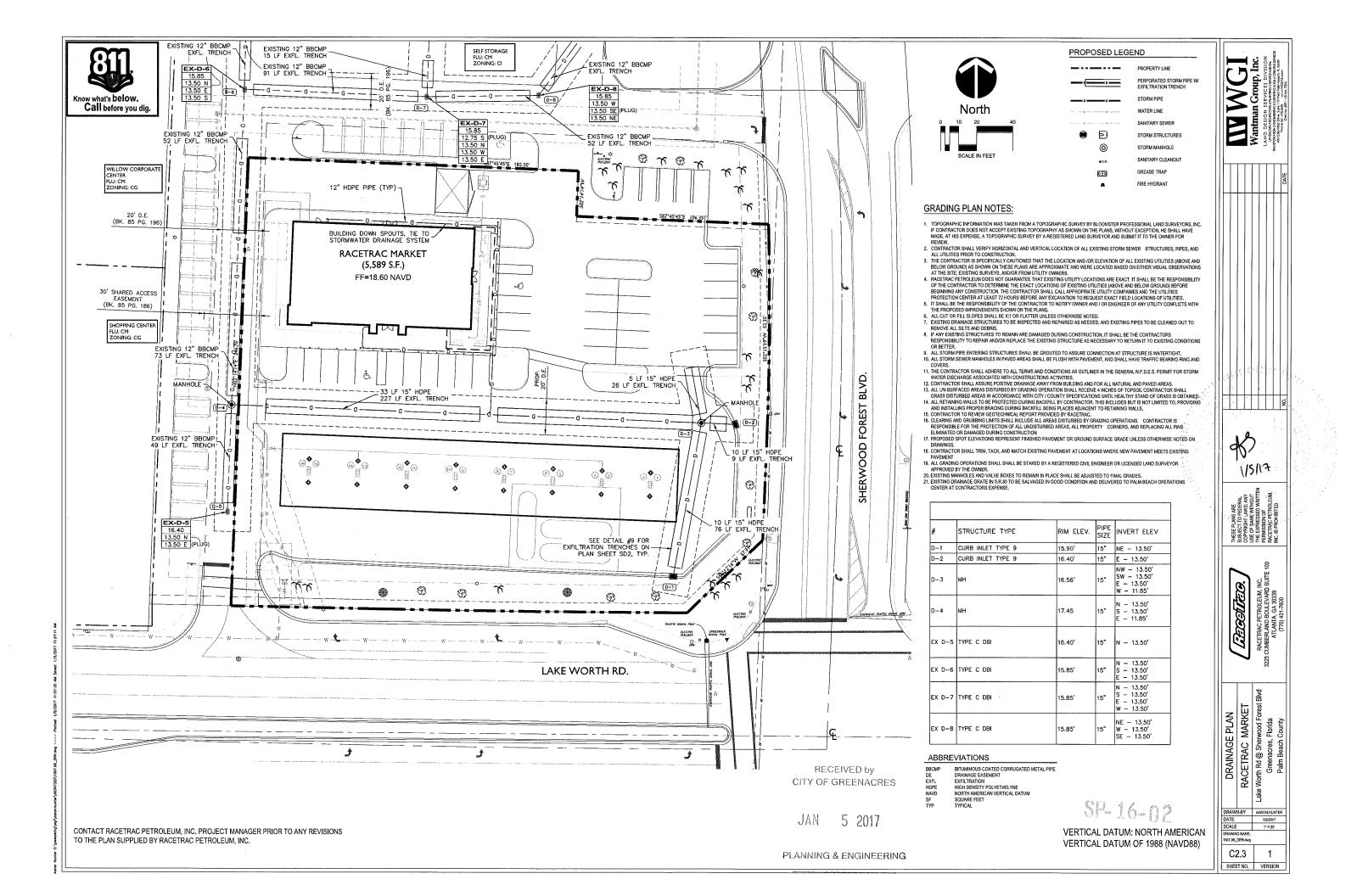
SHEET NO. VERSION

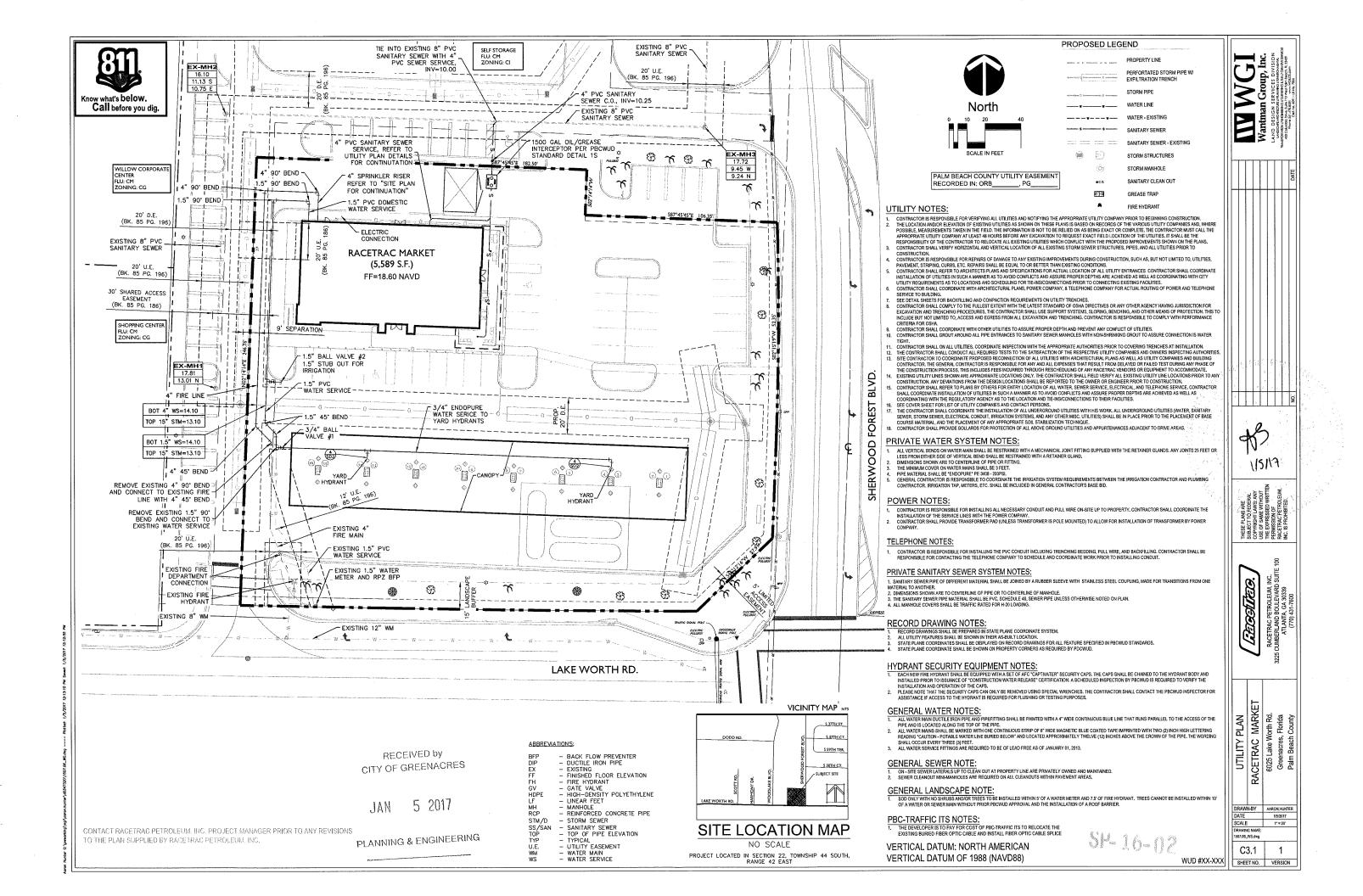


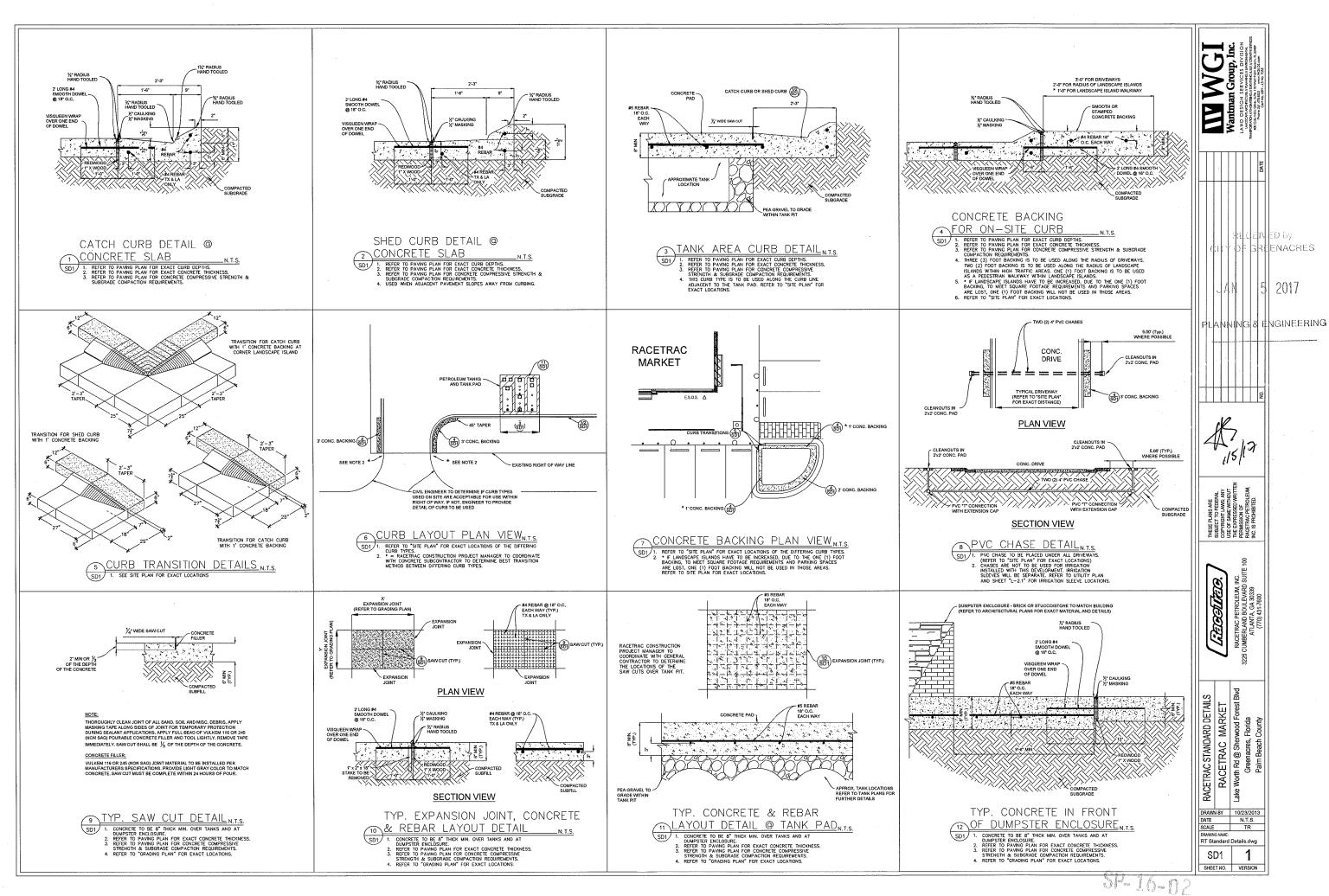


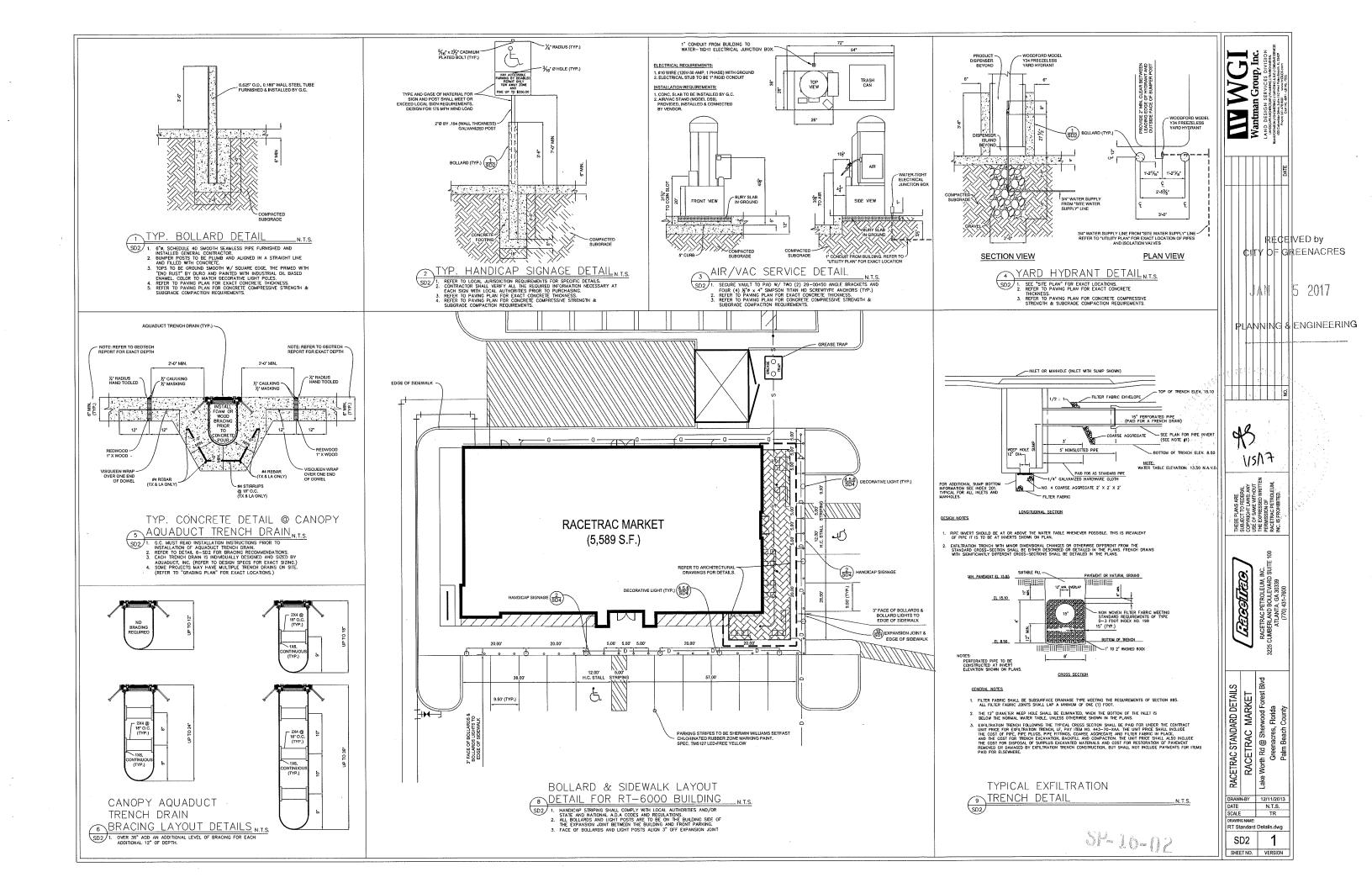


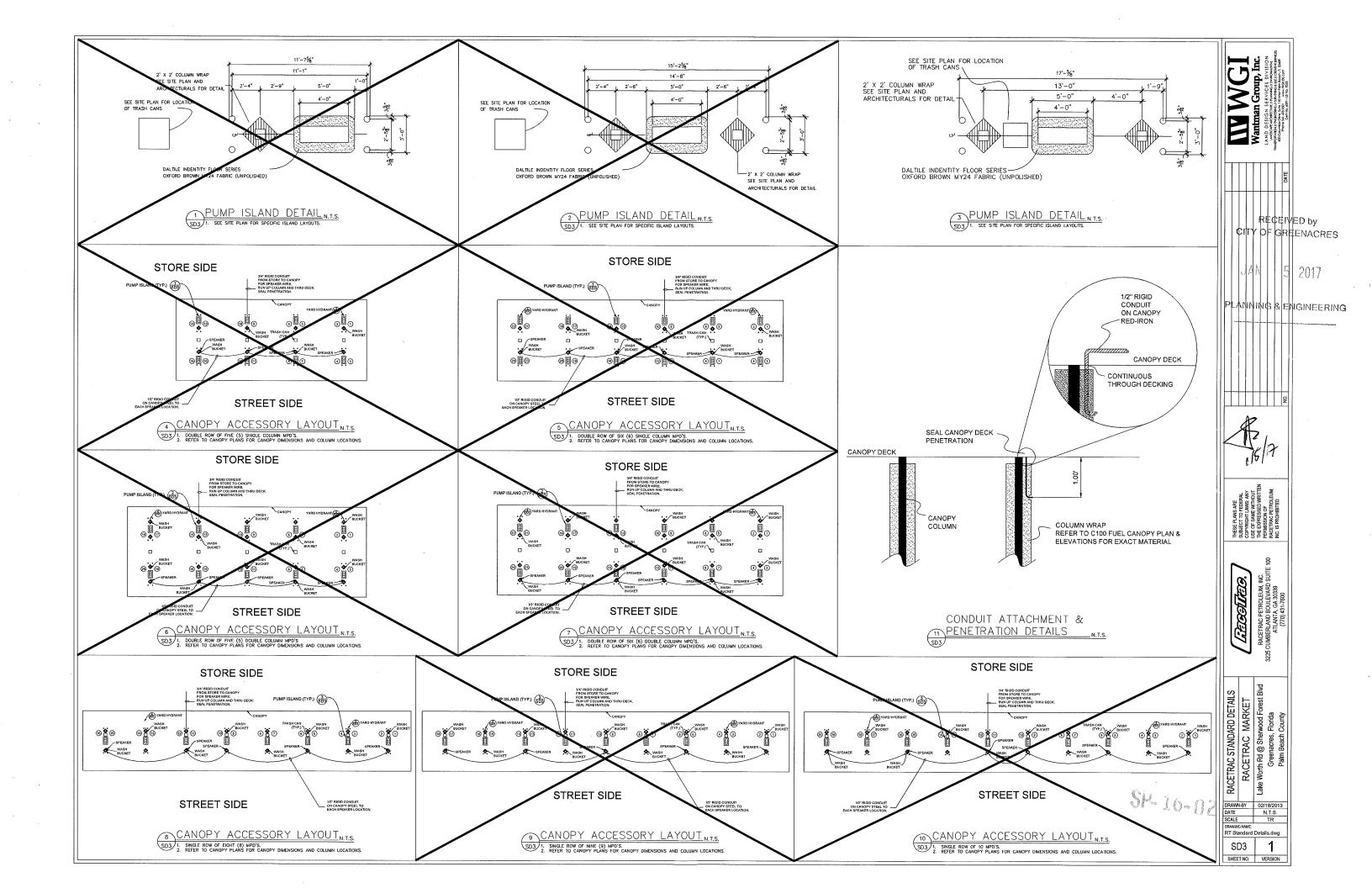


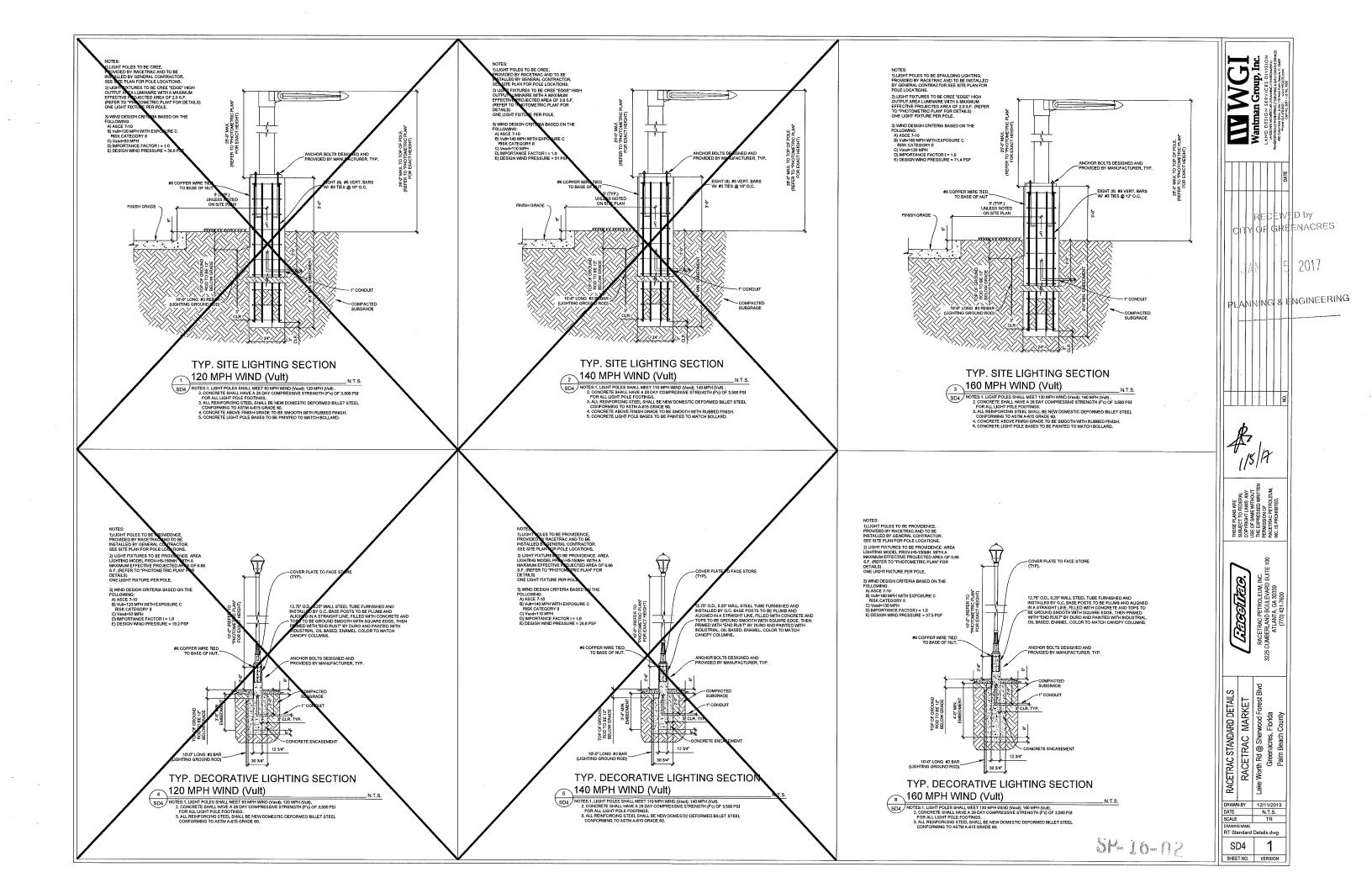


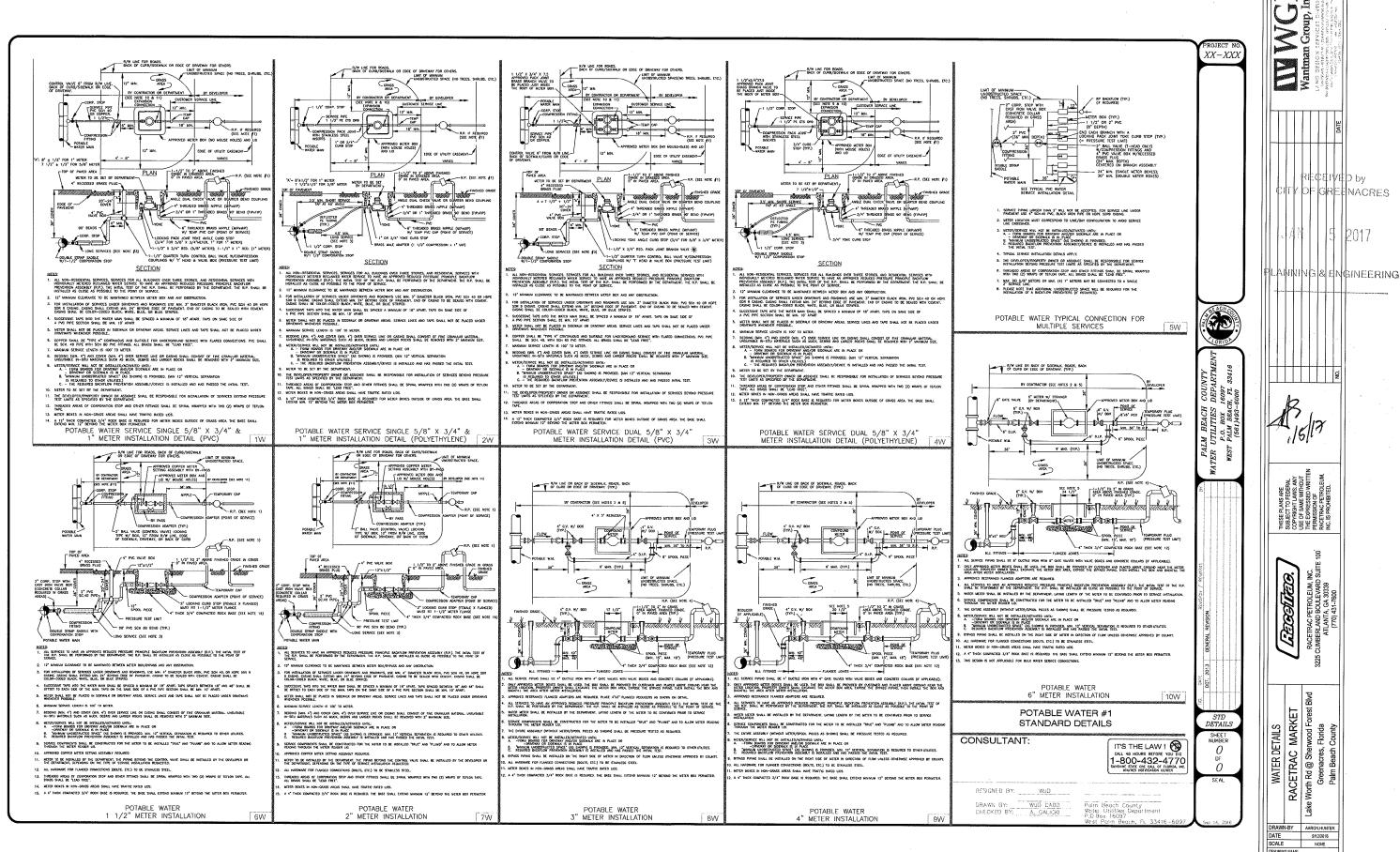






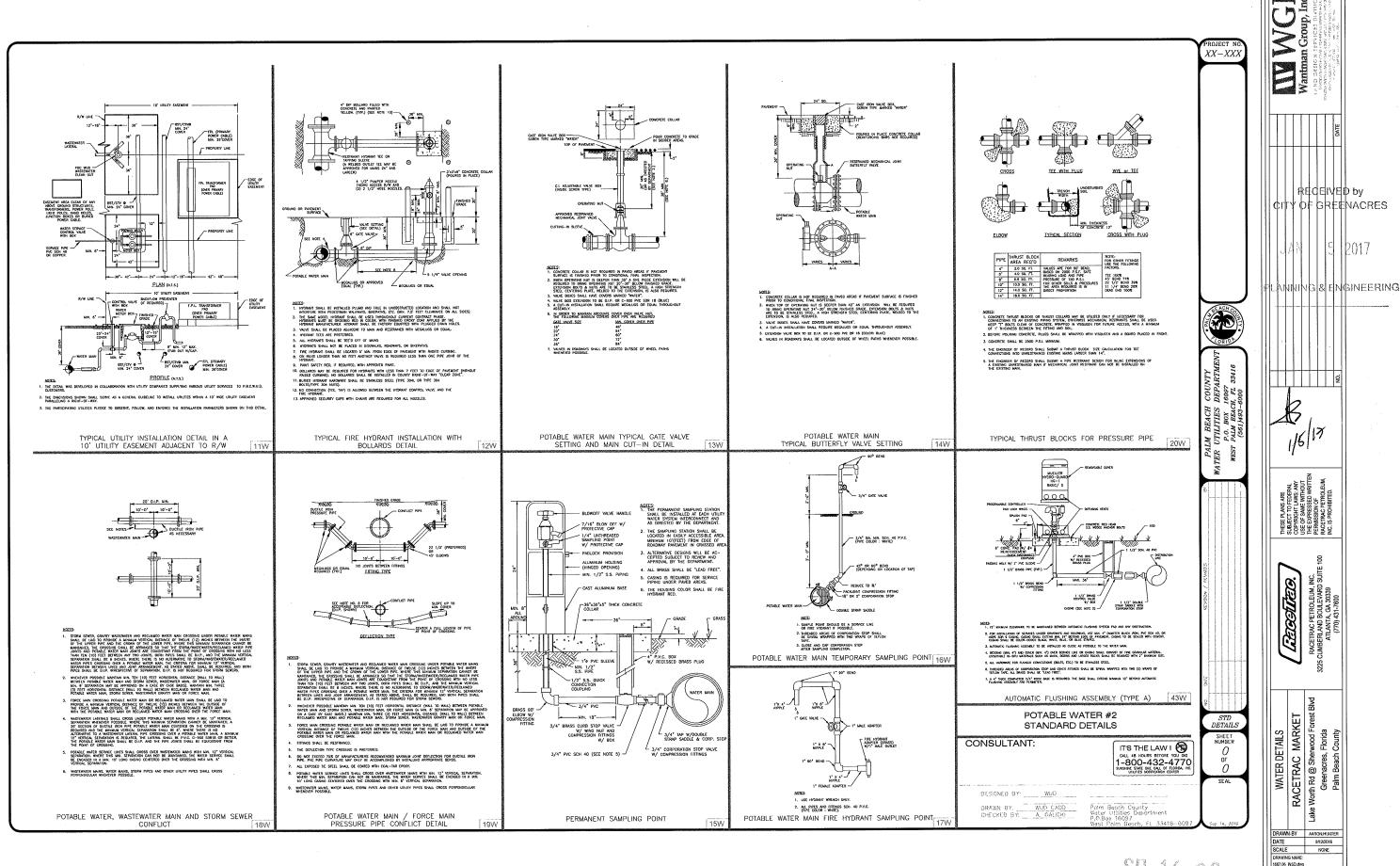




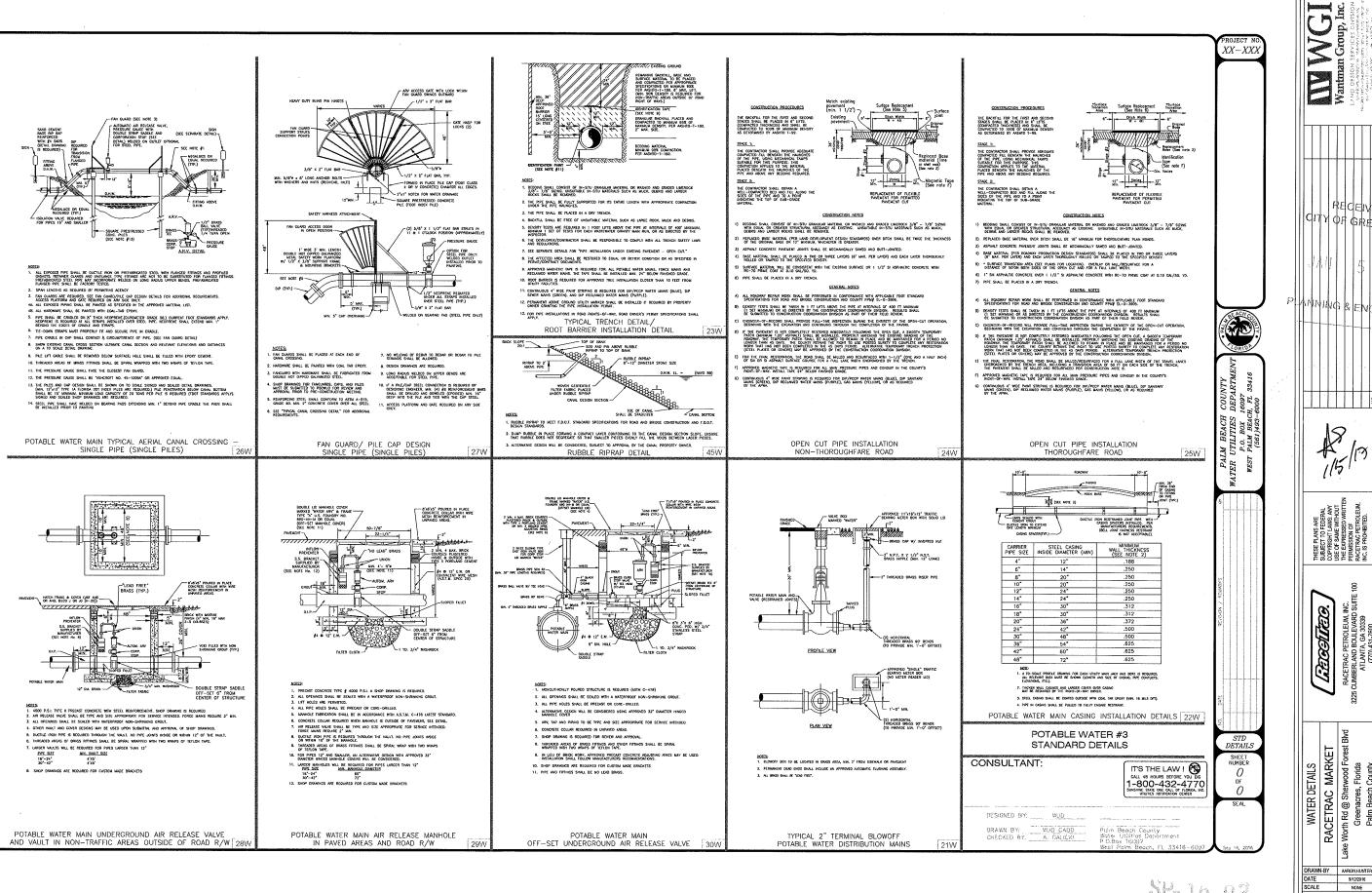


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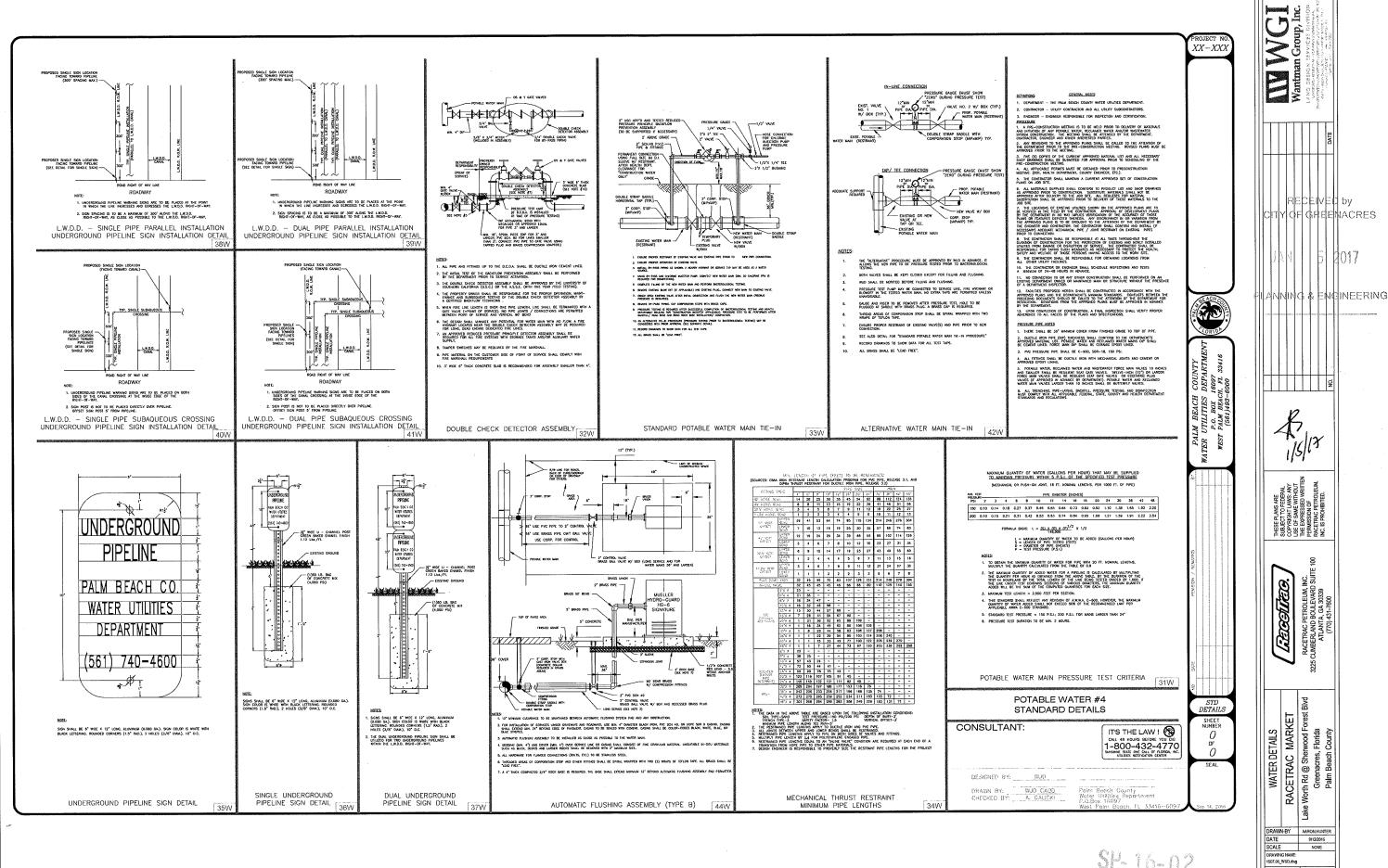
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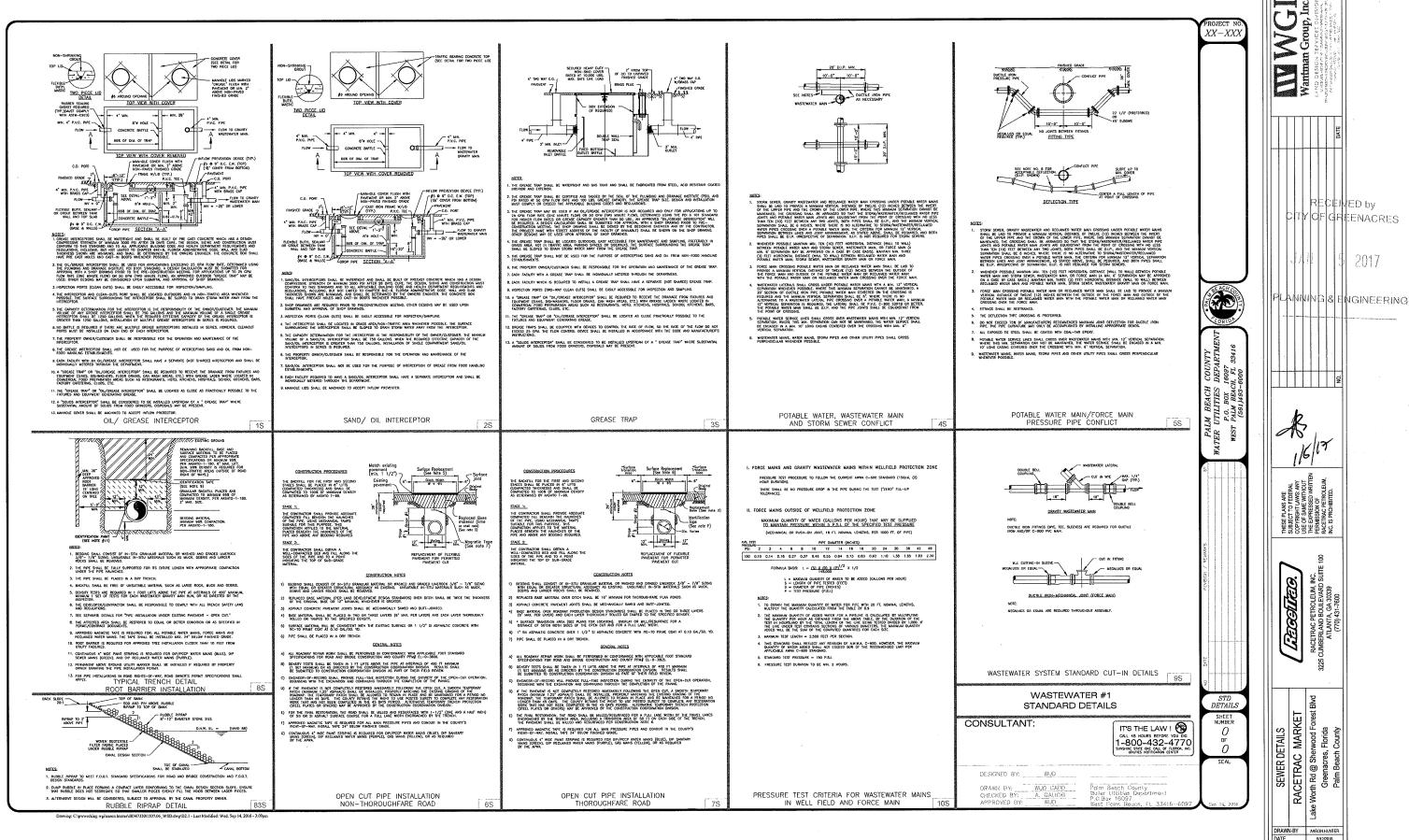
SF-10-02

RECEIVED by ANNING & ENGINEERING THESE PLANS ARE SUBJECT TO FEDERA COPYRIGHT LAWS: A LOSE OF SAME WITHOUSE OF SAME WITHOUSE OF PREMISSION OF PRACETRAC PETROLE INC. IS PROHBITED. जिल्लाम्बर् WATER DETAILS
RACETRAC MARKET
ke Worth Rd @ Sherwood Forest Bl
Greenacres, Florida
Palm Beach County

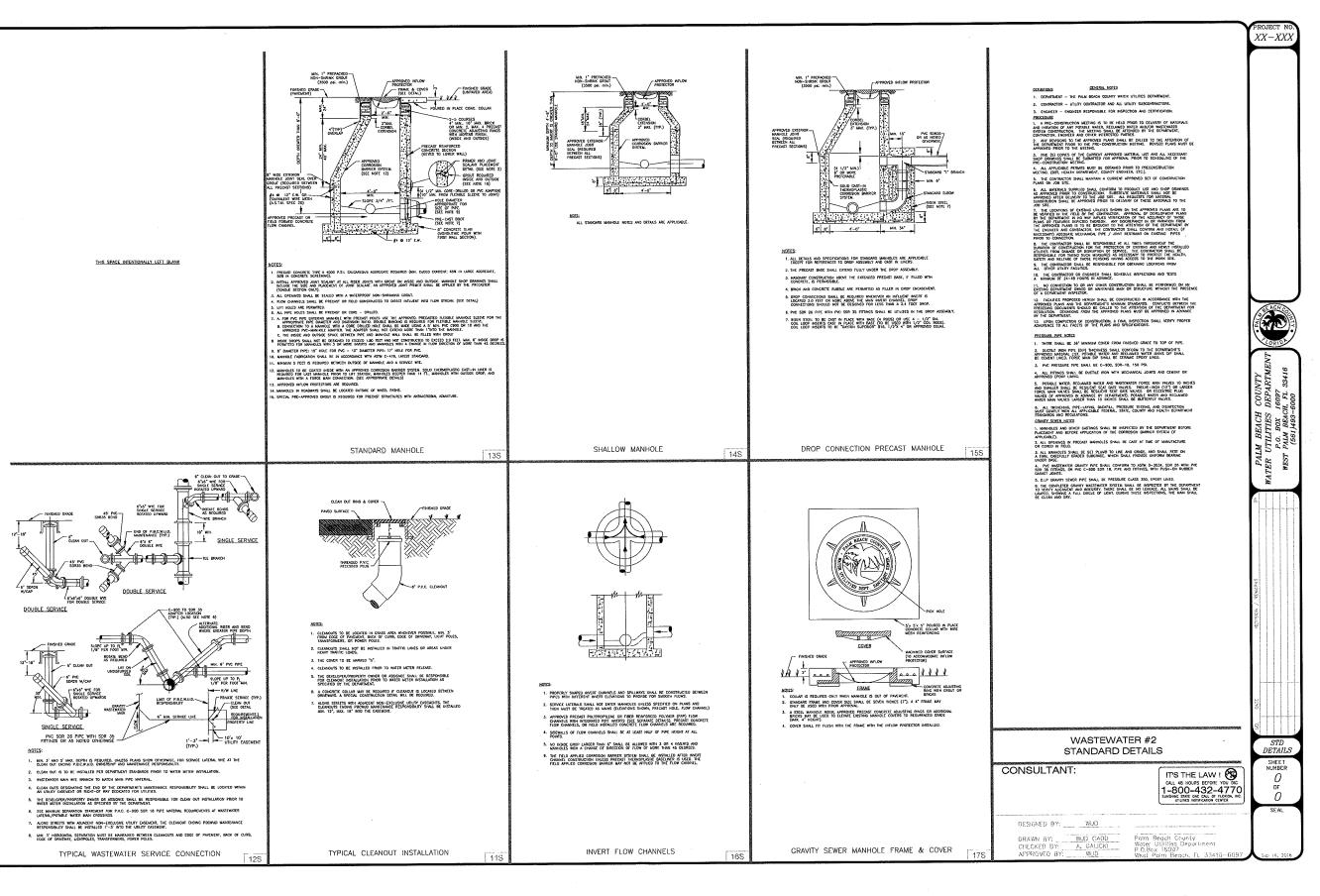
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D1.4 1 SHEET NO. VERSION



9/12/2016 SCALE NONE 1507,06_WSD.dwg D2.1 SHEET NO. VERSION

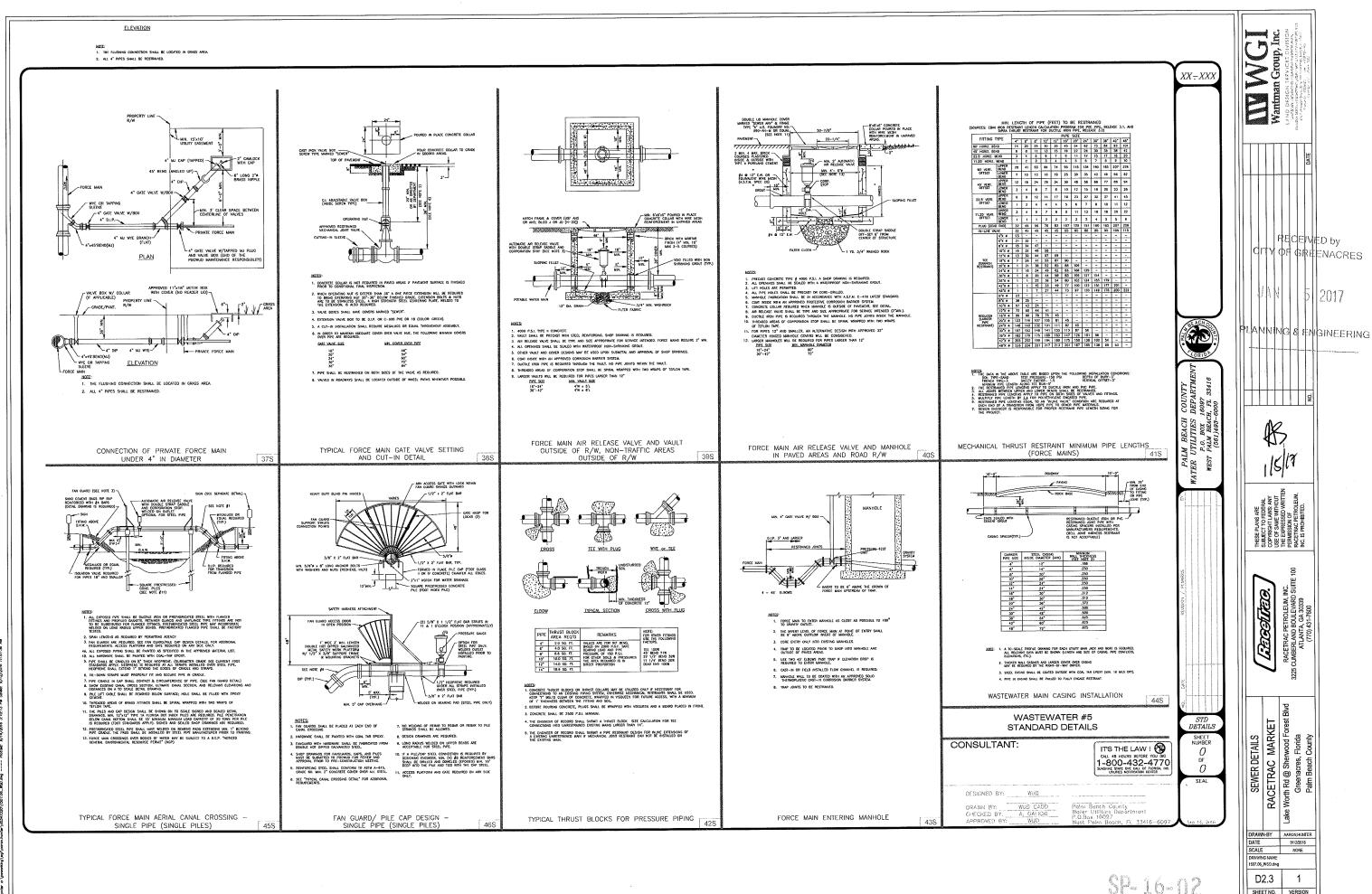


RECEIVED by OTY OF GREENACRES PHANNING & ENGINEERING B 1/5/17 THESE PLANS A SUBJECT TO FE COPYRIGHT LA USE OF SAME V THE EXPRESSE PERMISSION OF RACETRAC PET *जिल्लास्टिल*. SEWER DETAILS
RACETRAC MARKET
ke Worth Rd @ Sherwood Forest B
Greenacres, Florida
Palm Beach County 9/12/2016 SCALE

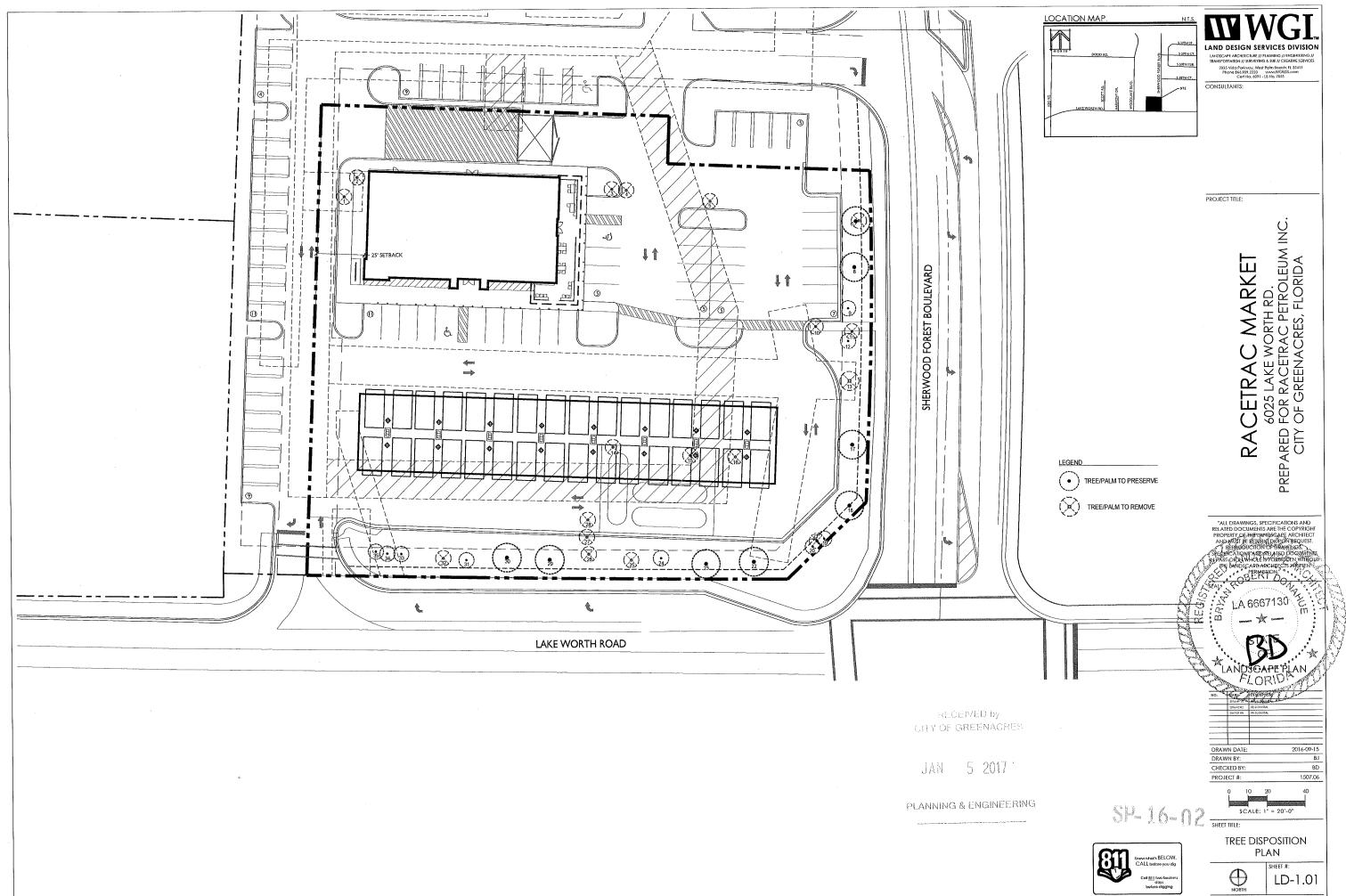
D2.2

D2.2 1

SHEET NO. VERSION



SHEET NO. VERSION



7100	LAIN TRUE LIOT			
TREE	BOTANICAL NAME	COMMON NAME	HEIGHT	DISPOSITION
1	SABAL PALMETTO	SABAL PALM	25'	REMOVE
2	SABAL PALMETTO	SABAL PALM	20'	REMOVE
3	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	35'	REMOVE
4	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	30'	REMOVE
5	ILEX CASSINE	DAHOON HOLLY	15'	REMOVE
6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
7	SABAL PALMETTO	SABAL PALM	30'	REMOVE
8	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
9	SABAL PALMETTO	SABAL PALM	25	REMAIN
10	ILEX CASSINE	DAHOON HOLLY	15'	REMOVE
11	SABAL PALMETTO	SABAL PALM	20'	REMOVE
12	SABAL PALMETTO	SABAL PALM	15'	REMAIN
13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	20'	REMOVE
14	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15'	REMOVE
15	ILEX CASSINE	DAHOON HOLLY	20'	REMOVE
16	ILEX CASSINE	DAHOON HOLLY	20'	REMOVE
17	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
18	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
19	SABAL PALMETTO	SABAL PALM	25'	REMAIN
20	SABAL PALMETTO	SABAL PALM	25'	REMAIN
21	PHOENIX ROEBELENII	PYGMY DATE PALM	10'	REMOVE
22	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
23	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
24	PINUS ELLIOTTII	SLASH PINE	20'	REMAIN
25	PINUS ELLIOTTII	SLASH PINE	20'	REMOVE
26	SABAL PALMETTO	SABAL PALM	20'	REMOVE
27	SABAL PALMETTO	SABAL PALM	20'	REMOVE
28	SABAL PALMETTO	SABAL PALM	20'	REMOVE
29	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
30	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30'	REMAIN
31	PINUS ELLIOTTII	SLASH PINE	30'	REMAIN
32	PINUS ELLIOTTII	SLASH PINE	30'	REMOVE
33	SABAL PALMETTO	SABAL PALM	20'	REMAIN
34	SABAL PALMETTO	SABAL PALM	20'	REMAIN .
35	SABAL PALMETTO	SABAL PALM	20'	REMAIN

CONSULTANTS:

PROJECT TITLE:

RACETRAC MARKET
6025 LAKE WORTH RD.
PREPARED FOR RACETRAC PETROLEUM INC.
CITY OF GREENACRES, FLORIDA

RECEIVED by CITY OF GREENACRES

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SP-10-02





TREE DISPOSITION SCHEDULE

SCALE: 1" = 20'-0"

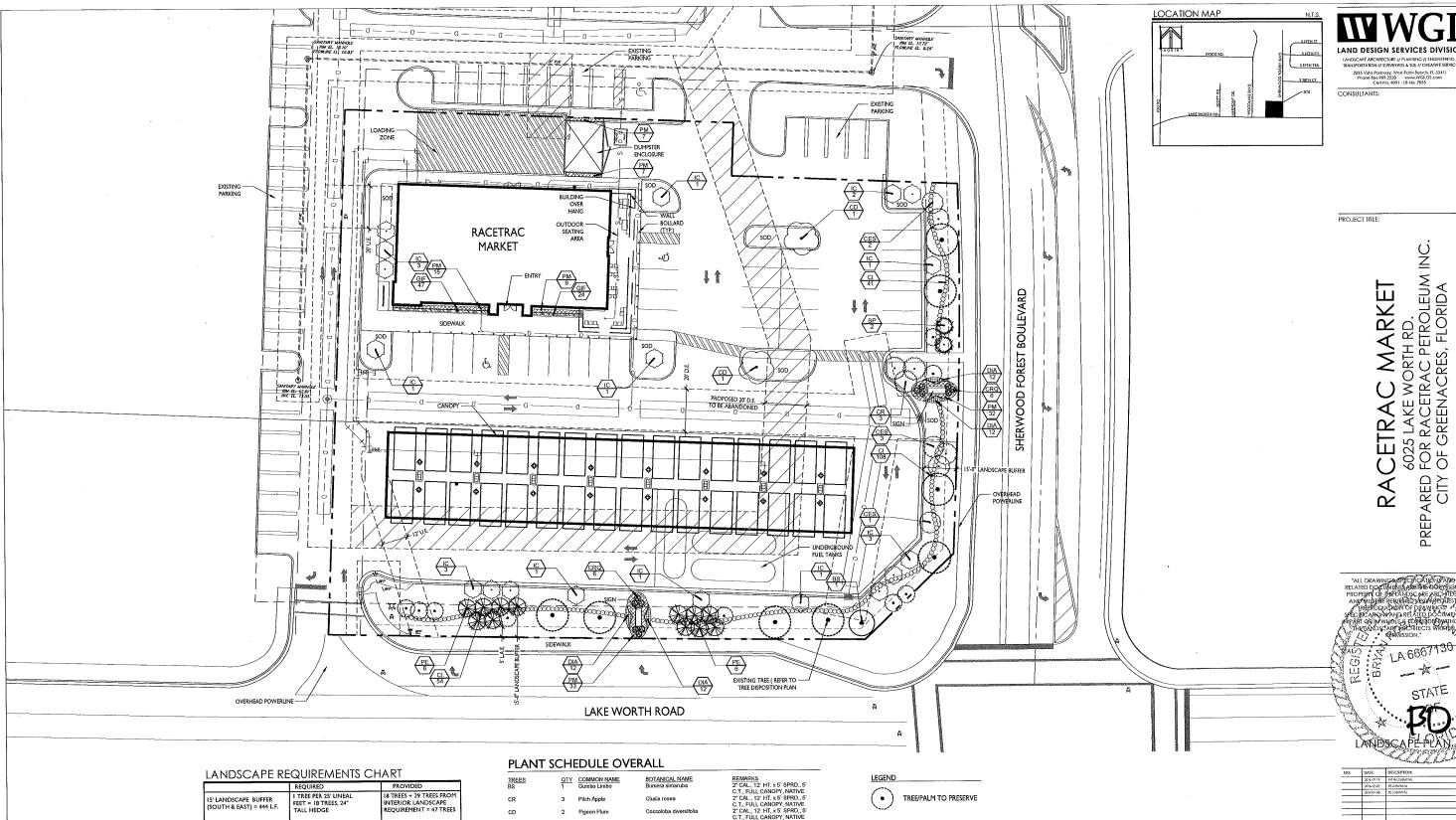
DRAWN DATE:

SHEET TITLE:

LD-2.01

2016-09-15





	REQUIRED	PROVIDED
15' LANDSCAPE BUFFER (SOUTH & EAST) = 444 L.F.	TREE PER 25' LINEAL PEET = 18 TREES, 24" TALL HEDGE	IB TREES + 29 TREES FROM INTERIOR LANDSCAPE REQUIREMENT = 47 TREES CONTINUOUS 24" HEDGE
INTERIOR LANDSCAPE	10% OF VEHICULAR IMPERVIOUS AREA - 3,693 S.F. I TREE PER 100 S.F. OF INTERIOR LANDSCAPE = 37 TREES	5,579 S.F. 8 TREES + 29 ADDITIONAL TREES LOCATED IN PERIMETER BUFFER
FOUNDATION PLANTING	BETWEEN 5% AND 10% OF INTERIOR LANDSCAPE - 185 - 370 S.F.	290 S.F.

NOTES: -BERM NOT PROVIDED DUE TO EXISTING TREES WITHIN 15' LANDSCAPE BUFFER -PALMS EQUAL ONE (1) CANOPY TREE AT A RATIO OF 3:1

TREES BS	QTY 1	COMMON NAME Gumbo Limbo	BOTANICAL NAME Bursera simaruba	REMARKS 2" CAL., 12' HT. x 5' SPRD., 5' C.T., FULL CANOPY, NATIVE
CR	3	Pitch Apple	Clusia rosea	2" CAL., 12" HT. x 5" SPRD., 5" C.T., FULL CANOPY, NATIVE
CD	2	Pigeon Plum	Coccoloba diversifolia	2" CAL., 12" HT. x 5" SPRD., 5" C.T., FULL CANOPY, NATIVE
CES	6	Silver Buttonwood	Conocarpus erectus 'Sericeus'	2" CAL., 12' HT. x 5' SPRD., 5' C.T., FULL CANOPY, NATIVE
IC	18	Dahoon Holly	llex cassine	2" CAL., 12" HT. x 5" SPRD., 5" C.T., FULL CANOPY, NATIVE
PE	12	Slash Pine	Pinus elliotti	2" CAL., 12" HT. x 5" SPRD., 5" C.T., FULL CANOPY, NATIVE
SP	2	Cabbage Palmetto	Sabal palmetto	12' C.T., SLICK, CURVED TRUNK
SHRUBS CI CRQ	QTY 203 12	COMMON NAME Coco Plum Queen Emma Crinum Lily	BOTANICAL NAME Chrysobalanus icaco Crinum augustum 'Queen Emma'	REMARKS 24" HT. x 18" SPRD. 3'-4' OA HT.
GROUND COVERS DIA	QTY 48	COMMON NAME Flax Lily	BOTANICAL NAME Dianella tasmanica	REMARKS 15" HT, x 15" SPRD. @ 15" O.C. FUI 1
GIF	71	Green Island Ficus	Ficus microcarpa	12" HT. x 12" SPRD. @ 12" O.C. FULL
PM	103	Podocarpus	Podocarpus macrophyllus 'Maki'	18" HT. x 18" SPRO. @ 24" O.C. FULL

RECEIVED by CITY OF GREENACRES

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SP-16-02

0 10 20 40 SCALE: 1" = 20'-0"

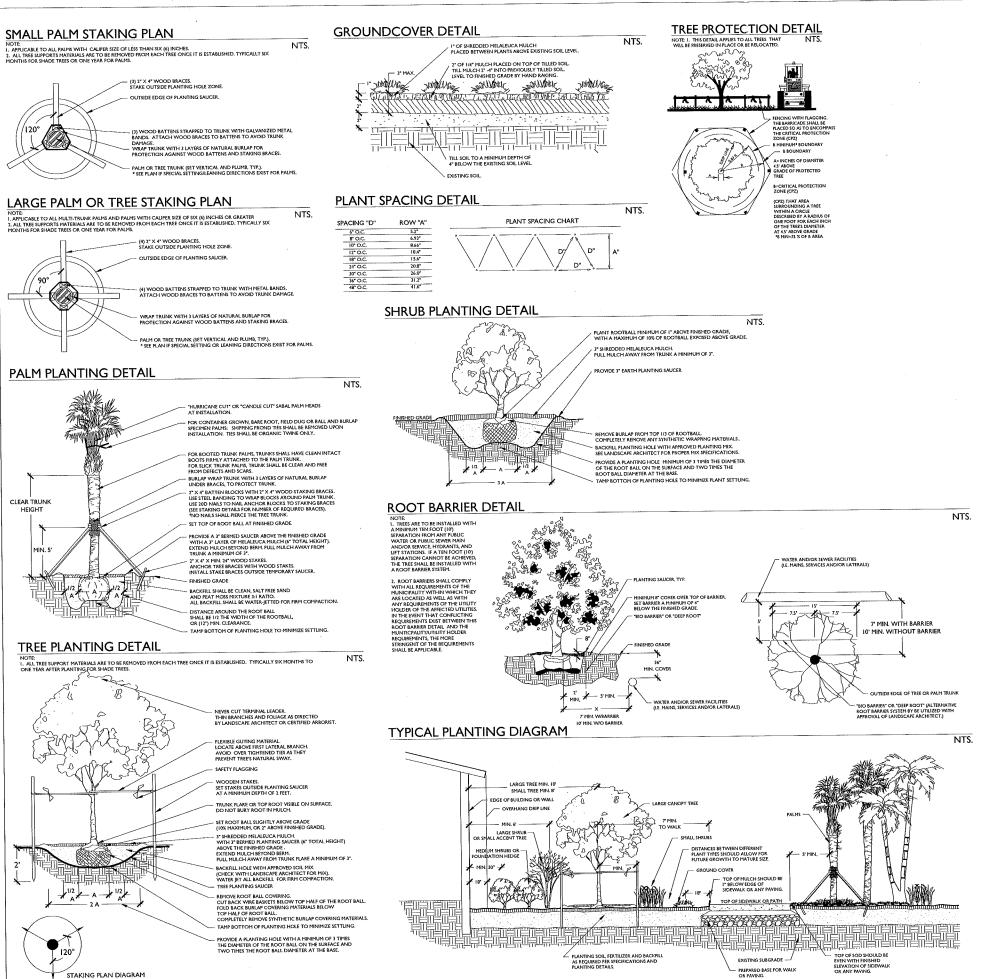
LANDSCAPE PLAN

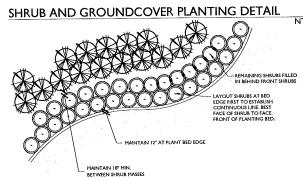


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1507.06







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ETRAC MARKET 25 Lake worth RD. DR RACETRAC PETROLEUM IN F GREENACRES, FLORIDA

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2035 Visia Parkway, West Palm Beach, FL 3341 Phone 866,909.2220 www.WGiLD\$,com Cert No. 6091 - LB No. 7055

PROJECT TITLE:

LANDSCAPE NOTES:

. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORM PURPOSES ONLY, LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY

I. 3 INUCLIUNAL ELEMENIS AND HANDSAFE FEATURES INDICATED ON EARDSCAFE FLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR STAKING ROOF LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OP ANY STRUCTURAL SITE FEATURES INCLIDING BUT NOT LIMITED TO. BUILDINGS, SIGNAGE, PATHWAYS, EASTHENESS, BERNS, WALL FENCES, UTILITIES OR ROADWAYS.

2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REHOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PAND POLICY TO STARTING WORK, LANDSCAPE ARCHITECT SHALL BAR NO RESPONSIBILITY FOR WORK FERFORMED WITHOUT FERMITTED DRAWINGS. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK FERFORMED WITHOUT FERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.

3. TRES SHOWN ON THE RAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TERES SHOWN ON THISE PLANS ATTEMPT TO ACCOMPUSE THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FILED ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAWINGS STRUCTURES OR LINES, LAKE MAINTENANCE EASTERNIS OR OTHER AFFECTED SITE FEATURES. EASEMENTS OR OTHER AFFECTED SITE FEATURES.

4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30"

AND 8° ABOVE THE PAYEMENT.

5. ALL UTILITY BOXES' STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL

6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN

SENSOR MUST BE INCLUDED. 7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE

ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLOWID FOWER AND LIGHT IS (FPLS) RIGHT RIGHT PLACE GUIDELINES.
 IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
 LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERHICATION OF ALL QUANTITIES PRIOR TO BIDDING.
 REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
 RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
 ALL TREES AND PALMS TO BE FLORIDA #I UNILESS OHTERWISE SPECIFIED.

6025 | FOR R OF G ARED CITY PREP, CERMISSION CASCAMEN

LA 6667130

2016-09-15 DRAWN DATE DRAWN 8Y: CHECKED BY 1507.06 PROJECT #:

SCALE: 1" = 20'-0"

SHEET TITLE:

SP-16-02

RECEIVED by

CITY OF GREENACRES

PLANNING & ENGINEERING

5 2017

JAN

LANDSCAPE DETAILS



LP-3.01

terior planning as shown on the grawings of interable therefrom and/or as specified in accordance with the requirements of the Contract Do-ans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the lands triposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited ways, easements, utilities or roadways.

signage, patriways, easements, utilities or roadways.

B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified here.
CAII applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, shrubusers and utilities of the protection of existing tentures. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as negative to the provided of the protection of existing plantings is prohibited unless specifically authorized by the owner, and with permit as negative to the protection of plant materials indicated on the prepared drawings and specified here.

D. Protection of existing features are plant to the protection of plant materials indicated within the plant documents. The plant materials indicated within the plant documents.

Protection of existing as indicated on the planting as indicated and included in the planting as indicated on the protection of planting as indicated on the protection of planting as indicated and included in the planting as indicated and planting as indicated and included in the planting as included in

Aprlicable Standards
A American National Standards for Tree Cere Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI 260.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association. Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

scape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their

Exercise planning and reliated work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their centractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect, scape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all flabilities, claims or ands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman pensation insurance.

IV. Requirements of Regulatory Agencies
A Cartificates of Inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the land prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

A.Manufacturer's Data; Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply

A Manufacturer's Data: Submit copies or me manufacturer a answer source as answer source with regulations applicable to landscape materials.

8. Samples: Submit samples of la litopsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lib) and be packaged in plastic bags. Samples shall be typical of the fel tof material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.

C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.

9. Soil Test: Submit soil lest analysis eport for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.

1. Provide a particle size analysis, including the following gradient of mineral content:

Size in mm
Cravel

Size in mm +2 mm 1-2 mm Gravel Very Course Sand Coarse Sand Medium Sand Fine Sand 0.25-0.5 mm 0.1-0.25 mm

Very fine sand 0.05-0.1 mm 0.002-0.05 mm smaller than 0.002

Provide a chemical analysis, including the following:

nH and huffer oH

ntage of organic content by oven-dried weight. 2. - elementage or organic content by over-united weitignt.

8. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.

1. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.

Cation exchange capacity (CEC).

orial Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic

rials.

Internance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape text for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

n shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be all damage resulting from neglect or failure to comply with this requirement. Part 2. Materials

Plants
 A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
 1. All plant names and descriptions shall be as defined in Hortus Third.

All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for

Nursery Plants.

3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardness zone of the planting location. Less specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and tstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, densely foliated when in leaf, free of disease and acts, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous

In Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (34 in.) in diameter that are not completely closed will be rejected.

and shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants all not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper, Height and spread dimensions specified to the main body of the plant and not from the plant shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be a larger as the maximum size specified. Measurements specified are minimum size, acceptable after pruning, where puning is equired. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of

pruning is required. Plants that meet measurements but do not possess a standard relationship between rilegian also spieck, accounting as do it is closed to the property of t

able and regions, with immension the conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery.

1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery.

2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.

3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the

sufficient quantities of plants are not available for 3. All field grown deciduous trees shall be marked to tree trunk within the bottom 12 inches of the trunk. It-Desiccants

. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be

1. Anti-desiccants, if specified, are to be applied to plants in full teal immediately better agging or as required by the landscape and interest and overselve film.

Ited and Burlapped (B&B) Plant Materials

If the property due to the property d

ntainer Plants
Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
Plants designed as better of the Plants

reirot and Collected Plants
Plants designated as baretoot or collected plants shall conform to the American Standard for Nursery Stock.
Plants designated as baretoot or collected plants shall conform to the American Standard for Nursery Stock.
2. Baretoon traderials shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants.
When specified or approved, shall be in good health, free from diseases, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

section Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the

rings, these plants shall be Florida Fanc

Coconut Palms shall be grown from a certified seed.

1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmeto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a turricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be froid and palms shall be froid and palms.
Palm Beach County or other sandy soils. All Sabal palms shall be Friorida Fanory.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

od
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from
defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant mater
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after
the procedure.

anvesting.
Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
mediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and
vatered sufficiently to maintain root viability.
ansportation and Storage of Plant Material

Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.

3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, stwa, bay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.

4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, well must have conformed any longer there days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to evoid damaging it.

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a simitar B&B Trees may be moved and planted with an approved micranical use space. The use space also may be incommendation for the tree spade being used, whichever oot-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans endation for the tree spade being used, whicheve ce with applicable sections of the specifications.

Materials for Planting
A. Mulch Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the
Melaleuca, quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the X" diameter and 1½" in length, Mulch shall
be free of weeds, seeds, and any other organic or inorganic material that what Melaleuca wood and bark. If and contain shoes or other foreign material that will
provent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit

B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a

workable condition free from lumps.

C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, day and other foreign substances, it shall be a minimum of 3' deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock. Submit sample for approval.

Submit sample for approval.

Note approval.

Root Barrier. Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/fullity holder requirements, the more stringent of the requirements shall be applicable.

Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.

Anti-desicoant-shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desicoants shall be annufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened

2 pH shall range between 4 and 7.0. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.

C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles

Provide the following particle size distribution:

Percentage Passing Sieve 3/8 in (9.5 mm) 95-100 No. 4 (4.75 mm) No. 8 (2.36 mm) 80-100 50-85 25-60 No. 30 (0.60 mm) No. 50 (0.30 mm) 10-30 No. 100 (0.15 m)

ed to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plu D. Lime: shall be ground, palletized, or pulverized time

magnesium oxide). Submit manufacturer literature for approval.

Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approva Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufactures

literature for approval. IV. Planting Mix A. Planting Mix

. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Percent by Volume Component

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Pior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results schieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting

... Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.

cial mixing equipment sufficient to thoroughly mix all components uniformly

G. Protect the planting mix from erosion prior to installation

Part 3. Execution A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.

B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is

B. Tree, shrub, and groundcover beds are to be executate to the relative to the control that the tree is the control to the proposed grades or toward any initially duy to deep, the soil added to bring it up to the correct level should be thoroughly tamped.

1. The eides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all bean shall sope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.

2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.

3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.

C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the

For trees and structs planted in introductal motives in aleas of 9000 serving. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the

In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level

In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
 Save the existing soil to be used as backfill around the tree.
 On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
 Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be disconlinued until instructions to resolve the conditions are reached from the landscape architect.

received from the landscape architect. ction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for E. Obstructions: If rock, underground conany planting shall be determined by the landscape architec

An installation of Planting Mix.

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.

A. Prior to the installation of the patients in the preparation of subgrades prior to the installation of planting mix.

C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

Up one process wint me instalazion or panting mix unit air unit work in me area has been installed.
 Protect adjacent walls, walks, and and thitles from damage or stalling by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
 Clean up any soil or drit spilled on any paved surface at the end of each working day.
 Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation.

E. Till the subsoil into the bottom layer of topsoil or planting mix.

In the subsect that the bottom report to parameter in a construction of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.

3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.

4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.

n. In the event cast the misst are a decomines compacted, on the enter again prior to installing me parting miss.
Install the remaining topsiol or planking mis in 2000 to 250-min (6 - 10 - 10). His to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes

Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
 Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
 a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
 b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

 b. Fill the hole with water and extra completely. Interested of the control place soils on wet subgrade . Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reason

and compaction.

5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be

III. Fine Grading

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent pawing and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 14" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10" of any existing tee on row will be a lowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improprious compacting of the soil around the root ball may result in the tree setting or loaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later. A. Plants shall be set on flat-tamped or unex

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery. 2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G.Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement. 1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning a. Ensure una vib backsui unintensisty around the base of the root bas is tamped with toot pressure sumcent to prevent the root ball from shifting or fearing. H. Solid sod shall be laid with closely abuting joints with a tamped or folled, even surface. Stagger strips to first joints in adjacent courses. Bring the sed edge is clean manner to the edge of all paving and shrub areas. Sod along stopes shall be pegged to hold sod in place along stopes or banks a wood peg acceptable to Landscape Architect shall be used at no additional coat to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean be evenly applied over the enfile surface and thoroughly washed in without additional charge.

I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following proc

1 Select a healthy tree 2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undestrable limbs. Fertilize and water trees before pruning.

2. Secretary unit or carby, retroring uses minos, cross seasons and control and size, and control and

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots. 5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessar 6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting. 8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year

VI. Staking and Guying A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings Any tree that is not stable at the end of the warranty period shall be rejected.

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interfering branches, and interfering branches, the latting to the branching structure be removed. Retain the normal or natural shape of the plant.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or teams C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs. IX. Maintenance of Trees, Shrubs, and Vines

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and disease and in vigorous condition. C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.

D. Watering: Contractor shall irrigate as required to meintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall mon adjust, and use existing irrigation facilities, if available, and turnish any additional material, equipment, or valer to ensure adequate irrigation. Root balls of all trees adjust, and use existing irrigation facilities, if available, and turnish any additional material, equipment, or valer to ensure adequate irrigation. Root balls of all trees a large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball. E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when inigation systems are unavailable.

F. Remove solid induse from ponds and the properties of the contractor may have to transport water from ponds or other sources, at no additional expense to the owner when inigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection. X. Acceptance

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species. C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

X1 Accentance in Part

A. Work may be accepted in parts when the landscape architect and contractor deern that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract II. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or drying branches and branch tips and shall bear folloage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit

. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings

G.The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period. XIII. Final Inspection and Final Acceptance At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

ARCHITECTURE // PLANNING // ENGINEERING ATION // SURVEYING & SUE // CREATIVE SERVIC

CONSULTANTS

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DRAWN DATE DRAWN BY: BD CHECKED BY: 1507.06

SCALE: 1" = 20'-0"

LANDSCAPE **SPECIFICATIONS**



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2016-09-15





6025 Lake Worth Rd SE-16-03 and SP-16-02

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





LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Project Description:

Project Name: RaceTrac Market at Sherwood Plaza

Petitioner: Wantman Group, Inc. (WGI)

2035 Vista Parkway

West Palm Beach, Florida 33411

Agent for the owners: RaceTrac Petroleum, Inc.

Request: Site and Development Plan approval

for a Convenience Store with Fuel

Sales

Location: Northwest corner of Lake Worth Rd

and Sherwood Forest Blvd at 6025 Lake

Worth Rd within the Sherwood Plaza.



II. Site Data:

Existing Land Use: Self-Storage Facility & Vacant retail building

Proposed Land Use: Convenience Store with Fuel Sales

Parcel Control Number: 18-42-44-22-52-001-0000

Parcel Size: 1.55 acres (67,533.19 square feet)

Future Land Use Designation: Commercial (CM)

Existing Zoning: Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:							
Direction	Existing Land Use	Future Land Use	Zoning District				
North	Villages of Woodlake	Residential (RS-MD)	Residential Medium (RM-2)				
South	McDonalds	Commercial (CM)	Commercial General (CG)				
East	Woodlake Plaza	Commercial (CM)	Commercial Intensive (CI)				
West	Concord Plaza/Shopping Center	Commercial (CM)	Commercial General/Planned Shopping Center Overlay (CG/PSC)				

III. Annexation/Zoning History:

On January 29, 1994, the property was annexed into the City of Greenacres as petition (ANX-93-03). Concurrently, the City Council approved a zoning district designation of Commercial Intensive (CI) and an underlying land use of Commercial (CM). The designation was for both Phase I & II, which together amounted to a 4.33-acre parcel. The original approved site and development plan was for a unified development with a 15,120 square foot (sq. ft.) Walgreens Pharmacy with drive thru facilities and a 23,660 sq. ft. retail building as Phase 2, approved by City Council on January 19, 1999 (SE-98-04 & SP-98-07).

On July 20, 1999, the site and development plan was approved to modify the access points, detention area, and free-standing signs. On March 17, 2000, the site and development plan was approved to relocate both free-standing identifications signs, as well as create a landscape island in the southeast parking area. On August 5, 2002, phase 2 was amended to allow a 50,900 square foot two story Self Storage/Mini-Warehouse facility (SE-02-03 & SP-98-07C).

IV. Applicable City Code Provisions:

Sec. 16-196 through 16-202 pertaining to site and development plans.

Sec. 16-496 through 16-520 pertaining to the CI District.

Sec. 16-1241 through 16-1330 pertaining to landscaping.

Sec. 16-1331 through 16-1335 pertaining to off-street parking.

Sec. 16-698 pertaining to access for commercial uses.

Sec. 16-1171 through 16-1181 pertaining to CI district sign regulations.

V. Summary of Proposed Site and Development Plan Details:

The petitioner's site and development plan (stamp-dated January 05, 2017) depict the following:

- 1. A total land area of 67,533 sq. ft. (1.55 acres).
- 2. One (1) proposed 5,589-sq. ft. convenience store with 697-sq.ft. Outdoor seating area and 8 fuel pumps with 16 fueling stations.
- 3. Thirty-three (33) parking spaces including two (2) handicapped spaces.
- 4. Location for dumpster, which is screened.
- 5. Landscape Plan.
- 6. Boundary and Topographic Surveys.
- 7. Building Plans and Elevations.
- 8. Conceptual Civil Engineering Plan.

Table 2: Proposed Site Data:								
Area:	Square Footage:	Acreage:	Percentage:					
Convenience Store with Fuel Sales	5,589	.13	2.96%					
Self-Service Storage Building Lot Coverage	31,034	.71	16.45%					
Total Lot Coverage	36,623	.84	19.4%					
Maximum Lot Coverage allowed			30%					
Site Impervious Area	135,846	3.11	72%					
Site Landscape/Open Space	52,804	1.22	28%					
(Excluding Building Lot Coverage)	188,650	4.33	100%					

VI. Staff Analysis:

The proposed Site and Development Plan is to redevelop the previous Walgreens Pharmacy site, which is currently vacant, with a 5,589 square foot convenience store, 697 square feet of outdoor seating area and eight (8) fuel pumps with sixteen (16) fueling stations. The site plan has 33 parking spaces including 2 handicap spaces and has ingress/egress points from Lake Worth Road and Sherwood Forest Blvd. The subject site is adequately buffered by existing 15-foot wide landscape buffers along Lake Worth Road and Sherwood Forest Blvd, as well as an existing 6-foot high concrete wall to the north adjacent to residential zoning, as required by code. The proposed use will operate 24 hours a day, 7 days a week.

An application for a Special Exception approval for a Convenience Store with Fuel Sales (SE-16-03) is being processed concurrently with the Site and Development Plan request. On November 21, 2016, the subject site was granted a variance for the separation distance requirements of Sec. 16-499(17)(F), Sec. 16-499(19)(a), and Sec. 16-499(19)(b), which required a minimum distance of one thousand five hundred (1,500) feet between any two (2) service stations, and a minimum distance of five hundred (500) feet between a service station and the nearest point of a building area occupied by these uses: house of worship, school, hospital, theatre, auditorium, stadium, assembly hall, or public playground or playfield.

On October 13 and 20, 2016, the Land Development Staff reviewed this petition.

Land Development Staff Comments:

Planning and Engineering Department: Incorporated into the staff report. Building Department: Incorporated into the staff report.

Fire Rescue Department:

Public Works Department:

PBSO District 16:

No objections.

No objections.

Other Agencies:

PBC Traffic Division: Project meets traffic performance standards.
PBC Water Utilities: Water and sewer service is provided to the

site.

MPO/Palm Tram: Project can be served by existing routes.

LWDD: No impact.

Standards And Staff Findings

1. Minimum Lot Requirements: Site area of **4.33** acres exceeds the minimum area of **2 acres**.

Lot width of 313.47 feet exceeds the minimum width of 200

feet.

2. Maximum Lot Coverage: Building coverage of **19.4%** does not exceed the maximum

of 30%.

3. Minimum Yard Requirements: Building setbacks **meet** all yard requirements of 50' front,

25' side corner, 50' side interior (transitional) and 30' rear.

4. Height Restrictions: The 1-story building height of 25' for the RaceTrac

convenience store building does not exceed the allowable

35'.

5. Off-Street Parking & Loading: The 33 parking spaces meet the minimum code requirement

of 31 spaces for the subject site.

6. Landscaping: The landscaping plan **complies** with the landscape code

requirements.

7. Sign Regulations: Permits shall be obtained and signs shall meet code

requirements prior to installation of any signs.

8. Utilities: The proposed water, sanitary, sewer and drainage systems

will meet code requirements subject to final permitting.

9. Concurrency Considerations: Project traffic meets traffic concurrency. Water and Sewer

service and capacities are available to serve the site.

10. Comprehensive Plan Considerations: The proposed development is **consistent** with the land use

classification of Commercial (CM).

11. Color Scheme The color of the RaceTrac gas station building shall be in

accordance with the plans submitted: Exterior paint to match dark bronze. Cast Stone (1102 Natural Stone; Mortar Color "Light Buff"); EIFS (Match SW #6094 "Sensational Sand"); Metal (match Dark Bronze); Roofing (White); Stacked Stone (Mortar Color "Light Buff"); Wood Slats (Walnut QC "SW-

OCWAL-S-0410-12")

VII. Staff Recommendation:

Based on the preceding analysis, the Land Development Staff recommends *Approval* of SP-16-02 for a Convenience Store with Fuel Sales:

- 1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated January 27, 2017 and Exhibit "B" Site and Development Plan stamp-dated January 5, 2017, as hereafter defined shall apply. (Planning)
- 2. The site shall be developed in accordance with the approved Special Exception (SE-16-03) and Variance (BA-16-05). (Planning)
- 3. An easement abandonment approval for the 20-foot drainage easement must be obtained prior to the issuance of building permits. (Planning, Engineering)
- 4. Permits or permit modifications from the South Florida Water Management District (SFWMD), the Lake Worth Drainage District (LWDD), and the Florida Department of Transportation (FDOT), as required, for the stormwater management system must be obtained prior to the issuance of building permits. (Building, Engineering)

- 5. Permits from the Health Department for modifications to the water and sewer system must be obtained prior to the issuance of building permits. (Building, Engineering)
- 6. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test prior to the issuance of building permits. (Building, Engineering)
- 7. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/ Operator Certification, and Notice of Intent shall be submitted and accepted by the City prior to the issuance of building permits. (Building, Public Works)
- 8. Any portions of the existing site drainage system to remain shall be cleaned to ensure efficient operation. Existing stormwater drain pipes that are no longer in service shall be removed. (Engineering)
- 9. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning, Building)
- 10. Building wall signs shall be internally illuminated individual channel letters or reverse channel letters. No raceways or box signs will be permitted. (Planning)
- 11. The dumpster enclosure walls shall match the finish, color, and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be of solid 3/4" deep galvanized corrugated 22 gauge steel matching the building color. (Planning)
- 12. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)
- 13. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
- 14. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2019 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Planning, Building)
- 15. A professional engineer, licensed in the State of Florida, is required to certify that the drainage improvements have been constructed in accordance with the approved plans prior to the issuance of a Certificate of Occupancy. (Engineering)
- 16. All utilities and services to the site shall be provided by entities holding valid franchise

- agreements with the City. (Engineering, Building)
- 17. Outdoor storage of materials and equipment (i.e. merchandise, pallets, etc.) is prohibited. (Planning, Building)
- 18. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
- 19. A Certificate of Occupancy shall be issued only after compliance with all conditions of approval. (Building)
- 20. Non-compliance with any of the conditions of approvals will result in withholding of the issuance of building permits or certificates of occupancy. (Building-Planning)

PLANNING COMMISSION REC	OMMENDATION – February 1, 2017							
The Planning Commission on a motion made by Commissioner Clements and seconded I Commissioner Chambers, voting six (6) to zero (0), recommended approval of Site Plan SP-16-6 (RaceTrac Market at Sherwood Plaza), as presented by staff.								
GREENACRES CITY COU	NCIL ACTION - March 6, 2017							
	Samuel J. Ferreri, Mayor							
Attest:								

Attachments:

1. Site and Development Plan

Joanna Cunningham, City Clerk





Dunkin Donut (Buttonwood Plaza) SP-84-05(G) Prepared By:
Planning and Engineering Dept.
City of Greenacres
5800 Melaleuca Lane
Greenacres, FL 33463



CITY OF GREENACRES

Interoffice Memorandum 2017.02KF03.004

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Kara L. Irwin-Ferris, AICP, Acting Planning and Engineering Director

SUBJECT: **SP-84-05(G)**

Site Plan Amendment for Buttonwood Plaza (Dunkin Donuts)

City Council Agenda Item for 03-06-2017

DATE: February 27, 2017

COPIES: James D. Stokes, City Attorney

Denise McGrew, City Clerk

File: SP-85-05(G)

Background:

Covenant Construction, LLC, as agent for the owner Buttonwood Plaza, Ltd., is requesting an amendment to the site and development plan for a Drive-In/Fast Food Restaurant. The Special Exception (SE-05-03) and Site Plan (SP-84-05C) were originally approved by the City Council on November 6, 2006. Since that time, the developer has built the building along Jog Road and has been working to obtain the City's release of any obligations from the development order.

Analysis:

The proposed amendment will delete Condition #32 of the approval of (SP-84-05C) which prohibited furnishing at the restaurant to remain outside when the restaurant closes. The removal of this condition will allow the fast food restaurant to have permanent outside seating.

Overall, staff finds that the proposed modifications are reasonable and in compliance with the City of Greenacres Zoning Code, the parameters of the originally approved Special Exception and Site and Development Plan (SE-05-03 and SP-84-05(C), respectively), and the City Council's intent in placing the original condition. During the public hearing, board members were concerned with the liability associated with lightweight tables and chairs, so a condition was added to bring any outdoor seating into the building each

evening. The applicant decided to utilize concrete tables and chairs, which are too heavy to bring in every evening and do not create the issues associated with the application of the condition of approval.

Legal:

The site and development plan amendment has been reviewed in accordance with applicable City Code requirements.

Financial:

N/A.

Staff Recommendation:

Approval of SP-84-05(G) subject to staff conditions as contained in the staff report dated February 24, 2017.

Kara L. Irwin-Ferris, AICP
Acting Planning and Engineering Director

Attachments:

1) Staff Report

SP-84-05(G) Revised: Exhibit "A"

Date: February 24, 2017



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Project Description:

Project: Buttonwood Plaza

Petitioner: Covenant Construction, LLC.

6869 Blue Bay Circle Lake Worth, FL 33467 Agent for the owner: Buttonwood Plaza, Ltd.

Request: Site Plan Amendment to remove

previously approved condition of approval for drive-thru restaurant

Location: Buttonwood Plaza outparcel

located at 3098 S. Jog Road



II. Site Data:

Existing Land Use: Drive-In/Fast Food Restaurant and Retail

Proposed Land Use: Drive-In/Fast Food Restaurant and Retail

Parcel Control Number: 18-42-44-22-38-002-0000

Parcel Size: 5.752 acres (250,579 square feet)

Future Land Use Designation: Commercial (CM)

Zoning District: Commercial General (CG)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:								
Direction	Existing Land Use	Future Land Use	Zoning District					
North	Gas Station and Barclay Square Plaza	Commercial (CM)	Commercial General (CG)					
South	Atlantis Skateway	Commercial (CM)	Commercial General (CG)					
East	Buttonwood West (Single-Family)	Residential-Medium Density (RS-MD)	Residential Medium-1 (RM-1)					
West	Greenacres Farmers Market / Gas Station	Commercial (CM)	Commercial General (CG)					

III. Annexation/Zoning History:

When the shopping center was approved in 1984, it was zoned Community Commercial (CC). In 1990, the City initiated a rezoning of the Community Commercial (CC) zoning district to Commercial General (CG) with an underlying land use of Commercial (CM).

The 5.752-acre site received site and development plan approval by the Greenacres City Council on July 30, 1984 as petition SP-84-05 through Ordinance 84-30 and was proposed as a commercial retail center known as Buttonwood Plaza. At that time, the subject site was approved for a 46,200 square foot inline shopping center and three outbuildings (two for financial institutions with drive thru lanes and one for a restaurant) totaling to 50,855 square feet. Since then, there have been six site & development plan amendment petitions: SP-84-05(A) to correct and amend information on the drawings. SP-84-05(B) to add 30 additional parking spaces to the site in lieu of one of the outbuildings. SP-84-05(C) and (SE-05-03) to add a freestanding 6,300 square foot retail building and a freestanding 1,400 square foot drive-in/fast food restaurant with a drive thru and attached 1,560 square foot retail building. SP-84-05(D) was administratively withdrawn due to lack of activity on the petition. SP-84-05(E) to add an Artisans' Market to be held on Sundays from 11:00 am to 4:00 pm from October to March of each year and SP-84-05(F) to modify the drive-in/fast food restaurant's drive-thru and the landscape plan as built.

IV. Applicable City Code Provisions:

Sec. 16-211 through 16-216 pertaining to Amendments to Approved Special Exceptions and Site Plans Sec. 16-471 through 16-481 pertaining to the Commercial General (CG) zoning district

V. Summary of Proposed Site and Development Plan Details:

The petitioner's previously approved site and development plans stamp-dated November 16, 2016 depict the following:

- 1. A total land area of 5.752-acres (250,579 square feet).
- 2. A freestanding 27-seat Drive-In/Fast Food Restaurant of 1,400 square feet with one drive thru lane and one partial bypass lane attached to a 1,560 square foot retail building.
- 3. A freestanding 6,300 square feet retail building.
- 4. Proposed parking totaling 280 spaces, including 12 handicap spaces.
- 5. Two existing vehicular access points, one each on Jog Road and 10th Avenue North, shared between the shopping center and the two proposed outbuildings.
- 6. Two proposed pedestrian connections, one each to the public sidewalks on Jog Road and 10th Avenue North.
- 7. Two dumpsters and recycling areas with masonry wall enclosures and opaque gates for the new buildings.
- 8. Landscape plan.
- 9. Architectural plans and elevations with colors and materials for the new buildings harmonious with the existing shopping center.
- 10. Survey.
- 11. Photometric Plan.
- 12. Civil Plan.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Building Lot Coverage (including canopy)	56,181	1.290	22.4%
Site Impervious Area (excluding building lot coverage)	112,187	2.575	44.8%
Site Landscape Area	82,211	1.887	32.8%
Total	250,579	<i>5.752</i>	100%
Total Floor Area	55,460	1.273	0.22 FAR

VI. Staff Analysis:

Background:

Condition #32, was brought up during the Planning Commission's review of SP-84-05C, which was a site plan amendment to add a Drive-In/Fast Food restaurant and a freestanding retail building to the existing plaza. At the public meeting on October 18, 2006, an issue was raised regarding the adjacent skating rink and concerns for the outdoor seating being vandalized and/or occupied until the early morning hours by people exiting the skating rink and then loitering at the Dunkin Donuts site after hours.

According to the applicant, the outdoor seats are made of concrete and attached permanently to the floor, therefore they are unable to bring them inside every night. The applicant is requesting to remove this condition of approval and allow restaurant furnishing to remain outside.

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

Land Development Staff Comments:

Planning and Engineering Department: Incorporated into the staff report.

Building Department: No objections.
Public Safety Department: No objections.
Public Works Department: No objections.

Other Agency Comments:

PBC Traffic Division:

PBC Water Utilities:

N/A

MPO/Palm Tran:

N/A

LWDD:

N/A

Standards and Staff Findings:

1. Minimum Lot Requirements: Overall site area of 5.752 acres **exceeds** the minimum

area of 1.0 acres for the CG district.

2. Maximum Lot Coverage: Building lot coverage of 22.4% does not exceed the

maximum allowable lot coverage of 30%.

3. Minimum Yard Requirements: Building setbacks **meet** all yard requirements of 50'

front, 15' side interior, 25' rear and 20' side corner.

4. Height Restrictions: The building height of 23'-3" **does not exceed** the

maximum allowable height of 35'.

5. Off-Street Parking & Loading: The 280 total parking spaces **meet** the code requirement

of 280 spaces based on a parking rate of 1 space per 3 seats for Drive-In/Fast Food Restaurant and 1 space per

200 sq. ft. of retail building.

6. Landscaping: The landscaping plan **complies** with landscape code

requirements.

7. Sign Regulations: Permits **shall be obtained** prior to installation of any

signage.

8. Utilities: The proposed water, sanitary sewer and drainage systems

will meet code requirements subject to final permitting.

9. Concurrency: Project **meets** traffic concurrency. Water and Sewer

service and capacities **are available** to serve the site.

10. Comprehensive Plan: The proposed development **is consistent** with the future

land use classification of Commercial (CM) and the proposed floor area ratio of .22 does not exceed the

maximum of .35 FAR for the CG zoning district.

11. Color Scheme: The color of all buildings on site shall be in accordance

with the Site & Development plans submitted: Sherwin Williams SW510 (Hunter Green) - Roof Barrel Tile, Sherwin Williams SW6371 (Vanilla) - Trim, and

Sherwin Williams SW6128 Blonde – Body Color.

VII. Staff Recommendation:

Approval of SP-84-05(G) with the following conditions:

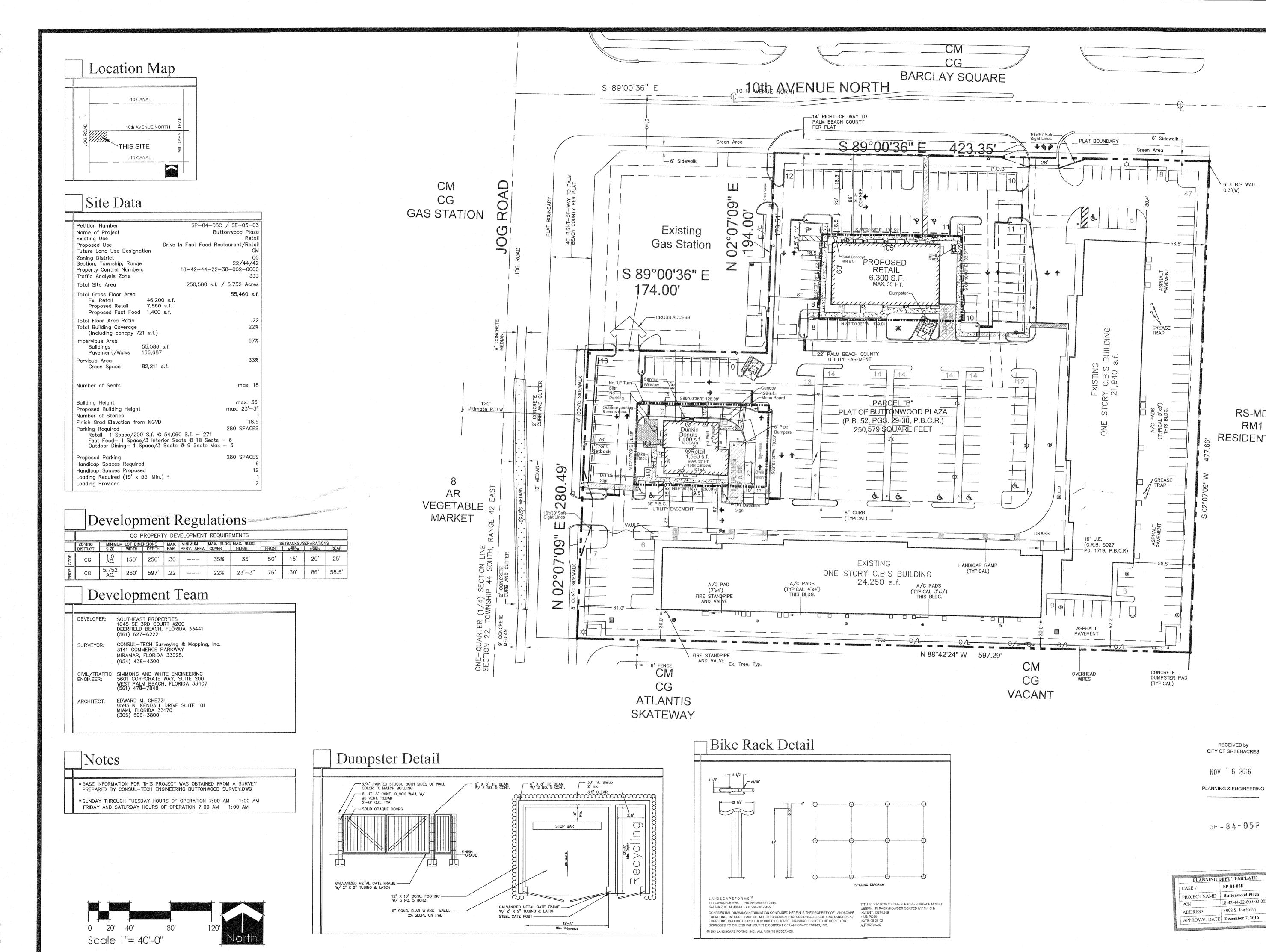
- 1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated January 30, 2007 and previously approved Exhibit "B" Site and Development Plan stamp-dated November 16, 2016, as hereafter defined shall apply. (Planning)
- 2. The site shall be developed in accord with the approved Special Exception (SE-05-03). (Planning)

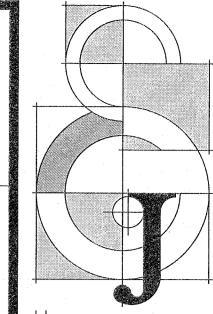
- 3. All conditions of approval of SP-84-05 and SP-84-05(F) not specifically modified by this amendment shall remain in effect. (Planning)
- 4. Condition #32 of SP-84-05(C) is to be stricken as follows: Furnishing at the restaurant are to be brought in when the restaurant closes. (Planning)
- 5. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
- 6. Non- compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

Samuel J. Ferreri, Mayor Attest: Joanna Cunningham, City Clerk

Attachments:

- 1. Site and Development Plan Packet
- 2. Aerial Location Map





6' C.B.S WALL

RS-MD

RM1

RESIDENTIAL

RECEIVED by

18-42-44-22-60-000-0020

3098 S. Jog Road

Jon E. Schmidt and Associates Landscape Architecture & Site Planning 2247 Palm Beach Lakes Blvd.- Suite 101 West Palm Beach, Florida 33409 Tel. (561) 684-6141 • Fax. (561) 684-6142 E-mail: Jschmidt@jesla.com License No.: LC26000232

Date:	8/15/05
Scale:	1'' = 40'-0''
Design By:	JES
Drawn By:	JES
Checked By:	Jes
File No.	412.01
Job No.	05-23

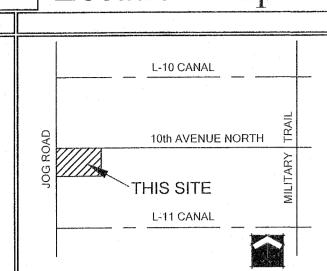
REVISIONS / SUBMISSIONS 6/19/06 Staff Review

8/31/06 DRC Comments

9/12/06 Review Comments 11/03/14 Revised Footprint

11/07/16 Drive Through Rev

Plan



Site Data

Site Data
Petition Number SP-84-05C / SE-05-03 Name of Project Buttonwood Plaza Existing Use Retail Proposed Use Drive In Fast Food Restaurant/Retail Future Land Use Designation Zoning District CG Section, Township, Range 22/44/42 Property Control Numbers 18-42-44-22-38-002-0000 Traffic Analysis Zone 333
Total Site Area 250,580 s.f. / 5.752 Acres
Total Gross Floor Area 55,460 s.f. Ex. Retail 46,200 s.f. Proposed Retail 7,860 s.f. Proposed Fast Food 1,400 s.f.
Total Floor Area Ratio .22 Total Building Coverage .22% (Including canopy 721 s.f.)
Impervious Area 67% Buildings 55,586 s.f. Pavement/Walks 166,687
Pervious Area 33% Green Space 82,211 s.f.
Number of Seats max. 18
Building Height max. 35' Proposed Building Height max. 23'-3" Number of Stories 1 Finish Grad Elevation from NGVD 18.5 Parking Required 280 SPACES Retail- 1 Space/200 S.f. © 54,060 S.f. = 271 Fast Food- 1 Space/3 Interior Seats © 18 Seats = 6 Outdoor Dining- 1 Space/3 Seats © 9 Seats Max = 3
Proposed Parking 280 SPACES Handicap Spaces Required 6 Handicap Spaces Proposed 12 Loading Required (15' x 55' Min.) * 1 Loading Provided 2

Development Regulations

	WALKER CONTRACTOR OF THE PROPERTY OF THE PROPE	CG PROPERTY DEVELOPMENT REQUIREMENTS										
	ZONING DISTRICT	MINIMUN SIZE.	LOT DIME	NSIONS DEPTH	MAX. FAR	MINIMUM PERV. AREA	MAX. BLDG. COVER	MAX. BLDG. HEIGHT	S FRONT	ETBACKS/S	SEPARATION SIDE CORNER	IS REAR
CODE	CG	1.0 AC.	150'	250'	.30	OF THE STREET AND A STREET AS	35%	35'	50'	15'	20′	25'
PROP.	CG	5.752 AC.	280'	597'	.22		22%	23'-3"	76'	30'	86'	58.5'

Development Team

SOUTHEAST PROPERTIES 1645 SE 3RD COURT #200 DEERFIELD BEACH, FLORIDA 33441 (561) 627–6222

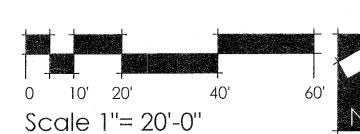
CONSUL—TECH Surveying & Mapping, Inc. 3141 COMMERCE PARKWAY MIRAMAR, FLORIDA 33025. (954) 438-4300

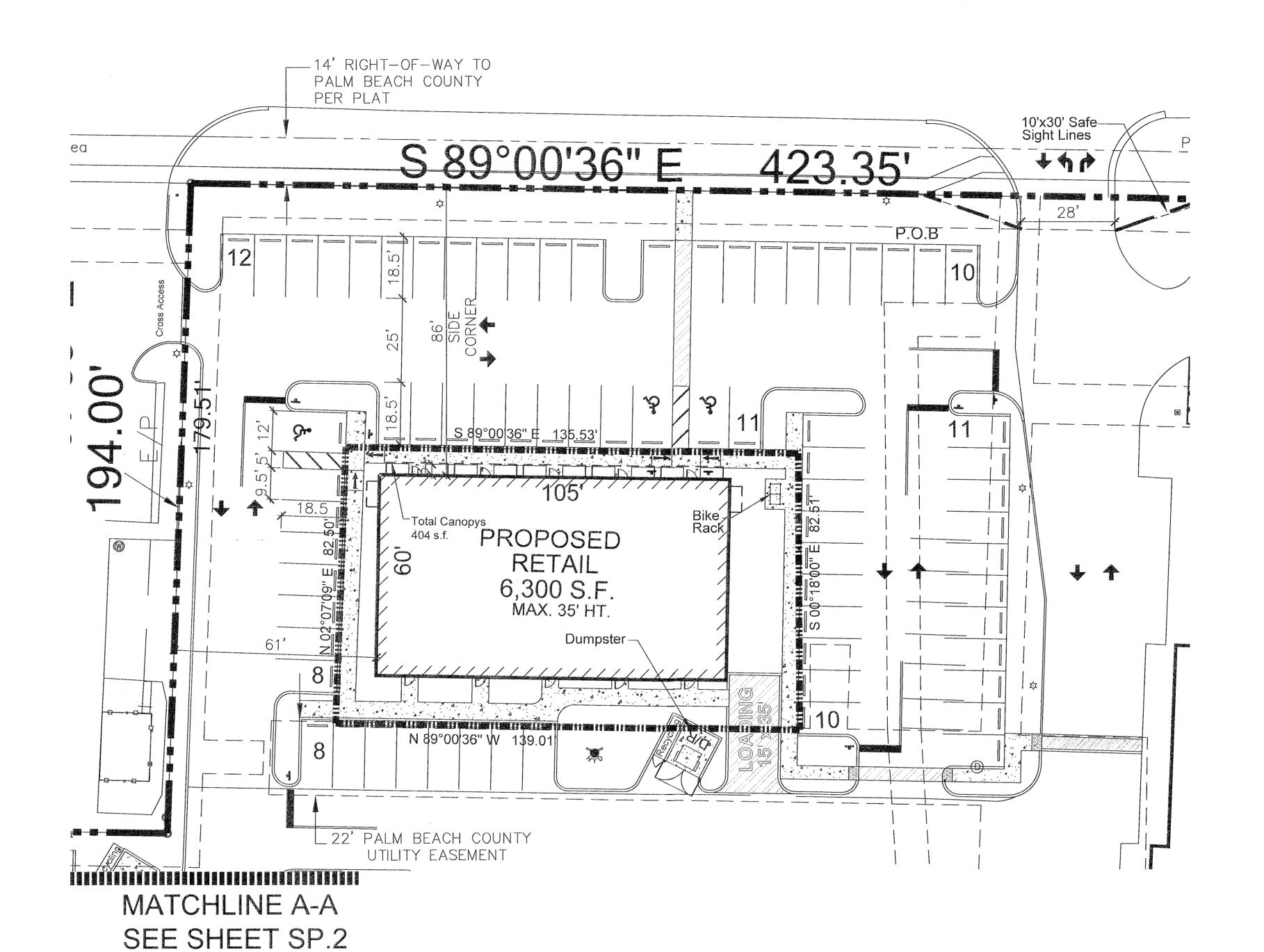
CIVIL/TRAFFIC SIMMONS AND WHITE ENGINEERING ENGINEER: 5601 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407 (561) 478–7848

EDWARD M. GHEZZI 9595 N. KENDALL DRIVE SUITE 101 MIAMI, FLORIDA 33176 (305) 596–3800 ARCHITECT:

Notes

○BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CONSUL—TECH ENGINEERING BUTTONWOOD SURVEY.DWG ° SUNDAY THROUGH TUESDAY HOURS OF OPERATION 7:00 AM - 1:00 AM FRIDAY AND SATURDAY HOURS OF OPERATION 7:00 AM - 1:00 AM





RECEIVED by CITY OF GREENACRES

NOV 1 6 2016 PLANNING & ENGINEERING

SP-84-05F CASE# 3098 S. Jog Road **ADDRESS**

Sr-84-05F

PLANNING DEPT TEMPLATE PROJECT NAME Buttonwood Plaza 18-42-44-22-60-000-0020 APPROVAL DATE December 7, 2016

Jon E. Schmidt and Associates Landscape Architecture & Site Planning 2247 Palm Beach Lakes Blvd.- Suite 101 West Palm Beach, Florida 33409 Tel. (561) 684-6141 • Fax. (561) 684-6142 E-mail: Jschmidt@jesla.com License No.: LC26000232

Date: 8/15/05 1" = 20'-0" Scale: JES Design By: Drawn By: Checked By: 412.01 File No. 05-23

REVISIONS / SUBMISSIONS 6/19/06 Staff Review

8/31/06 DRC Comments

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Site Data

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	Impervious Area 67% Buildings 55,586 s.f. Pavement/Walks 166,687
	Pervious Area 33% Green Space 82,211 s.f.
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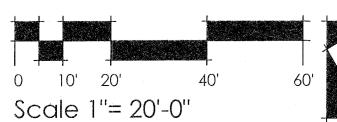
	-					*Chair						
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CODE	CG	1.0 AC.	150'	250'	.30		35%	35'	50'	15'	20'	25
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SURVEYOR:	CONSUL-TECH Surveying & Mapping, Inc. 3141 COMMERCE PARKWAY MIRAMAR, FLORIDA 33025. (954) 438-4300
CIVIL/TRAFFIC ENGINEER:	SIMMONS AND WHITE ENGINEERING 5601 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
ARCHITECT:	EDWARD M. GHEZZI 9595 N. KENDALL DRIVE SUITE 101 MIAMI, FLORIDA 33176 (305) 596-3800

Notes

OBASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CONSUL—TECH ENGINEERING BUTTONWOOD SURVEY.DWG $^{\circ}$ SUNDAY THROUGH TUESDAY HOURS OF OPERATION 7:00 AM - 1:00 AM FRIDAY AND SATURDAY HOURS OF OPERATION 7:00 AM - 1:00 AM



SEE SHEETSP.2 No "U" Turn-~Canopy S89°00'36"E 128.00' ∕-Menu Board Parking Outdoor seating 9 seats max. Bumpers Donuts 1,400 s.f. 18 SEATS 54' BRetail 1,560 s.f. MAX. 35' HT. Total Canopys 0) D/T Direction 280 UTILITY EASEMENT 10'x30' Safe– Sight Lines

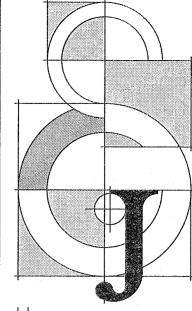
RECEIVED by CITY OF GREENACRES

MATCHLINE A-A

NOV 1 6 2016 PLANNING & ENGINEERING

SY-84-05F

PLANNING DEPT TEMPLATE				
CASE#	SP-84-05F			
PROJECT NAME	Buttonwood Plaza			
PCN	18-42-44-22-60-000-00			
ADDRESS	3098 S. Jog Road			
APPROVAL DATE	December 7, 2016			



Jon E. Schmidt and Associates
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[†] Date:	8/15/05					
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Checked By:	Jes					
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revisions /	submissions					
6/19/06 Staff Review						
8/31/06 DRC Comments						
0/10/0/						
9/12/06 Review Comments						

11/03/14 Revised Footprint

Site Plan

RESOLUTION NO. 2017-08

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AUTHORIZING THE EXECUTION OF THE FY 2016-2017 INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE CITY OF GREENACRES FOR THE FULL REIMBURSEMENT OF EMERGENCY MEDICAL SERVICES GRANT EQUIPMENT IN THE AMOUNT OF \$21.478.00: AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with the localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Part 1 of Chapter 163, Florida Statutes, permits public agencies as defined therein to enter into Interlocal Agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Department of Health, Bureau of Emergency Medical Services (DOHEMS) is authorized by Chapter 401, Part II, Florida Statutes, to dispense grant funds. Forty-five percent (45%) of these funds are made available to the sixty seven (67) Boards of County Commissioners (BCC) throughout the State to improve and expand pre-hospital Emergency Medical Services (EMS) in their county; and

WHEREAS, DOHEMS County grants are only awarded to Boards of County Commissioners (BCC), however, each BCC is encouraged to assess its countywide EMS needs and establish priorities before submitting a grant application; and

WHEREAS, the COUNTY agrees to fully reimburse the CITY from its FY 2016-2017 EMS State Grant funds for the purchase of one (1) Lucas Cardiac Compression device and six (6) King Vision Video Laryngoscopes and the CITY agrees to accept said full reimbursement under the terms and conditions of the EMS State Grant and this Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

<u>Section 1</u>. The City Council grants authorization for the execution of the FY 2016-2017 Interlocal Agreement between Palm Beach County and the City of Greenacres for the full reimbursement of Emergency Medical Services Grant Equipment in the amount of \$21,478.00 attached hereto as Exhibit A.

Section 2. That the appropriate City officials are hereby authorized to execute all necessary documents required to effectuate the terms of the agreement.

Section 3. This resolution shall be effective upon its adoption.

RESOLVED AND ADOPTED this 6th day of March, 2017.

Voted

	()
Samuel J. Ferreri Mayor	Jonathan G. Pearce Deputy Mayor	
Attest:		
		_)
Joanna Cunningham City Clerk	Lisa Rivera Councilwoman, District I	
)
	Peter Noble Councilman, District II	
	(Judith Dugo	_)
	Councilwoman, District III	
)
	Paula Bousquet Councilwoman, District V	
Approved as to Form and Legal Sufficient	ency:	
James D. Stokes City Attorney		

FIRE RESCUE DEPARTMENT INTEROFFICE MEMORANDUM 2017.03MP5.01

TO:

Mayor and City Council

THRU:

Andrea McCue, City Manager

FROM:

Mark Pure, Fire Chief

SUBJECT:

Resolution 2017-08 – FY2016-2017 Interlocal Agreement between Palm

Beach County and the City Of Greenacres for the Full Reimbursement of

Emergency Medical Services Grant

DATE:

March 6, 2017

COPIES:

James D. Stokes, City Attorney Joanna Cunningham, City Clerk

Jim McInnis, Finance Director Teri Beiriger, Budget Analyst

BACKGROUND.

The State Department of Health provides grant funds to counties to improve and expand pre-hospital Emergency Medical Services (EMS) in their county and encourages each county to assess countywide needs. Palm Beach County, through the EMS Advisory Council, has established a process for providing licensed emergency medical providers with state trust funds based on the established priorities. As a licensed provider, the City has been approved for grant funding and will utilize this grant to purchase one (1) Lucas Cardiac Compression device and six (6) King Vision Video Laryngoscopes.

ANALYSIS:

The Interlocal Agreement between Palm Beach County and the City of Greenacres provides for the City to fully be reimbursed by the County in the amount of \$21,478 for the purchase of one (1) Lucas Cardiac Compression device and six (6) King Vision Video Laryngoscopes. Invoices for the purchase will need to be submitted to the County no later than August 1, 2017. The agreement will be in effect for five (5) years or upon the expiration of the life of the equipment, whichever comes first. The Fire Rescue Department will purchase the Cardiac Compression device and six (6) King Vision Video Laryngoscopes through a sole source vendor and will submit for reimbursement under the terms and conditions of the EMS State Grant and this Interlocal Agreement.

FINANCIAL INFORMATION:

The Interlocal Agreement between Palm Beach County and the City of Greenacres is 100% reimbursed in the amount of \$21,478. This project was *not* included in the FY2017 Capital Improvement Program Budget therefore, requires a Budget Adjustment.

LEGAL:

The resolution has been prepared in accordance with City Code requirements.

STAFF RECOMMENDATION:

Approval of the FY 2017 Palm Beach County Interlocal EMS Agreement through the adoption of Resolution 2017-08.

Mark Pure, Fire Chief