



# CITY OF GREENACRES, FLORIDA

## AGENDA

### ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

GREENACRES CITY HALL - COUNCIL CHAMBERS

Tuesday, June 6, 2017

7:00 P.M.

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

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

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1. Call to Order and Roll Call
2. Pledge of Allegiance to the Flag
3. Agenda Approval - Additions, Deletions, Substitutions to the entire Agenda
4. Approval of Minutes: March 7, 2017
5. Cases:

**Target (Outparcel -Zaxby's)**

A request by the owner for a variance (BA-17-05) to allow a second menu board sign. The site is located at 5900 Lake Worth Road.

**Whitney Park (fka Bowman Pines)**

A request by the owner for a variance (BA-17-06) to increase the maximum individual lot coverage for seven (7) of 24 single family home lots from 35% to 36.5% (1.5%).

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



## OFFICIAL MINUTES

### CITY OF GREENACRES, FLORIDA

#### ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

TUESDAY, March 7, 2017

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

The Zoning Board of Adjustments and Appeals Meeting was called to order at 7:00 p.m. on Tuesday, March 7, 2017 with Chairwoman Dannette Fitzgerald presiding. Melody Larson, Assistant to the City Clerk, called the roll.

**ROLL CALL:**

**Present**

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

**Staff Present**

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

Public Attendance: 3

Press Attendance: 0

2. **Pledge of Allegiance to the Flag**

Chairwoman Fitzgerald led the Pledge of Allegiance to the Flag.

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

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

**MOTION:** Mr. Harrell made a motion to approve the Agenda as presented. Ms. Litowsky seconded the motion.

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



**Motion carried: 4 - 0.**

**4. Approval of Minutes – November 29, 2016.**

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

**MOTION:** Mr. Harrell moved to approve the ZBAA minutes of November 29, 2016. Mr. Paglialungo seconded the motion.

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

**Motion carried: 4 - 0.**

**5. Cases:**

- A. BA-16-06 Target (5900 Lake Worth Road)** - The petitioner is requesting a variance from Article VIII, Off-street Parking and Loading Regulations, Section 16-1336 Parking and Loading Requirements to reduce the required number of parking spaces in order to expand the development of the site.

Planning and Engineering Director Kara L. Irwin-Ferris announced that board members were being handed a revised variance staff report in strike-through and underline format as well as a revised staff report for a site plan amendment, because changes to the site plan directly affect the original variance request.

Director Ferris provided a brief history of the existing Target retail building that was approved in 1996 with two outparcels. One outparcel was approved for a 5,040 sq. ft. restaurant and the second outparcel was for a 3,500 sq. ft. drive-thru restaurant. The Target building and Garden Center were built; however, the outparcels were never developed. In 2008, and 2013, the applicant was granted variances to reduce the number of parking spaces; however, the accompanying site plan amendments did not receive approval and the variances expired and/or were withdrawn.

The proposed variance is to reduce the required number of parking spaces from 618 spaces to 512, a 12.5% reduction.

Director Ferris emphasized that the proposed parking demand requested for the Target retail building is 2.7 spaces/1,000 sq. ft. The parking for the two (2) outparcels will be pursuant to Code. The parking study for the retail Target building was based on demand during peak season/times.

The City's traffic engineering consultant reviewed this variance request and had no objections to the proposed demand study. The proposal meets the six (6) variance criteria and two (2) general findings criteria; therefore, staff recommends approval of BA-16-06, subject to staff's three (3) conditions of approval.

Chairwoman Fitzgerald called on Board members for comment; hearing none, she called on the applicant's traffic engineer for comment.

Chairwoman Fitzgerald asked if the Garden Center was included in their traffic study.

Shaun McKenzie, Traffic Engineer for McKenzie Engineering, explained that the November 2015 parking study divided the site into 11 areas establishing where vehicles are parking and where spaces are available. Regardless of where vehicles were parking, the study included both the Garden Center and the Target Store. He noted that the counts were adjusted to include peak seasons and times.

Chairwoman Fitzgerald asked if the applicant was in agreement with staff's three (3) conditions of approval.

Angelina Rosenburg of the Target Corporation stated she was in agreement with staff's conditions of approval.

Chairwoman Fitzgerald called for a motion.

**MOTION:** Mr. Harrell moved to approve BA-16-06 (Target), subject to staff's three (3) conditions of approval. Mr. Paglialungo seconded the motion.

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

**Motion carried: 4 - 0.**

**B. BA-17-01 KFC (6712 Forest Hill Blvd)** - The petitioner is requesting a variance from Article VI Sign Regulations, Division 4 Sign Standards, Section 16-985(5) Identification Signs to allow a (10'x10'6") free-standing monument sign with a (63'6") copy area. The Code allows outparcels and outbuildings within a unified development 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.

Senior Planner Osniel Leon described the subject site located on the southwest corner of Forest Hill Boulevard known as Outparcel #4 of the River Bridge Centre. In January 1999, the site received special exception and site plan approval for a KFC fast-food restaurant with a drive-thru. On January 5, 1999, the Zoning Board of Adjustments and Appeals denied a request for a third building sign. On April 27, 1999, a variance request was granted to increase the maximum copy area to 38 sq. ft. for a menu board sign.

Senior Planner Leon explained that the applicant is requesting to exceed the maximum height of 8 ft. with a 40 sq. ft. copy area, to 10 ft. high monument sign with 63'6" of copy area. There are other commercial establishments within the plaza that meet the maximum allowed sign height. The granting of this variance would grant special privileges not provided to other properties in the same zoning district; therefore, staff recommends denial of BA-17-01.

Chairwoman Fitzgerald called on the applicant for comment.

Karie Andrade of ME Signs, agent for KFC, noted that other outparcel business signs exceed the sign code requirements. The proposal is to exceed the height by 2 feet and an additional five (5) feet in length for a total of 8-9 sq. ft. of additional copy area.



Chairwoman Fitzgerald asked the reason for requesting a larger sign.

Ms. Andrade explained that with a new design, it was difficult to shrink it to the new look. She explained that KFC is rebranding and in order to keep with the new look the extra copy area was needed.

Mr. Paglialungo disclosed that he had visited the site and had compared the variance request with other existing signs in the plaza that meet Code. He agreed that a newer sign could be beneficial and suggested reducing the base of the sign to conform with Code.

Vice Chairwoman Litowsky agreed with reducing the base.

Director Ferris pointed out that a non-conformity in another sign does not justify granting a variance.

Mr. Harrell opined that the black base actually takes away from the sign.

Vice Chairwoman Litowsky asked staff if the sign could be move closer to the sidewalk.

Director Ferris noted that setback requirements must be met.

Chairwoman Fitzgerald called for a motion.

**MOTION:** Mr. Harrell made a motion to deny BA-17-01. Vice Chairwoman Litowsky seconded the motion.

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

**Motion carried: 4 - 0.**

6. **Election of Officers**

Chairwoman Fitzgerald called for nominations for Chairperson. Mr. Paglialungo nominated Betty Anne Litowsky who declined the nomination and nominated Danette Fitzgerald to continue as Chairperson. No other nominations were put forth; therefore, Dannette Fitzgerald was nominated by acclamation. She accepted the nomination.

Chairwoman Fitzgerald then called for nominations for Vice Chairperson. Mr. Paglialungo nominated Arthur Harrell seconded by Mrs. Litowsky. Mr. Harrell was nominated by acclamation.

7. **Department Report.**

Director Ferris announced the review of two (2) new variance applications and the possibility of holding a March 28<sup>th</sup> ZBAA meeting and called for a quorum check. All confirmed their availability.

City Attorney Stokes announced the recent promotion of Kara L. Irwin Ferris to Director of Planning and Engineering.

8. **ZBAA Members' Comments.** – None.

9. **Adjournment.**

Mrs. Litowsky moved to adjourn the meeting, seconded by Vice Chairman Harrell. The meeting adjourned at 7:42 p.m.

**ZONING BOARD OF ADJUSTMENTS  
AND APPEALS**

Respectfully submitted,

\_\_\_\_\_  
Dannette Fitzgerald, Chairwoman

\_\_\_\_\_  
Kara L. Irwin-Ferris, Planning and Engineering Director

\_\_\_\_\_  
Joanna Cunningham, MMC, City Clerk

Date of Approval: \_\_\_\_\_

/mel





**LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION**

**I. Project Description:**

**Project:** Zaxby's at Target

**Petitioner:** Thomas Engineering.  
1000 Corporate Drive, Ste 250  
Ft. Lauderdale, Florida 33334  
as agent for the owners, Target  
Corporation/Dayton Hudson Corp.

**Request:** A variance request from Article VI,  
Division 4, Section 994 of the  
Zoning Code

**Location:** On the southeast corner of Lake Worth  
Road and Sherwood Forest Boulevard  
at 5900 Lake Worth Road.



**II. Site Data:**

**Parcel Control Number:** 18-42-44-26-22-001-0000  
18-42-44-26-22-002-0000  
18-42-44-26-22-003-0000  
18-42-44-26-22-023-0000

**Parcel Size:** 15.238 acres (663,767.28 sq. ft.)

**Existing Use:** Retail Department Store w/ 2 Outparcels

**Future Land Use Designation:** Commercial (CM)

**Zoning:** Commercial (CI)

Section 16-994 pertaining to menu board signs

**V. Staff Analysis:**

***Background:***

The applicant is requesting a variance from the Zoning Code to allow for the addition of one more menu board sign for a total of 2 menu board signs. The variance requested is from the following Code provision:

- 1) Article VI, Division 4, Section 16-994 which allows one menu board sign per fast-food restaurant use.

On May 11, 2017, the Land Development Staff reviewed this petition and recommended approval of the request.

***Land Development Staff Comments:***

Planning and Engineering Department:	Incorporated into the staff report.
Building Department:	No objections.
Fire Rescue Department:	No objections.
Public Works Department:	No objections.
PBSO District 16:	No objections.

**VI. Variance Findings of Fact:**

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

***Specific Criteria Findings:***

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

***Finding:*** Special circumstances are involved in the approved use/structure of the site that are not applicable to other structures and/or buildings in the district. In order to improve the efficiency of the drive thru operation, the applicant is requesting an additional menu board sign, which provides a preview of the menu so that customers are ready to order once they reach the menu board. Both proposed menu boards are cumulatively less square footage than what is permitted in the zoning district and provide for better management of the special exception use of the site, specifically the traffic management or queuing of the drive-thru customers. In addition, at the time the menu board provisions were added to the Code the use of multiple ordering locations and/or menu previews at drive-thru lanes was not an industry practice and was, therefore, never taken into consideration.

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

***Finding:*** The fast food drive-thru use is proposing to utilize industry standards of management



**provisions of this chapter will result in unnecessary and undue hardship**

Unnecessary and undue hardships will be created for the applicant by a literal interpretation of the provisions of Article VI, Division 4, Section 16-994 of the Zoning Code. The menu board is a mere accessory to the drive-thru and not being utilized as a sign but critical to its success.

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

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

***Summary of Variance Criteria:***

Based on the preceding analysis, the subject variance complies with the variance criteria.

**VII. Staff Recommendation:**

***Approval*** of the variance request with the following conditions:

1. Site and Development Plan amendment approval for the proposed project shall be obtained within six (6) months of the date of approval of the variance. (Planning)
2. In the event that the second menu board is utilized to take orders or a speaker is added, it shall be required to meet the City's minimum noise standards. (Planning)





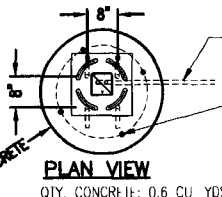
**5900 Lake Worth Rd - Zaxby's**  
**BA-17-05**

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





REV	REVISIONS		
	DESCRIPTION	DATE	APPROVED
A	RELEASED FOR PRODUCTION	2/11/08	JTF



(2) 1" RIGID ELECTRICAL CONDUIT (POWER/LOW VOLTAGE)

(4) #5 REBAR x 4'-3" LG. EQUALLY SPACED ON 18" CIRCLE w/(4)#3 TIES ON 16 1/2" CENTERS

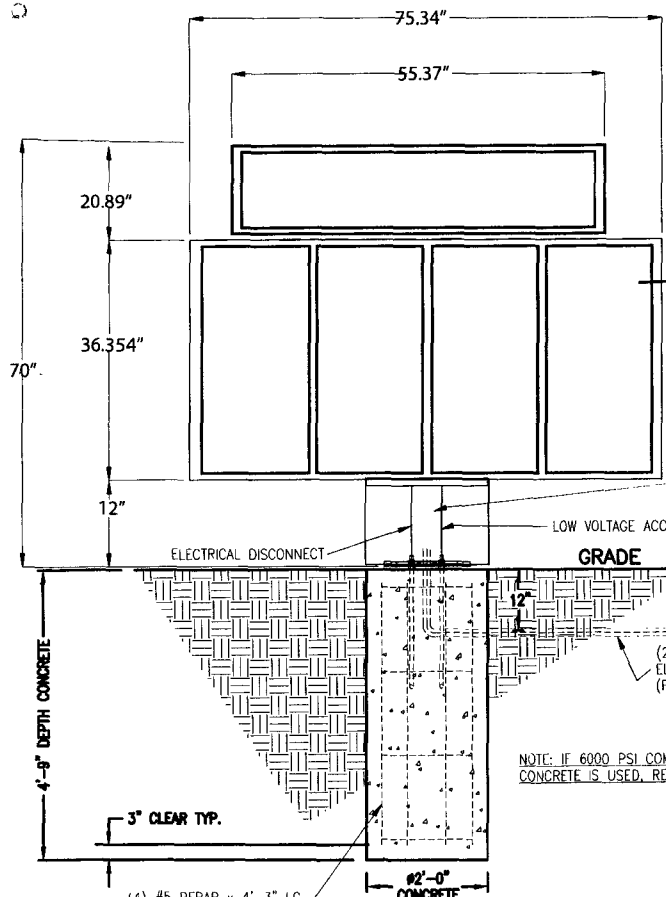
NOTE: IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

QTY. CONCRETE: 0.6 CU. YDS.

**PLAN VIEW**

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CITY OF GREENACRES

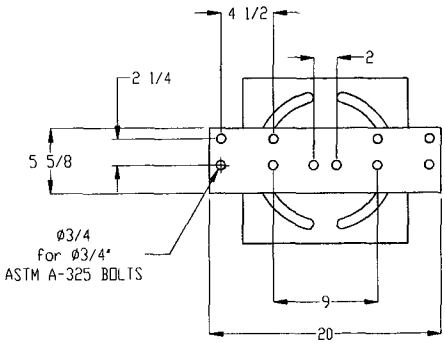
**\*TOTAL COPY PER SQUARE FOOT 19.832'**



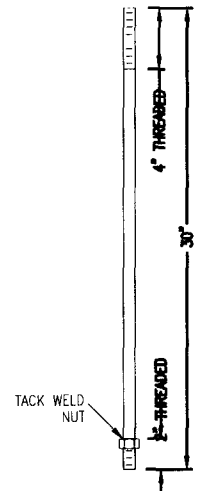
**ELEVATION VIEW**

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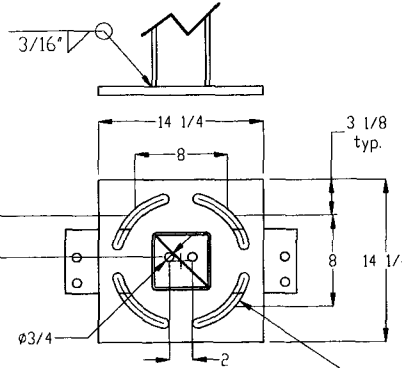
**LED BACKLIT**



**TOP PLATE DETAIL**  
1" ASTM A-36 STEEL



**ANCHOR BOLT DETAIL**  
Ø3/4" AASHTO M314 90 Gr. 2 STEEL  
CAN USE EITHER STYLE ANCHOR BOLT



**BASE PLATE DETAIL**  
3/4" ASTM A-36 STEEL

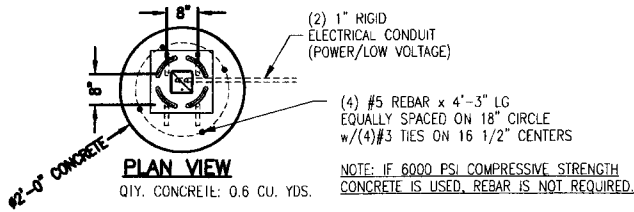
**FOUNDATION DESIGN NOTES:**

- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
- Reinforcing steel shall be ASTM A-615 grade 60.
- Caisson footing designed using a soil bearing force of 400 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
- Anchor bolts shall be AASHTO specification M314-90 Gr. 2.

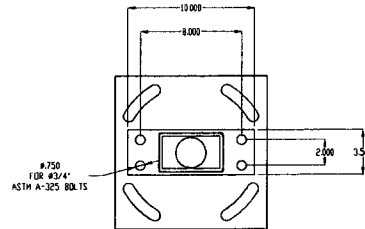
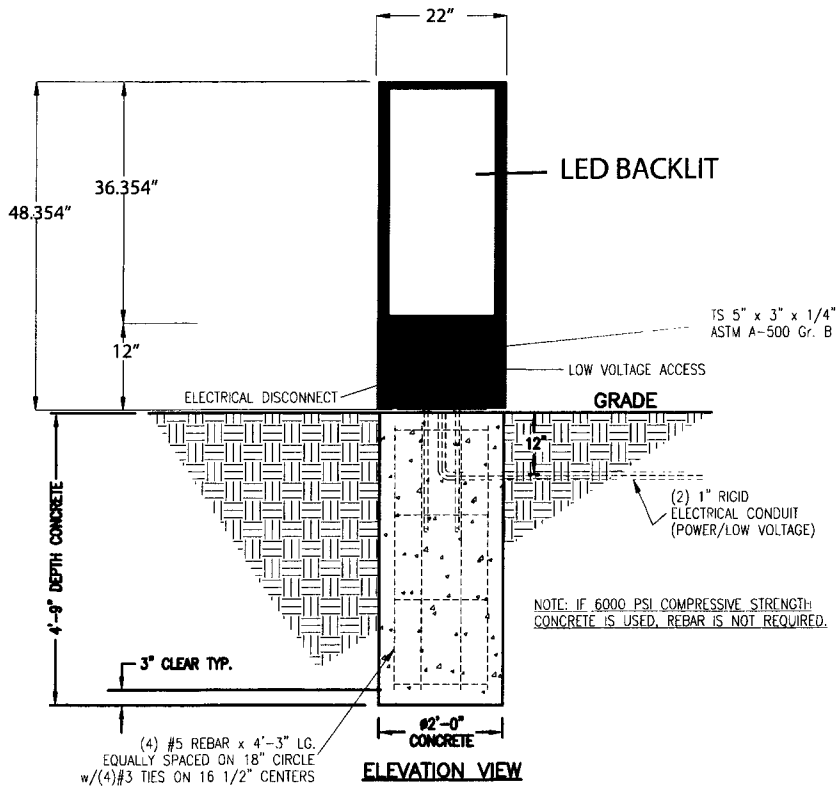
**DESIGN WINDLOAD:**  
Based on the 2003 International Building Code using Exposure C and 150 mph winds.

<b>WOOD</b> Building & The Home-Decorators		<b>4 DOOR W/ TOPPER CDTC</b>			
SEE DRAWING DETAILS		SEE DRAWING DETAILS			
SEE DRAWING DETAILS		SEE DRAWING DETAILS			
DATE: 2/11/08	BY: TAF	DATE: 2/11/08	BY: TAF	DATE: 2/11/08	BY: TAF
PROJECT: 08-0000	PROJECT: 08-0000	PROJECT: 08-0000	PROJECT: 08-0000	PROJECT: 08-0000	PROJECT: 08-0000
DATE: 2/11/08	DATE: 2/11/08	DATE: 2/11/08	DATE: 2/11/08	DATE: 2/11/08	DATE: 2/11/08
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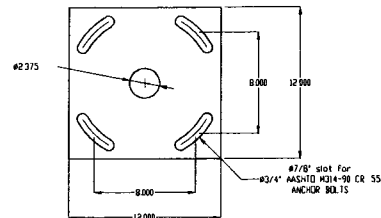
PLANNING & ENGINEERING



**\*TOTAL COPY PER SQUARE FOOT 3.75'**

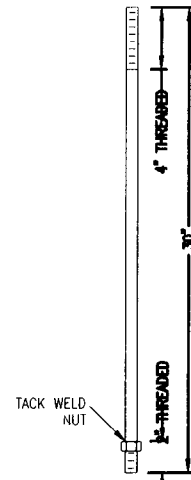


**TOP PLATE DETAIL**  
 1/2" ASTM A-36 STEEL



**BASE PLATE DETAIL**  
 1/2" ASTM A-36 STEEL

REV	REVISIONS		
	DATE	APPROVED	DESCRIPTION
A	5/11/08	JTF	RELEASED FOR PRODUCTION

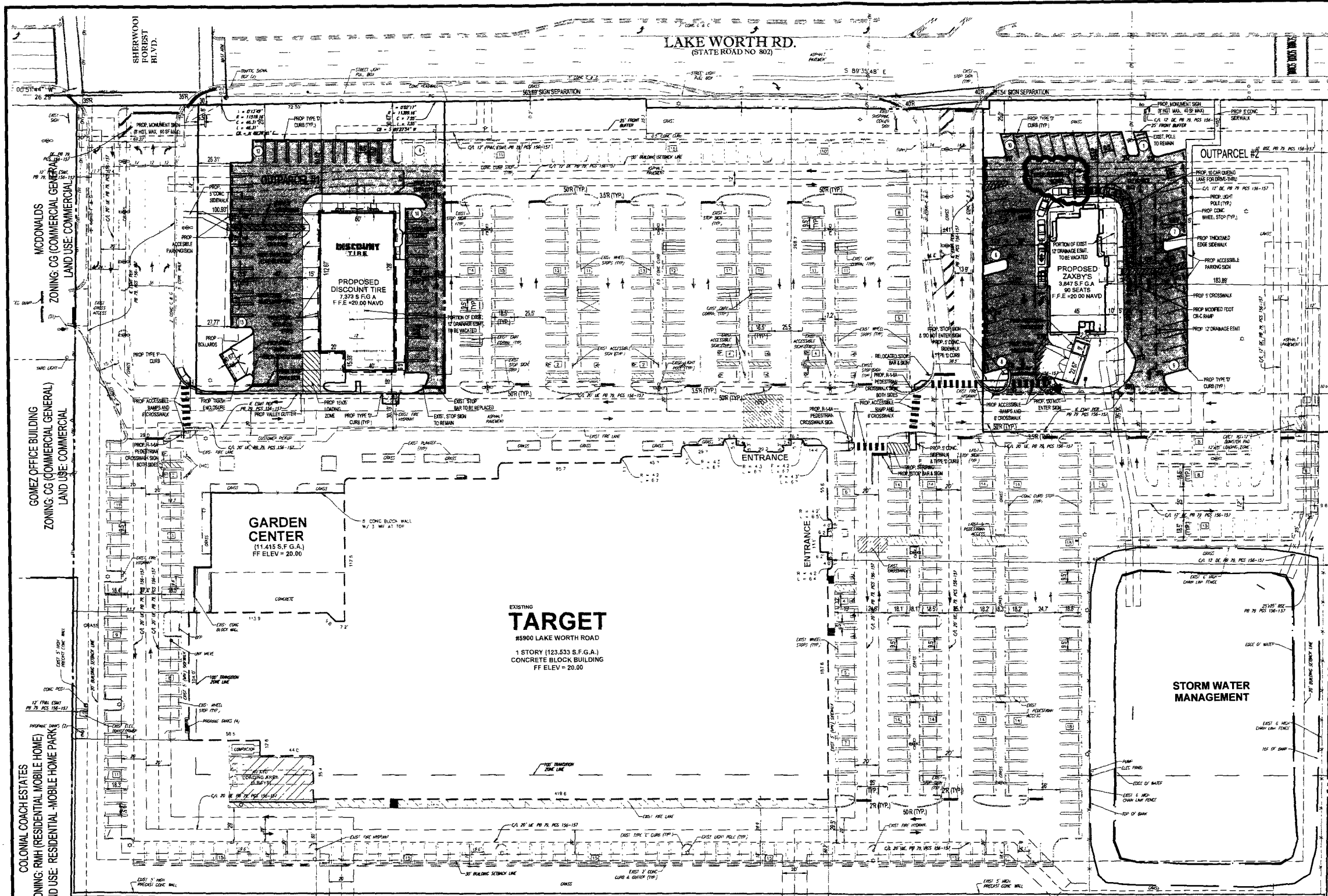


**ANCHOR BOLT DETAIL**  
 #3/4" AASHTO M314 90 Gr. 2 STEEL  
 CAN USE EITHER STYLE ANCHOR BOLT

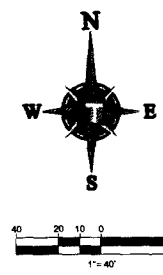
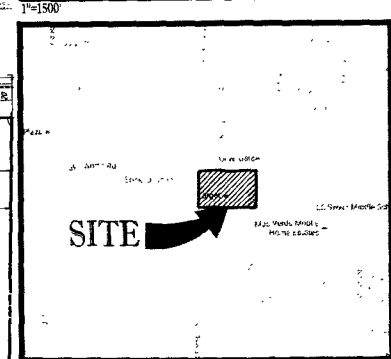
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- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days
  - Reinforcing steel shall be ASTM A-615 grade 60.
  - Caisson footing designed using a soil bearing force of 400 PSF per foot Lateral.
  - If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
  - Anchor bolts shall be AASHTO specification M314-90 Gr. 2.

**DESIGN WINDLOAD:**  
 Based on the 2003 International Building Code using Exposure C and 150 mph winds.

<b>FOUND</b> Results At The Point-Of-Purchase WE GUARANTEE THE QUALITY OF OUR PRODUCTS		<b>#1 DOOR CDTC</b>			
SEE DRAWING DETAILS		SEE DRAWING DETAILS			
BY BUYER'S CHOICE		SEE DRAWING DETAILS			
DATE: 5/11/08	PROJECT: TAF	DATE: 5/11/08	PROJECT: TAF	DATE: 5/11/08	PROJECT: TAF
BY: JTF	BY: JTF	BY: JTF	BY: JTF	BY: JTF	BY: JTF
ELECTRICAL PERMITS BY CHOICE PERMIT		ELECTRICAL PERMITS BY CHOICE PERMIT			



**LOCATION MAP**

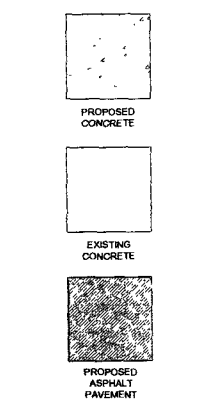


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**HATCH LEGEND**



**DEVELOPMENT SUMMARY**

**PROJECT DESCRIPTION:** DEVELOPMENT OF TWO (2) OUTPARCELS  
**ADDRESS:** 5900 LAKE WORTH RD., GREENACRES, FL 33463  
**PARCEL CONTROL NUMBERS:** 18-42-44-26-22-001-0000, 18-42-44-26-22-002-0000, 18-42-44-26-22-003-0000, 18-42-44-26-22-004-0000

LOT:	SQUARE FOOTAGE:	ACREAGE:	PERCENTAGE:
MAIN (TARGET BUILDING)	490,477 SF	11.26 AC	73.7%
OUTPARCEL 1 (DISCOUNT TIRE)	47,923 SF	1.10 AC	7.2%
OUTPARCEL 2 (ZAXBY'S)	77,055 SF	1.77 AC	11.6%
STORMWATER MANAGEMENT	50,142 SF	1.15 AC	7.5%
<b>GROSS AREA OF LOTS:</b>	<b>665,597 SF</b>	<b>15.28 AC</b>	<b>100%</b>

SITE AREA:	SQUARE FOOTAGE:	ACREAGE:	PERCENTAGE:
BUILDING (INC. COVERED CANOPIES)	136,041 SF	3.12 AC	20.4%
PAVEMENT & CONCRETE (EXCLUDING BLDG LOT COVERAGE)	406,942 SF	9.34 AC	61.1%
STORMWATER MANAGEMENT POND	50,142 SF	1.15 AC	7.5%
TOTAL SITE IMPERVIOUS AREA:	593,125 SF	13.62 AC	89.1%
TOTAL SITE PERVIOUS AREA (LANDSCAPING):	72,472 SF	1.66 AC	10.9%
<b>GROSS SITE AREA:</b>	<b>665,597 SF</b>	<b>15.28 AC</b>	<b>100.0%</b>

**ZONING:** CI (COMMERCIAL INTENSIVE)  
**LAND USE:** CM (COMMERCIAL)  
**JURISDICTION:** CITY OF GREENACRES

**PARKING SUMMARY**

USE (SQUARE FEET GROUND AREA):	PARKING RATIO:	TOTAL:
TARGET STORE (123,533 SFGA)	@5 SPACES / 1,000 SF*	= 618 SPACES
GARDEN CENTER (11,415 SFGA)	@1 SPACE / 1,000 SF	= 11 SPACES
FAST FOOD (3,847 SFGA)	@1 SPACE / 3 SEATS	= 30 SPACES
TIRE STORE (7,373 SFGA)	@1 SPACE / 200 SF	= 37 SPACES
<b>TOTAL REQUIRED PARKING:</b>		<b>= 696 SPACES</b>

PROPOSED PARKING	STANDARD SPACES:	ACCESSIBLE SPACES:
USE (SQUARE FEET GROUND AREA):		
TARGET STORE (123,533 SFGA)	496*	16*
GARDEN CENTER (11,415 SFGA)	9	2
FAST FOOD (3,847 SFGA)	41	2
TIRE STORE (7,373 SFGA)	41	2
<b>TOTAL PROVIDED PARKING (605 SP.):</b>	<b>587</b>	<b>22</b>

**NOTES**

1 CI ZONING BULK REQUIREMENTS

	MAX. ALLOWED:	PROVIDED:
TOTAL LOT COVERAGE (INCLUDING COVERED CANOPIES)	30%	20.4%
TOTAL FLOOR AREA	0.35	0.22
TOTAL BUILDING HEIGHT	35 FT (25' w/ TRANSITIONAL ZONE)	30 FT

2 HOURS OF OPERATION:  
 TARGET - 8:00 AM TO 10:00 PM SPECIAL HOURS APPLY ON HOLIDAYS AND PRE-CHRISTMAS  
 ZAXBY'S - 10:30 AM - 10:30 PM (SUNDAY - THURSDAY)  
 10:30 AM - 11:00 PM (FRIDAY - SATURDAY)  
 DISCOUNT TIRE - 8:00 AM - 6:00 PM (MONDAY - FRIDAY)  
 8:00 AM - 6:00 PM (SUNDAY), CLOSED SUNDAY

3 SEATING TARGET = 40 SEATS  
 ZAXBY'S = 90 SEATS

4 NUMBER OF EMPLOYEES TARGET = 70  
 ZAXBY'S = 12  
 DISCOUNT TIRE = 18

5 PARKING ALL REGULAR STALLS ARE 9.5' x 18.5' WITH 25' DRIVE AISLES  
 HANDICAP SPACES ARE 12' x 18.5' WITH 5' STRIPED SIDE ACCESS WAYS  
 WHEEL STOPS OR TYPE 'D' CURB TO BE PROVIDED FOR ALL STALLS NOT ABUTTING LANDSCAPE AREAS

6 UTILITIES ALL UTILITIES SHALL BE PROVIDED UNDERGROUND

7 MINIMUM FINISHED FLOOR ELEVATION = 20.00' NAVD (21.50' NGVD)

8 FEMA FLOOD ZONE X REPRESENTS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN WITH LESS THAN 0.2% ANNUAL PROBABILITY OF FLOODING

\* VARIANCE BA-1606 FOR 4 SPACES PER 1,000 SF (464 SPACES)

-- VARIANCE REQUEST TO ARTICLE VIII, SECTION 16-1336 FOR A REDUCTION IN REQUIRED PARKING FOR THE EXISTING RETAIL STORE (TARGET) FROM 1 SPACE PER 200 SF OF GFA TO 1 SPACE PER 250 OF GFA.

-- SPECIAL EXCEPTION REQUEST TO ARTICLE III, SECTION 16-499 TO ALLOW DRIVE-IN / FAST FOOD RESTAURANT USE

-- SPECIAL EXCEPTION REQUEST TO ARTICLE III, SECTION 16-499 TO ALLOW A TIRE STORE USE

**THOMAS**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. # 1000 W. KENNEDY BLVD. # 128 W. INDIANTOWN RD.  
 FORT LAUDERDALE, FL 33304 TAMPA, FL 33606  
 P 954-202-7000 P 813-379-4100 P 813-202-7803

REV	DATE	REVISIONS	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
 www.call811.com

PROJECT NO. FJ180021  
 DRAWN BY CAD  
 CHECKED BY ROT  
 DATE 11/15/2016  
 CAD LD FJ180021-SITE

**TARGET GREENACRES**  
 FOR  
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**ANGELINA M. ROSENBERG**  
 PROFESSIONAL ENGINEER  
 April 12, 2017  
 FLORIDA LICENSE No. 08212  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE  
**OVERALL SITE PLAN**  
 SHEET NUMBER  
**SP-3**

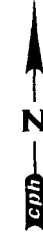
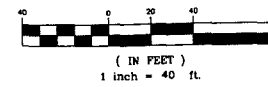
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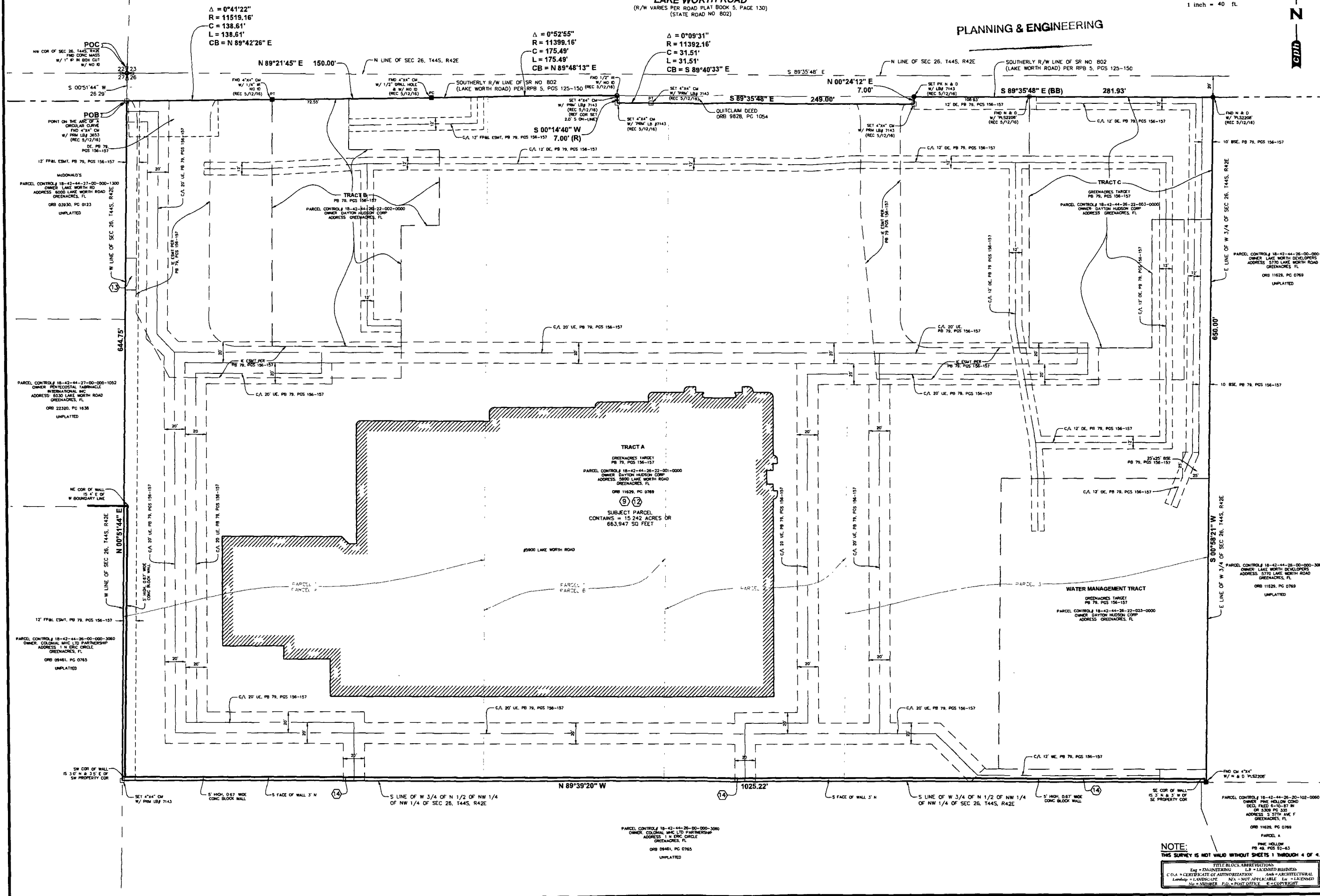
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GRAPHIC SCALE



LAKE WORTH ROAD  
(R/W VARIES PER ROAD PLAT BOOK 5, PAGE 130)  
(STATE ROAD NO 802)

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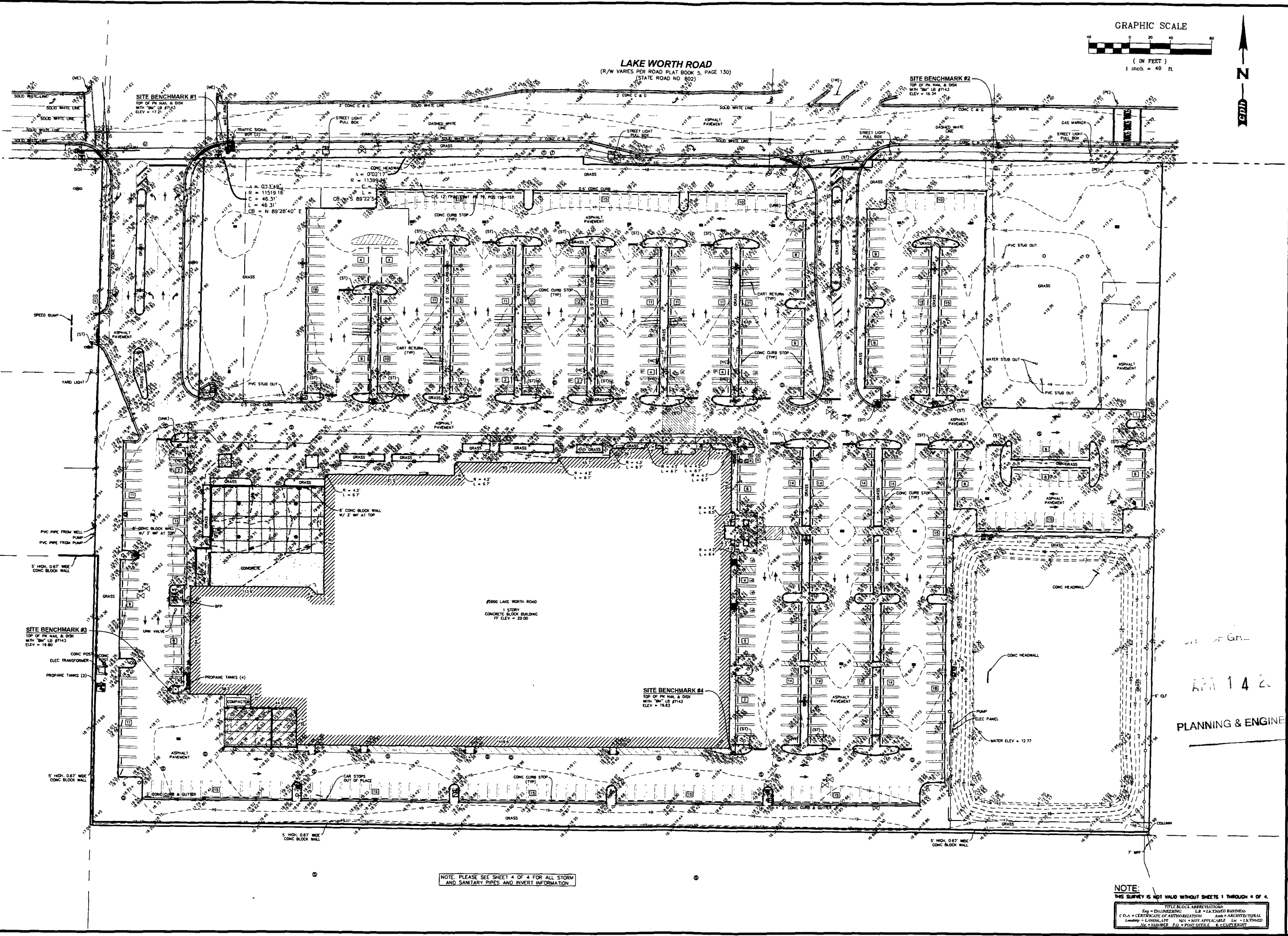
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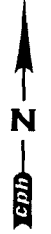
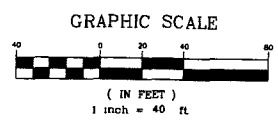
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Revision	Date	By
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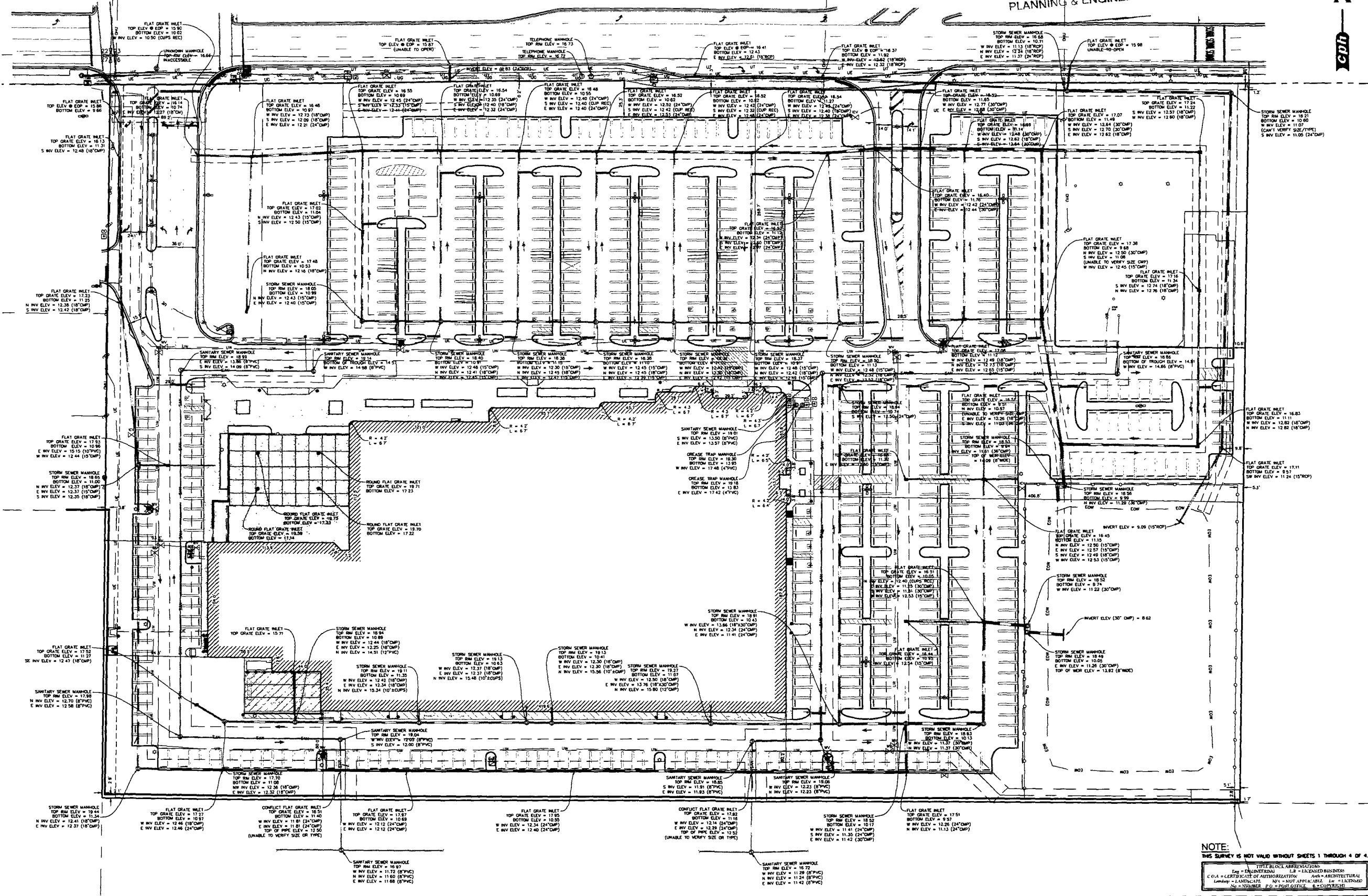
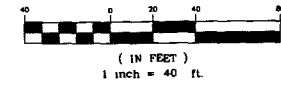


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BA-17-05



**LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION**

**I. Project Description:**

**Project:** Whitney Park  
(fka Bowman Pines)

**Petitioner:** Julian Bryan  
P.O. Box 810144  
Boca Raton, Florida 33481  
Agent for the owner:  
D.R. Horton, Inc.

**Request:** A variance request from Article III, Division 5, Section 16-338(1)(b) to increase the Maximum Lot Coverage from 35% to 36.5% (1.5%) for lots 1, 4, 8, 10, 16, 21 and 23.

**Location:** On the north side of Bowman Street approximately 300 feet East of Haverhill Road.



**II. Site Data:**

**Existing Use:** Single-Family Residential

**Parcel Control Numbers:** 18-42-44-24-43-000-0010  
18-42-44-24-43-000-0040  
18-42-44-24-43-000-0080  
18-42-44-24-43-000-0100  
18-42-44-24-43-000-0160  
18-42-44-24-43-000-0210  
18-42-44-24-43-000-0230

**Parcel Size:** Seven (7) approximately 50.1' X 110' Parcels  
0.885 acres (38,577 square feet)

**Future Land Use Designation:** Residential-Medium Density (RS-MD)

**Zoning District:** Residential Medium-2 (RM-2)



<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Single-family Residential	PBC Medium Residential 5 (PBC MR 5)	PBC Multifamily Residential (PBC RM)
<i>South</i>	Bowman Park	City Recreation Open Space (City RO)	City Government Use (City GU)
<i>East</i>	Single-family Residential	PBC Medium Residential 5 (PBC MR 5)	PBC Multifamily Residential (PBC RM)
<i>West</i>	Multi-family and Single-family Residential	PBC Medium Residential 5 (PBC MR 5)	PBC Multifamily Residential (PBC RM)

**III. Annexation/Zoning History:**

The subject properties were annexed into the City on May 19, 2014, as petition ANX-14-01 through Ordinance 2014-04. Also on May 19, 2014, the properties were given a City future land use designation of Residential-Medium Density (RS-MD) as petition CPA-14-01 through Ordinance 2014-05 and a City zoning designation of Residential Medium-2 (RM-2) as petition ZC-14-01 through ordinance 2014-06. The site was approved for 24 single-family homes and is currently under construction.

**IV. Applicable City Code Provisions:**

- Sec. 16-101 through 16-107 pertaining to the Zoning Board of Adjustments and Appeals
- Sec. 16-196 through 16-202 pertaining to Site and Development Plans
- Sec. 16-331 through 16-342 pertaining to the RM district
- Sec. 16-338(1)(b) pertaining to Maximum Lot Coverage

**V. Staff Analysis:**

***Background:***

On August 4, 2014, the City Council approved a Site and Development plan to construct 24 detached single-family dwellings in the 5.114-acre parcel. The common areas of the project will be maintained by a Homeowners Association. To ensure compatibility with adjacent development and satisfaction of the design criteria of Section 16-198, the approved houses will feature architectural detail on all four elevations and will be finished with roofing, colors and materials to be compatible with the adjacent housing developments. Ingress and egress to the site will be provided from Bowman Street through a private 2-lane local street with a sidewalk on both sides.

The applicant is requesting a variance from the Zoning Code to increase the maximum lot coverage from 35% to 36.5% for lots 1, 4, 8, 10, 16, 21, 23 to allow a single story model home. The variance request is from the following Code provision:

- 1) Article III, Division 5, Section 16-338(1)(b) which limits the lot coverage of houses within the Residential Medium – 2 (RM-2) Zoning district to 35% of the individual lot area.

On May 8, 2017, the Land Development Staff reviewed this petition and recommended approval subject to the conditions contained in this staff report.

**Land Development Staff Comments:**

Planning and Engineering Department:	Incorporated into the staff report.
Building Department:	No objections.
Fire Rescue Department:	No objections.
Public Works Department:	No objections.
PBSO District 16:	No objections.

**VI. Variance Findings of Fact:**

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

***Specific Criteria Findings:***

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

***Finding:*** The Whitney Pines development is bounded on the north and west by development regulated by the original Greenacres Plat No. 2 created in 1925. These lots allow for the development of single-family and some single-family attached homes based on the fact that they are existing lots of record. Current regulations promote development that plans for roadways, landscaping, common area open space that are for the most part maintained and regulated by Homeowner's Associations. This development was the consolidation of multiple large single-family lots that were combined and planned in order to provide a development that has adequate access, drainage, and open space, which many of the traditional platted lots lacked. The developer was unable to meet the minimum acreage required to request approval for the project as a Planned Unit Development, which is 15 acres in the RM-2 zoning district. If the site had been permitted to develop as a Planned Unit Development, the site would have been allowed to have 40 to 50% lot coverage based on meeting the minimum internal design standards for residential development. Even though the development did not get processed as a Planned Unit Development, the development plan provided for a private roadway to be maintained by the HOA, a separate drainage tract for onsite treatment, a landscape buffer around the perimeter, and an entry sign. The additional open space in the buffer, and drainage tract more than make up for the additional 1.5% for the seven (7) lots. The special condition and circumstances that exist for this site are that the additional open space, which will be privately managed, reduces the area remaining for buildable lots to meet the maximum lot coverage. The areas set aside, such as the landscape buffer and drainage tract, will never be permitted to be developed and therefore the overall open space for the development will be consistent with the zoning district.

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

***Finding:*** The applicant had the opportunity to accumulate as much property as possible in order to redevelop as a Planned Unit Development (PUD), but can only purchase those properties

that are for sale. Unfortunately, the developer was not able to accumulate at least 15 acres, which is the minimum required to develop as a PUD.

In addition, the applicant could develop the lots without requesting a variance with two-story models, but they have requested to develop seven (7) of the lots with a single-story model due to current demands for a single-story product, which provides a variation in the model type for the development.

Overall, the applicant is not directly responsible for the inability to develop the property as a PUD nor for the market demand for single-story products. A special condition exists where overall the project will meet the minimum lot coverage since they are developing similar to a PUD, but is unable to request approval as a PUD.

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

*Finding:* Granting the variance request will not confer on the applicant any special privilege that is denied by this chapter to the other lands, buildings, or structures in the same zoning district, which is RM-2. If the property were to be developed as a PUD or with townhouses consistent with the RM – 2 zoning district, the lot coverage maximum would be calculated on an overall project-wide basis. However, in accord with the adjacent development, the developer proposes to create single-family lots. The Zoning Code requires the lot coverage calculation to be on an individual lot basis for detached single-family homes. The open space provided elsewhere in the project doesn't count in this calculation. Other similarly situated sites would be able to request approval as a PUD.

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

*Finding:* The literal interpretation of the provisions in the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district, specifically the ability to develop the property consistent with the density provisions of the RM-2 zoning district. The circumstances place a hardship on the development as other properties in the same zoning district are not required to provide single-family home lots. The development of this property as townhomes, as permitted by literal interpretation of the Code would be inconsistent with the character of the area, which is predominantly single-family homes.

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

*Finding:* The variance requested is the minimum possible variance needed. The typical lot dimensions proposed in the subdivision are 50.1 by 110 feet, creates a 5511 square foot lot. At 35% lot coverage, this would support a 1-story home of only 1,928 square feet. Anything larger would require 2-story construction. With the requested variance to 36.5% lot coverage, a 2012 square foot 1-story home will fit, which is a reasonably typical new home for the City. Therefore, the requested variance to allow for thirty-six and one-half percent (36.5%) lot coverage is the minimum variance that will make possible the reasonable use of the land. It is compatible with the surrounding area and when computed on the basis of the entire subdivision, it will provide lot coverage of an estimated maximum of 23%.



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

*Finding:* The requested variance is not based on any use of neighboring lands, structures or buildings that may be nonconforming or permitted within the district.

***General Criteria Findings:***

(1) **A Variance:**

- a: **shall not be contrary to the public interest**

The Code establishes comprehensive and consistent standards and procedures for the review and approval of all proposed development of land. Further, the intent of the Code as relative to this variance request is to prevent the overcrowding of land, facilitate adequate drainage, and provide consistency in established regulations. As provided in this analysis, the site is providing more than adequate open space for the proposed development of this site with the granted variance.

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

For the reasons previously stated, the literal interpretation of the provisions of the zoning code would hinder proper development on the subject property and, therefore, create an unnecessary and undue hardship for the applicant.

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

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

***Summary of Variance Criteria:***

Based on the preceding analysis, the subject variance request complies with the variance criteria.

**VII. Staff Recommendation:**

***Approval*** of BA-17-06 variance request with the following conditions:

1. The variance being granted shall only apply to the development of detached single-family one story homes for lots 1, 4, 8, 10, 16, 21, 23. (Planning and Building)
2. Lots 1, 4, 8, 10, 16, 21, 23 may install a (6'x6') storage shed on the site to meet storage needs with approval from the HOA, provided that a permit is not required. (Planning and Building)

---

**ZONING BOARD OF ADJUSTMENTS AND APPEALS ACTION – June 6, 2017**

---

\_\_\_\_\_  
**Dannette Fitzgerald, Chairperson**

**Attest:**

\_\_\_\_\_  
**Joanna Cunningham, City Clerk**

**Attachments:**

1. Survey
2. Site Plan
3. Aerial Map
4. Petitioner's Justification Statement





**Whitney Park**  
**BA-17-06 (Lot Coverage Variance)**

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







**Julian Bryan & Associates**

April 17, 2017

**WHITNEY PARK**  
( f.k.a. Bowman Pines )

**VARIANCE JUSTIFICATION**

Dear Ms. Irwin-Ferris,

On behalf of our client, D.R. Horton Homes, we herein request the following variance from City Code ART. III, Sec. 338(1)b. This section deals with maximum lot coverage in the RM-2, Zoning District. That variance is as follows:

Sec. 338(1)b. maximum lot coverage – request is an increase in the maximum lot coverage for an individual lot from 35% to 36.5%

**VARIANCE CRITERIA PER THIS APPLICATION**

- (a) The special and unique conditions of this tract are not attributable to the petitioner. To the north are smaller lots of less than 5,000 sq. ft. To the west are older duplex dwellings on a mixture of lot sizes. Lots in the proposed Whitney Park have been approved at a minimum of 5,511 sq. ft. and an average of 5,693 sq. ft. Three home models have been approved ranging from 1,504 to 2,441 sq. ft. under air. Development to the south and east along Bowman Street are all attached (duplex and townhouse) dwellings in the same City zoning district of RM-2. Therefore the subject community is the only development on Bowman that proposes single family homes. Were it to have remained in the County, lot coverages for lots of this size could be 40%, and no variance would be necessary.
- (b) The special conditions of this request are market driven. After the last housing crash lessons were learned regarding size and price of homes. First time buyers are looking for value. That has led to the creation of one story, less expensive models being offered. Two story homes do not require a variance but have greater square footage of living area. Please see response #1 above for further details.
- (c) The variance will not confer on the applicant any special privilege denied by the zoning district to similar sites. The majority of RM-2 zoned property in the area has been utilized for attached housing. Coverage of specific lots in need of a



**Julian Bryan & Associates**

variance must be looked at as a part of the entire site. We are fortunate here in that the builder has agreed to pre determine which home model will be placed on each lot. Therefore the one story model proposed for seven lots can be looked at as a portion of the completed community. As noted in (e) below the lot coverage for the 24 lots is 27.2%, well below the RM-2 district maximum of 35%.

- (d) The literal interpretation of this section of the zoning code will not confer on the applicant any rights to other lands in the same district. Minimum lot sizes proposed exceed code minimums for this district. Generally, the RM-2 zoning district is developed with attached dwellings. Only one of the proposed three models seeks lot coverage relief of 1.5%. It should be noted that only two story homes could be built in the community. This would eliminate variety in the streetscape as well as the least expensive home offered.
- (e) This lot coverage variance is the minimum that would allow a reasonable mix of models. Only 7 of the 24 homes (29.2%) are proposed as one story. Variances for the 7 lots range from 35.5% to 36.5%. It is notable that since the builder has determined in advance a model for each lot, the average lot coverage is only 27.2%. If you include the entire 5.11 acres, the building coverage is 16.7%. Should the applicant have chosen to develop 5,000 sq. ft. minimum lots as allowed in the RM-2 zoning district, a maximum coverage of 35% (1750 sq. ft.) would be allowed. Reducing this by 400 sq. ft. for a garage leave you at 1350 sq. ft. including covered porches and entries. This would be of questionable marketability.

The following describes the three models that are proposed for the community. This summary deals with lot coverage and looks at overall living a/c space versus roofed coverage.

Model 1504 – 2012 sq. ft. under roof (1504 sq. ft. a/c) – 1 story – 2 car garage, front load  
**Lot 1, 36.09%; Lot 4, 36.5%; Lot 8, 36.5%; Lot 10, 36.5%; Lot 16, 35.7%;  
Lot 21, 36.5%; Lot 23, 35.8%; no variance needed for remaining 17 lots**

Model 2007 – 1273 sq. ft. under roof (2007 sq. ft. a/c) – 2 story – 2 car garage, front load  
**No coverage variance required.**

Model 2441 – 1484 sq. ft. under roof (2441 sq. ft. a/c) – 2 story – 2 car garage, front load  
**NO coverage variance required**



**Julian Bryan & Associates**

Should you have any questions whatsoever, please feel free to call. Thank you again for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'JTB', written over the word 'Sincerely,'.

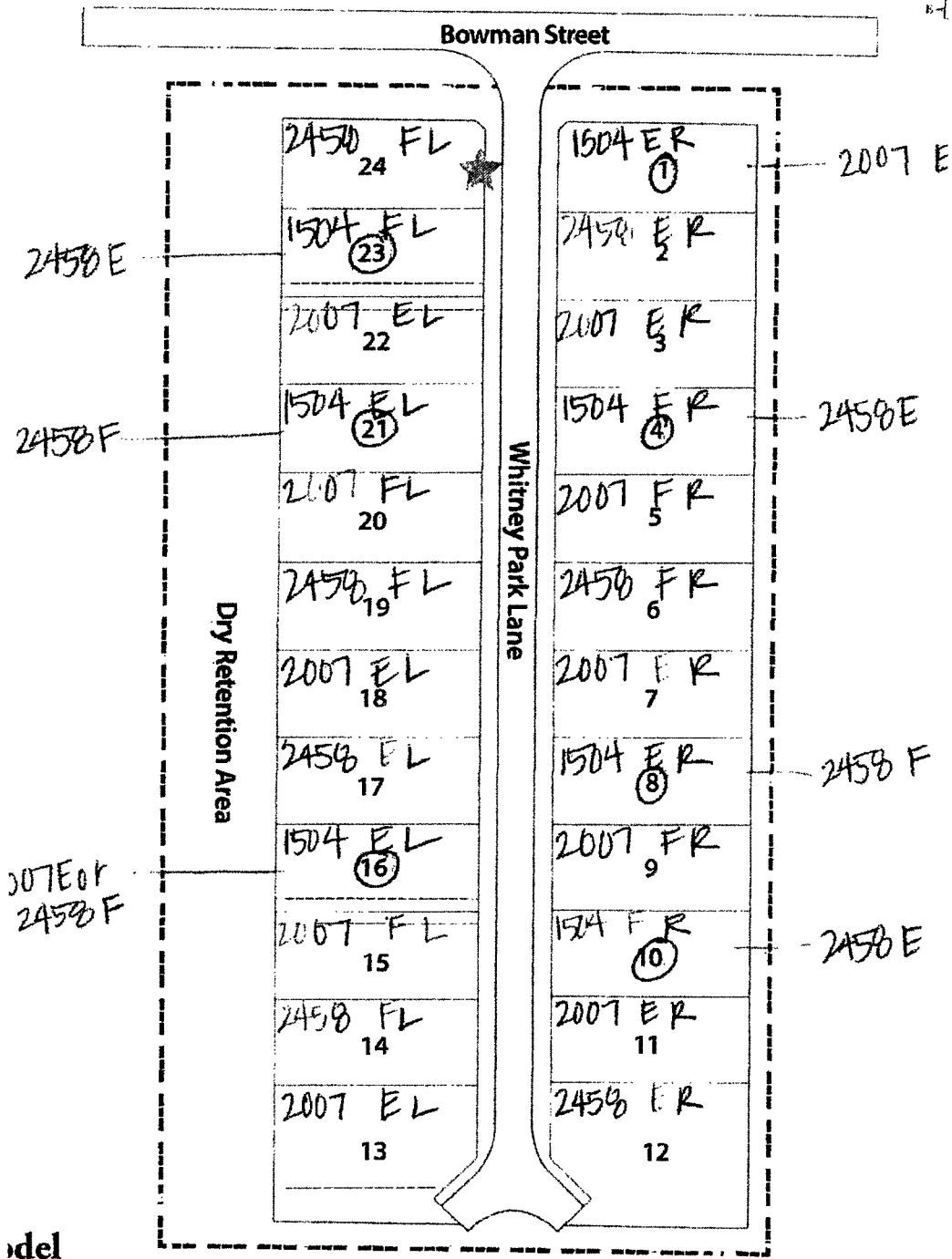
Julian T. Bryan III  
Principal

Cc: D,R, Horton Homes





# Community Site



del

# PERIMETER

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp, P.S.M.  
947 Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9888  
Fax: (561) 241-5182

# WHITNEY PARK

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER  
OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.  
DECEMBER, 2016

### ABBREVIATIONS:

- CONC. COR. . . . . CONCRETE CORNER
- D. . . . . DELTA (CENTRAL ANGLE)
- D.E. . . . . DRAINAGE EASEMENT
- L. . . . . LENGTH
- L.B.E. . . . . LANDSCAPE BUFFER EASEMENT
- L.E. . . . . LANDSCAPE EASEMENT
- L.M.E. . . . . LAKE MAINTENANCE EASEMENT
- L.S. . . . . LICENSED SURVEYOR
- MON. . . . . MONUMENT
- O.R.B. . . . . OFFICIAL RECORDS BOOK
- N.R. . . . . NON-RADIAL
- P.B. . . . . PLAT BOOK
- P.B.C.R. . . . . PALM BEACH COUNTY RECORDS
- P.C.P. . . . . PERMANENT CONTROL POINT
- P.O.B. . . . . POINT OF BEGINNING
- P.O.C. . . . . POINT OF COMMENCEMENT
- P.R.M. . . . . PERMANENT REFERENCE MONUMENT
- P.S.M. . . . . PROFESSIONAL SURVEYOR & MAPPER
- R. . . . . RADIUS
- RGE. . . . . RANGE
- R/W. . . . . RIGHT-OF-WAY
- SEC. . . . . SECTION
- S.F. . . . . SQUARE FEET
- TWP. . . . . TOWNSHIP
- U.E. . . . . UTILITY EASEMENT

### LEGEND:

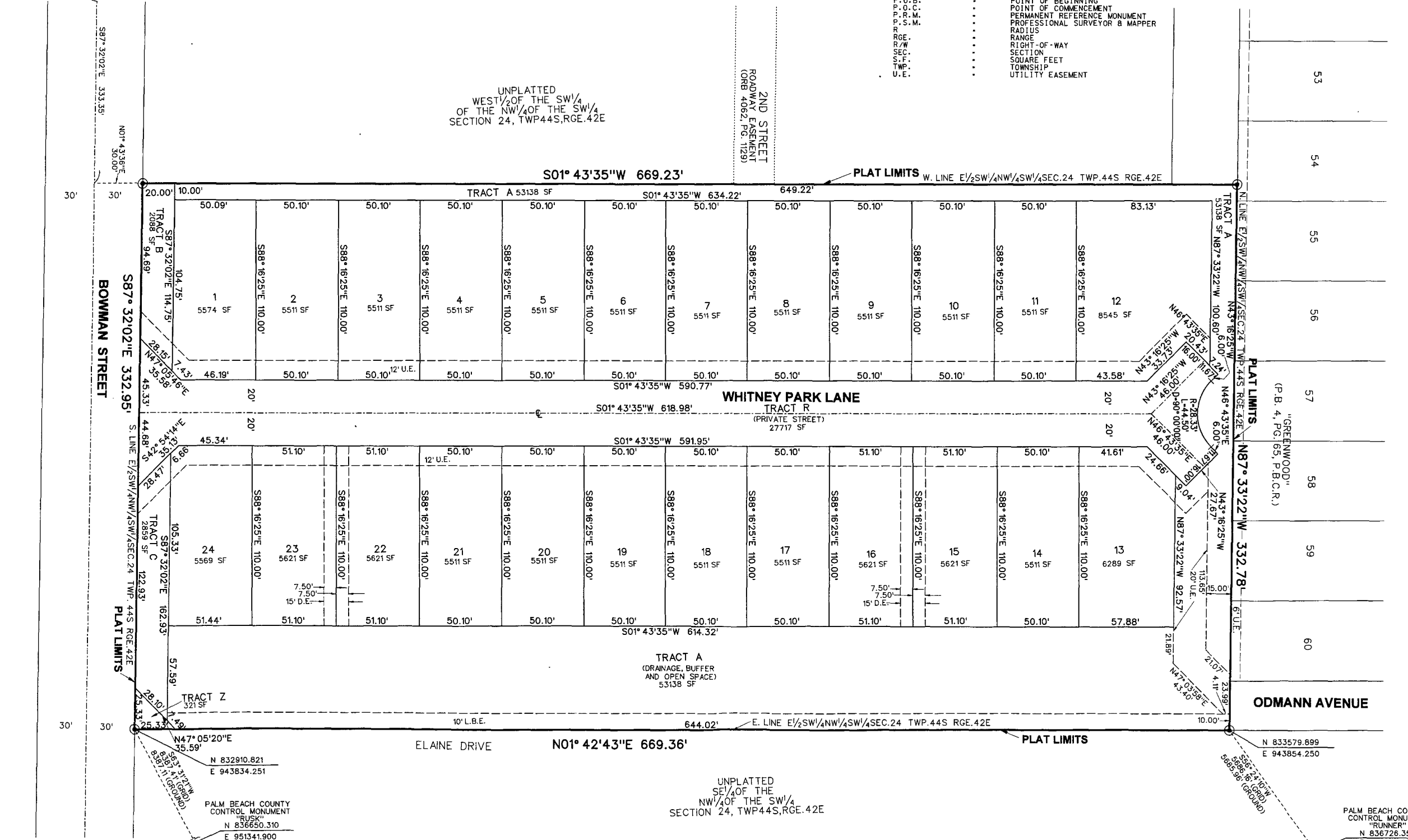
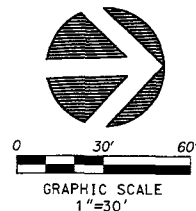
- . . . . . SET P.R.M. (UNLESS OTHERWISE NOTED) 4" X 4" CONC. MON. WITH ALUMINUM DISK STAMPED P.R.M. #LB7264
- . . . . . P.C.P.
- . . . . . CENTERLINE

SW CORNER SECTION 24, TWP44S, RGE. 42E (PALM BEACH COUNTY POSITION - NOT FOUND)

W LINE SECTION 24, TWP44S, RGE. 42E  
N01° 43'26"E  
1308.23'

UNPLATTED WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 24, TWP44S, RGE. 42E

2ND STREET ROADWAY EASEMENT (ORBB 4062, PG. 1129)



RECEIVED  
CITY OF GREENACRES

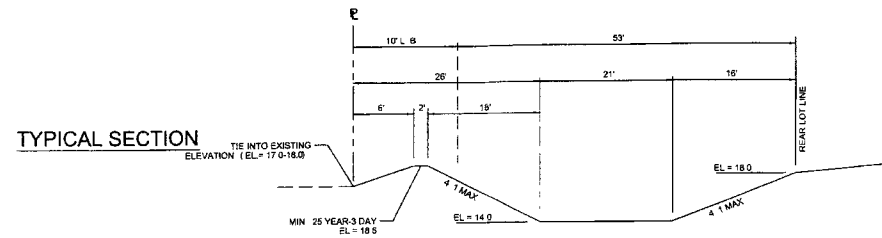
APR 10 2017

PLANNING & ENGINEERING

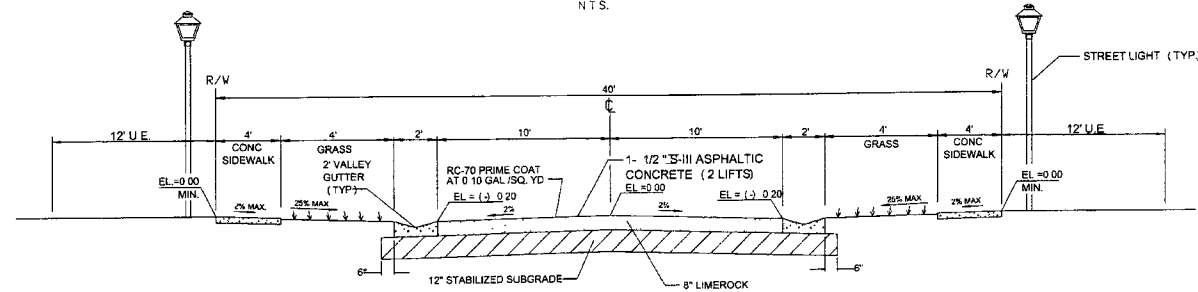
BA-17-06

PALM BEACH COUNTY CONTROL MONUMENT "RUNNER"  
N 836726.350  
E 948590.520

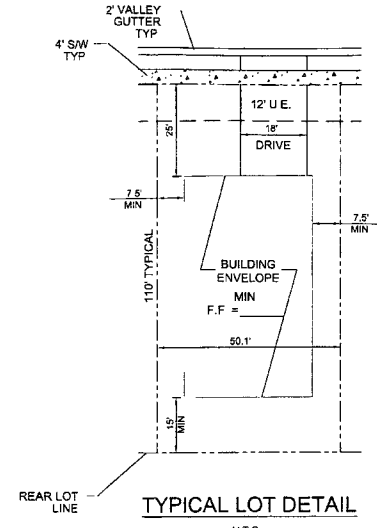
PALM BEACH COUNTY CONTROL MONUMENT "RUSK"  
N 836650.310  
E 951341.900



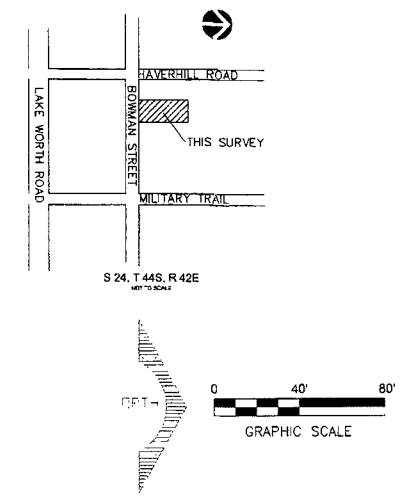
**DRY RETENTION AREA**  
N.T.S.



**TYPICAL SECTION  
40' PRIVATE ROADWAY TRACT**  
N.T.S.



**TYPICAL LOT DETAIL**  
N.T.S.



**SITE DATA**

PETITION NO.	SP-14-01
PROJECT NAME	BOWMAN PINES
PROPOSED USE	RESIDENTIAL
FUTURE LAND USE DESIGNATION	RS-MD
ZONING DESIGNATION	RM-2
TOTAL DWELLING UNITS	24 DU
SITE AREA (GROSS ACREAGE)	5.114 AC. (222,765 SF) 100%
SITE AREA (NET OF ROAD PVMT. ACREAGE)	4.786 AC. (208,474 SF) 93%
DENSITY SHOWN	5.01 DU/AC. (NET DENSITY)
MAXIMUM DENSITY ALLOWED	4.786 AC. X 7 DU/AC. = 33 UNITS
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
BUILDING HEIGHT	35' (AS DEFINED BY CITY CODE)
MAXIMUM LOT COVERAGE	35% MAX.

**REQUIRED PARKING**

3 SPACES PER UNIT (THREE OR MORE BEDROOM) + 0.5 SPACES/UNIT	
TOTAL REQUIRED	84 SPACES

**PROVIDED PARKING**

SINGLE FAMILY GARAGE (2 SP. / UNIT) MIN.	48
SINGLE FAMILY DRIVEWAY (2 SP. / UNIT)	48
TOTAL PROVIDED	96 SPACES MIN.

**BUILDING SETBACK REQUIREMENTS**

SETBACK	REQUIRED
FRONT	25.0'
REAR	15.0'
SIDE	7.5'
SIDE CORNER	15.0'

**LANDSCAPE BUFFER REQUIREMENTS**

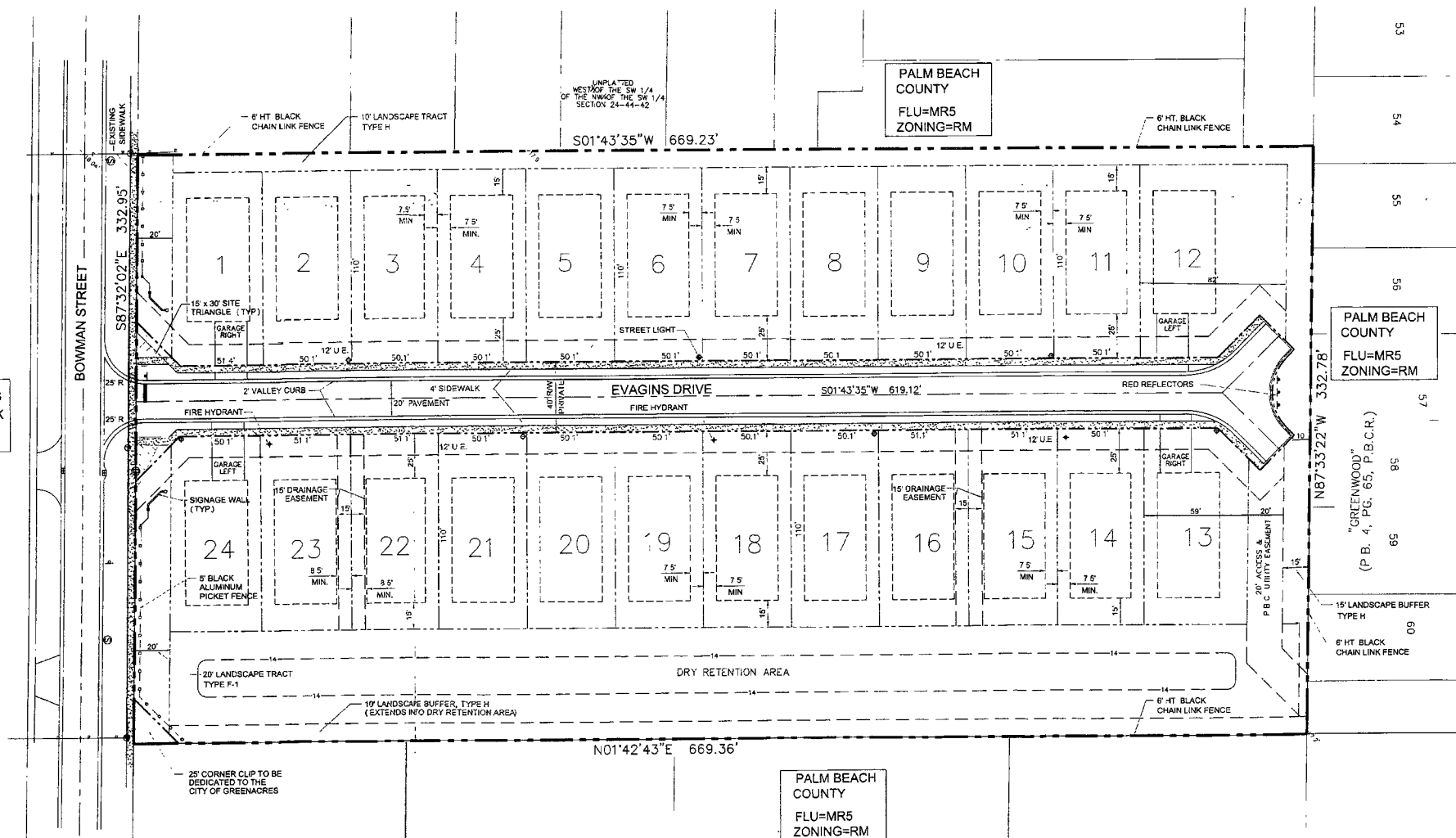
SETBACK	REQUIRED	PROVIDED
FRONT (South)	Type F-1	Type F-1
REAR (North)	Type H	Type H
SIDE (East)	Type H	Type H
SIDE (West)	Type H	Type H

**LEGEND**

- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LAKE ACCESS EASEMENT
- A.D.T. = AVERAGE DAILY TRIPS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- AC. = ACRES
- (R) = RESTRICTED LOT
- O.S.T. = OPEN SPACE TRACT
- E.O.W. = EDGE OF WATER

**NOTES**

- GARAGES MUST REMAIN OPERATIONAL FOR PARKING AT ALL TIMES AND SHALL NOT BE ENCLOSED OR USED FOR STORAGE PURPOSES.
- MINIMUM FINISHED FLOOR ELEVATION = 19.5'
- ALL THE MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL FOUR SIDES. NO EQUIPMENT SHALL BE TALLER THAN THE PROPOSED SCREENING.



GREENACRES  
BOWMAN PARK  
ZONING=GU

PALM BEACH COUNTY  
FLU=MR5  
ZONING=RM

PALM BEACH COUNTY  
FLU=MR5  
ZONING=RM

PALM BEACH COUNTY  
FLU=MR5  
ZONING=RM

PLANNING DUPLI TEMPLATE	
CASE #	SP-14-01
PROJECT NAME	Bowman Pines
PCN	1842442460007701 & 1842442460007709
ADDRESS	4924 2nd Street
APPROVAL DATE	August 4, 2014

**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@jesa.com  
Website: www.jesa.com  
License No.: LC26000232

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A LICENSED LANDSCAPE ARCHITECT.

REVISIONS	BY	
6-3-14	STAFF COMMENTS	QT/JB
7-7-14	CORNER CLIP	QT/JB

**BOWMAN PINES**  
SITE PLAN

SP-14-01

RECEIVED by  
CITY OF GREENACRES  
JUN 05 2014  
PLANNING & ENGINEERING

GREENACRES, FLORIDA

DRAWN	QAT
CHECKED	JB
DATE	MAR. 2014
SCALE	1"=40'
JOB NO.	
SHEET	
2 OF 2	

**JBA** Julian Bryan & Associates urban design site planning rezoning property analysis market feasibility governmental processing

HH COMMUNITY INVESTMENT FUND III