



**CITY OF GREENACRES  
PLANNING AND ENGINEERING DEPARTMENT  
POLICY AND PROCEDURES**

**POLICY#** PDO-002JJ  
**ISSUED:** 07/25/11  
**EFFECTIVE:** 07/25/11

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**SUBJECT:** Alley Abandonment

**CROSS REFERENCE:** Chapter 16, Article III, Division 16, Section 16-583  
Chapter 16, Article III, Division 17, Section 16-593(11)  
City Council direction provided on 03/22/10 in Case AB-09-01

**PURPOSE:** To clarify the City's position with regards to alley abandonments.

**POLICY:** The 20 foot wide platted alleys within the Original Section (Greenacres Plat 2 and Plat 2 Replat) are owned by the City of Greenacres and used for stormwater management and for utilities such as electric and telephone. Abandonment of all or a portion of the alleys can cause the following issues:

1. Restriction or obstruction of access to other sections of the alley for the City's maintenance personnel and utility companies and/or the creation of dead ends of an excessive length.
2. Maneuvering the City's mowing equipment is made more difficult.
3. Hampering of storage and conveyance of stormwater. A thorough drainage study would be required to analyze the impacts to stormwater drainage in the immediate vicinity and general area.
4. Loss of public property without a compensating public gain.

Therefore, the Planning and Engineering Department shall recommend that the City Council DENY a request to abandon these alleys unless the proposal addresses all of the above issues AND is:

1. Part of a redevelopment project in the MXD-OS zoning district which includes property on both the east and the west sides of the alley and which satisfies the requirements of Section 16-583.
2. Part of a redevelopment project within the Lake Worth Road Urban Corridor Overlay District and which satisfies the requirements of Section 16-593(11).

**PROCEDURE:** The Zoning Administrator and/or Associate Planner shall notify the applicant of this policy prior to petition submittal or, in the event the application is received without prior contact with the City, as soon thereafter as possible. Applications withdrawn due to this policy shall be eligible for a refund of the application and advertising fees provided that the request for refund is received prior to running of the newspaper advertisement and mailing of the affected property owner notices.

**REVISED:**

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Thomas J. Lanahan  
Planning and Engineering Director