



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, March 21, 2022 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

SPECIAL BUSINESS

1. **Announcement of 2022 Election Results.** - Quintella L. Moorer, City Clerk.
2. **Motion to accept Election Results.** - Mayor Joel Flores.
3. **Oaths of Offices.** - Quintella L. Moorer, City Clerk.
Mr. Peter Noble, District 2.
Ms. Judy Dugo, District 3.
Ms. Susy Diaz, District 4.
4. **Proclamation:** School District of Palm Beach County and Education Foundation of Palm Beach County - 2022 Teacher of the Year; Ms. Annabel Wagner, Greenacres Elementary School. - Mayor Joel Flores.
5. **Proclamations:** Let's Move Palm Beach County Month. - Mr. Wil Romelus, Executive Director of Digital VibeZ.
6. **Presentation:** Certificate of Appreciation to Deputy Sheriff Eduardo Davalos. - Andrea McCue, City Manager.
7. **Presentation:** Comprehensive Plan Updates (Evaluation and Appraisal Report- EAR). - Caryn Gardner-Young, Zoning Administrator.

CONSENT AGENDA

8. **Official Minutes:** City Council Meeting Minutes, February 7, 2022. - Quintella L. Moorer, City Clerk.

- 9. Resolution 2022-13:** Approving an interlocal agreement with Palm Beach County for distribution of the Palm Beach County Regional Fund for abatement of the effects of the Opioid Epidemic; and authorizing the appropriate city officials to execute all necessary documents; and providing for an effective date. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.
- 10. Resolution 2022-14:** Approving the agreement between the City of Greenacres and TCLM Enterprise, Inc., for ditch excavation and grading, sidewalk restoration, pavement restoration, drainage installation, sod placement watering and establishment, and other incidental work; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.

REGULAR AGENDA

- 11. PUBLIC HEARING: Ordinance 2022-03: Second Reading:** Amending Chapter 15 Utilities to include an additional Article for expansion of Palm Beach County's wastewater system within the City of Greenacres; providing for conflicts, severability, codification, and effective date. - Andrea McCue, City Manager.
- 12. PUBLIC HEARING: Ordinance 2021-21: Second Reading:** Amending Greenacres code of ordinance at Chapter 12 - Subdivisions and Land Development Regulations, Article 3 - Improvements and Design Standards, Sections 12-65 by increasing the width of sidewalks from four feet to five feet; amending Greenacres Code of Ordinance at Chapter 12 – Subdivisions and Land Development Regulations, Article 3 Improvements and Design Standards Section 12-67 (s) and 12-67d table by increasing the street right-of-way width from forty (40) feet to forty-two (42) feet; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
- 13. PUBLIC HEARING: Ordinance 2021-22: Second Reading:** Amending Chapter 16, Article 3 District Regulations, Division 15 Mixed Use Development-Office, Sections 16-558 through 16-563; to align the allowable uses with the purpose and intent of the MXD-O Zoning District; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.
- 14. Ordinance 2022-04: First Reading:** Amending Chapter 16, Article 1, in General, Section 16-1; Article 4, Supplemental District Regulations, Division 2, area and height limitations, Section 16-630; to address the size of accessory structures on large lots and provide regulations for mechanical or architectural equipment placed in the setback; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.
- 15. Ordinance 2022-05: First Reading:** Amending Greenacres Code of Ordinance at Chapter 16 Zoning Regulations, Article 2 Administration, Section 33 Public Hearings to include a Development Application Approval and Notice Requirement Chart; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.
- 16. Ordinance 2022-06: First Reading:** Amending Chapter 7, Health, Sanitation and Nuisances, Article 3, Noise, in General, Section 7-56; to reduce construction hours permitted, permit the City Manager the right to approve noise outside the permitted hours,

create new sanitation operation hours, and create new noise limitations on heating, ventilation and air conditioning equipment, and landscaping and yard maintenance power tools; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.

17. Ordinance 2022-08: First Reading: Amending Chapter 11, Streets, Sidewalks, and other Public Places, Article 5, placement of communications facilities in public rights-of-way, Section 11-101, placement or maintenance of a communications facility in public rights-of-way, to address the requirement for City co-location opportunities on Micro Tower Infrastructure within City rights-of-way; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.

18. QUASI-JUDICIAL PUBLIC HEARING: Resolution 2022-05: Approving the petition for a special exception to allow a 2,016 square foot indoor recreational amusement use in a Commercial Intensive (CI) zoning district, located at 3747 S. Military Trail, as requested by the petitioner, Stephan A. Yeckes, Agent for the owner, 3757 Military Trail, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Caryn Gardner-Young, Zoning Administrator.

19. Resolution 2022-12: Approving the application for site plan approval to construct 25 single family dwelling units in a Residential Medium-2 (RM-2) zoning district, located on the west side of Chickasaw Circle, north of the L-11 Canal at 6645 Chickasaw Road, as requested by the petitioner, Wantman Group Inc. Agent for the owner, South County Development, LLC.; providing for repeal of conflicting resolutions; and providing for an effective date. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.

20. Board Appointment for Scholarship Committee Chair - Andrea McCue, City Manager.

21. Board Reappointment for the Scholarship Committee: Reappointing Mr. Charles Shaw and Mr. Dennis Smith to serve a three (3) year term. - Andrea McCue, City Manager.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

CITY MANAGER'S REPORT

22. Community and Recreation Service Department Report.

23. Development and Neighborhood Services Report.

24. Finance Report.

25. Fire Rescue Report.

26. PBSO District 16 Report.

27. Public Works Report.

28. Purchasing Report.

29. Youth Programs Report.

CITY ATTORNEY'S REPORT

MAYOR AND CITY COUNCIL REPORT
ADJOURNMENT**Upcoming Council Meetings**

April 4, 2022

April 18, 2022

Meeting Records Request

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 FS. 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.

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, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested at CityClerk@greenacresfl.gov or 561-642-2006.

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 upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner 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.

COMPREHENSIVE PLAN UPDATES (EAR)

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Caryn Gardner-Young
Zoning Administrator

The state of Florida has developed an integrated planning system intended to ensure the coordinated administration of policies that address the multitude of issues posed by the state's continued growth and development. The integrated comprehensive planning framework calls for planning at all levels of government.



INTRODUCTION

What is the Comprehensive Plan



Why is the Comprehensive Plan Important



Need to Update the Comprehensive Plan



Process to Update the Comprehensive Plan

WHAT IS THE COMPREHENSIV E PLAN





In short, the comprehensive plan is:

A public guide to community decision making

An assessment of the community's needs

A statement of community values, goals, and objectives

A blueprint for the community's physical development

A public document adopted by government

continuously updated as conditions change

Three basic products emerge from the planning process

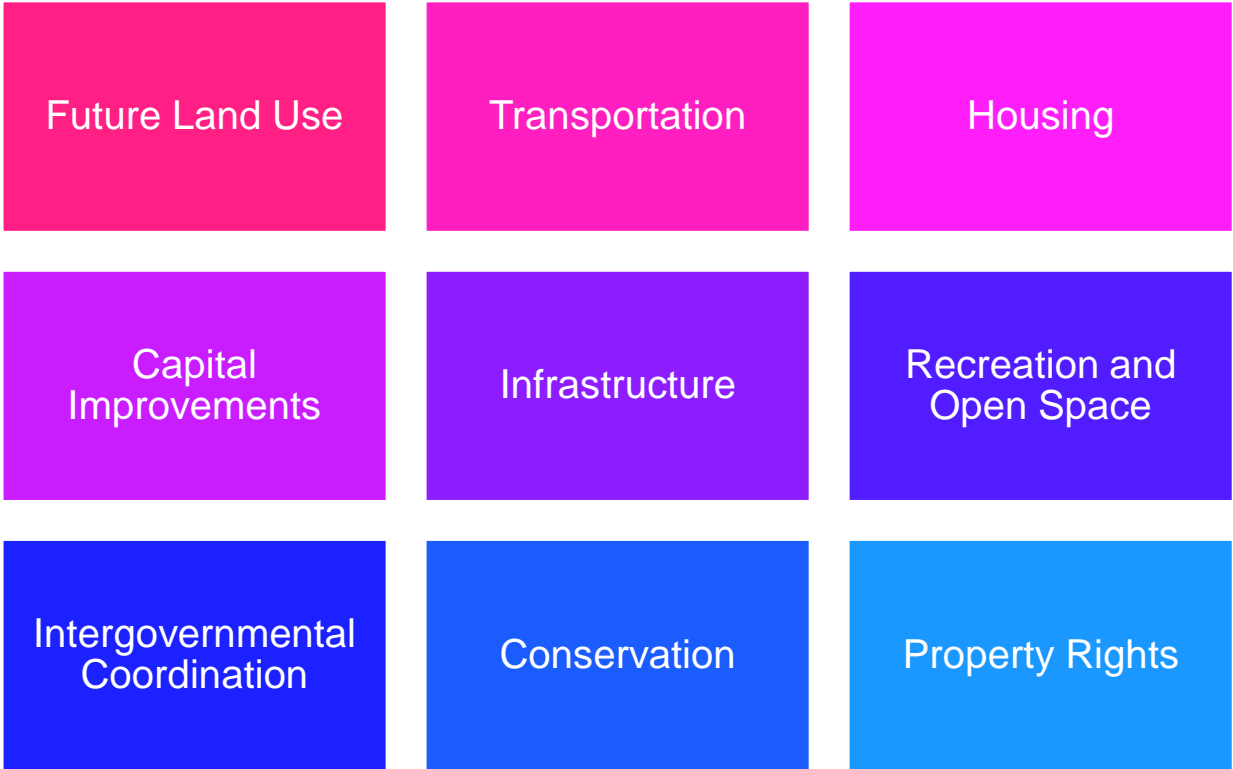
The Comprehensive Plan

Land Development Regulations

Capital Improvement Programs



REQUIRED ELEMENTS





OPTIONAL ELEMENTS

ANNEXATION(HAVE)

PUBLIC SCHOOL FACILITIES
(REQUIRED UNTIL 2011)

COMMUNITY HEALTH (NEW)

REDEVELOPMENT/ECONOMIC
DEVELOPMENT (NEW)

WHY IS THE COMPREHENSIV E PLAN IMPORTANT





The comprehensive plan is important because:

It reflects the City's vision

It provides continuity

It provides guidance for shaping the appearance of the community including advising developers what the City is looking for

It helps to prepare the City's annual Capital Improvement Plan

It provides justification for decisions including assisting in obtaining grant monies

It is statutorily required



NEED TO
UPDATE THE
COMPREHENSIV
E PLAN



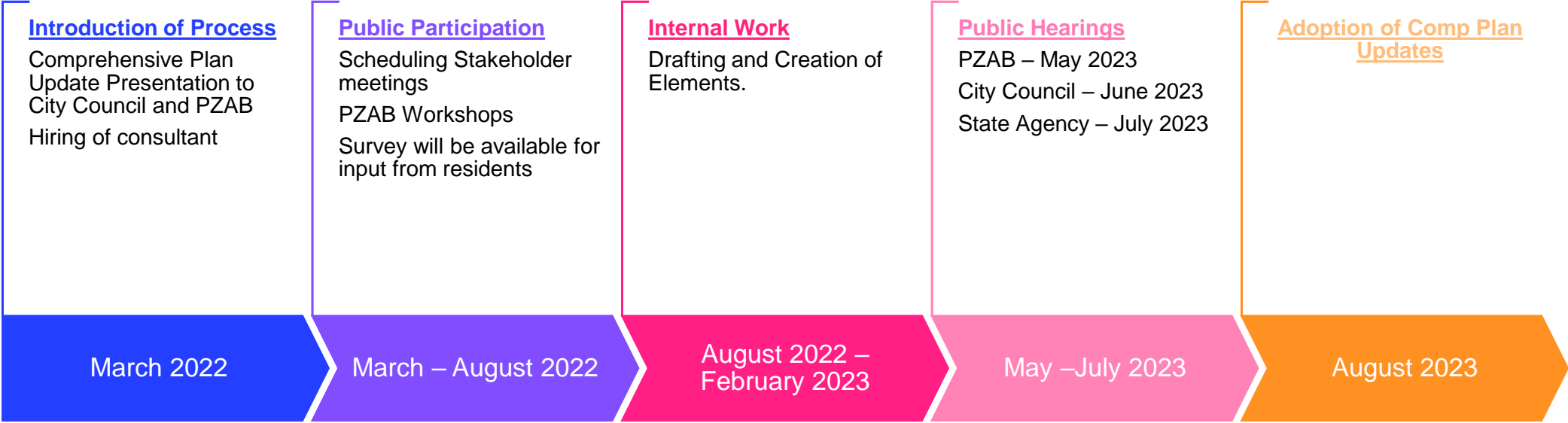


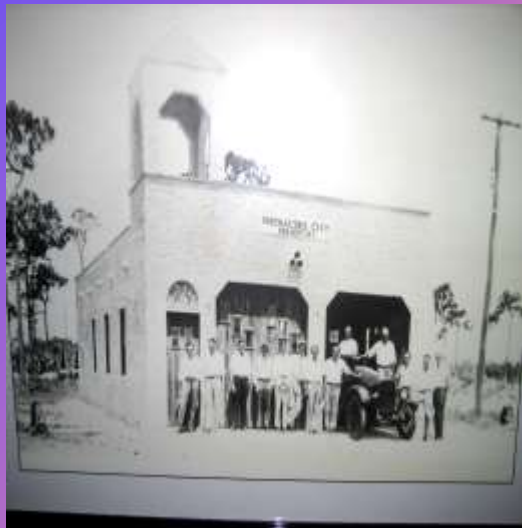
Each local government shall determine at least every seven (7) years whether plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan and notify DEO by letter on its determination. DEO publishes a schedule indicating to local government when such determination should be made. If the local government determines that such amendments are necessary, then the plan amendments will be prepared and transmitted to DEO within one year of the determination. If the local government fails to either timely notify DEO of its determination to update the comprehensive plan or to transmit such update amendments, it may not amend its comprehensive plan until it complies with these requirements. Amendments submitted to DEO to update comprehensive plans will be reviewed through the state coordinated process.

PROCESS TO UPDATE THE COMPREHENSIV E PLAN



Timeline





Questions?





CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, February 07, 2022 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Flores called the meeting to order at 6PM and City Clerk Moorer called the roll.

PLEDGE OF ALLEGIANCE\

AGENDA APPROVAL

Motion made by Councilmember Bousquet, Seconded by Councilmember Dugo to approve the agenda.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS - None.

None.

CONSENT AGENDA

1. **Official Minutes:** City Council Meeting Minutes, January 3, 2022. - Quintella Moorer, City Clerk.
2. **Proclamation:** Florida Bike Month.
3. **Proclamation:** Black History Month.
4. **Proclamation:** Heart Month.

- 5. Proclamation:** Random Acts of Kindness.
- 6. Resolution 2022-01:** Authorizing the agreement between the City of Greenacres and the Florida Department of Transportation for District IV Maintenance Memorandum of Agreement, along with Exhibits A, B, and C of the Agreement, authorizing the appropriate City Officials to execute the agreement; and providing for an effective date. - Carlos Cedeno, Director of Public Works Department.
- 7. Resolution 2022-02:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code. - Teri Beiriger, Director of Finance.
- 8. Resolution 2022-03:** Approving the agreement between the City of Greenacres and Heavy Civil, Inc. for the construction of sidewalk, curbing, draining pipe, drainage structures, and paving along portion of Bowman Street as well as all incidental work; authorizing the appropriate City Official to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
- 9. Resolution 2022-04:** Adopting the Personnel Policies Handbook; repealing all resolutions and Council Policies in conflict herewith; providing a conflicts clause and a severability clause; providing an effective date and for other purposes. - Suzanne Skidmore, Director of Human Resources.
- 10. Resolution 2022-06:** Approving a professional service agreement between the City of Greenacres and HR Compensation Consultants, LLC. to perform a compensation study; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Andrea McCue, City Manager.
- 11. Resolution 2022-09:** Authorizing the submittal of an application to the Palm Beach County Department of Economic Sustainability for Community Development Block Grant funding for FY 2022-2023, for an infrastructure project in the City's Original section; and authorizing the appropriate City Officials to execute all necessary documents. - Kara Irwin-Ferris, Director of Development and Neighborhood Services.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Tharp to approve the Consent Agenda. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

REGULAR AGENDA

- 12. Ordinance 2022-03: First Reading:** Amending Chapter 15 Utilities to include an additional article for expansion of Palm Beach County's Wastewater System within the City of Greenacres; providing for conflicts, severability, codification, and an effective date. - Carlos Cedeno, Director of Public Works Department.

Ms. Moorer read Ordinance 2022-03 by title.

Ms. McCue stated the ordinance was required by Palm Beach County, one parcel was in the proposed plan, in order to include the property in the plan it must be approved by Ordinance 2022-03 and meet all requirements and special assessment. There is no hardship to the City. Staff recommends approval.

Motion made by Councilmember Pearce, Seconded by Councilmember Noble to approve Ordinance 2022-03; on First Reading. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

13. Ordinance 2021-21: First Reading: Amending Greenacres Code of Ordinance at Chapter 12 - Subdivision and Land Development Regulations, Article 3 - Improvements and design standards, Sections 12-65 by increasing the width of sidewalks from four feet to five feet; amending Greenacres Code of Ordinance at Chapter 12 - Subdivision and Land Development regulations, Article 3, Improvements and design standards Section 12-67(s) and 12-67D table by increasing the street right of way width from forty (40) feet to forty-two (42) feet; providing for repeal of conflicting Ordinances; providing for severability; providing for inclusion in Code; and providing for effective date. - Caryn Gardner-Young, Zoning Administrator.

Ms. Moorer read Ordinance 2021-21 by title.

Ms. Irwin-Ferris stated the amendment was to address sidewalks and right-of-way widths to address updates and ADA compliances. She stated the sidewalk width would move from four feet to five feet. The right-of-way width would move from 40 feet to 42 feet for private roads. All requirements have been met and approved by the Zoning Board. Staff recommends approval.

Motion made by Councilmember Pearce, Seconded by Councilmember Noble to approve Ordinance 2021-21 by First Reading.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

14. Ordinance 2021-22: First Reading: Amending Chapter 16, Article 3 District Regulations, Division 15 Mixed Use Development Office Sections 16-558 through 16-653; to align the allowable uses with the purpose and intent of the MXD-O Zoning District; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in Code; and providing for an effective date. - Kara Irwin-Ferris, Development and Neighborhood Services.

Ms. Moorer read Ordinance 2021-22 by title.

Ms. Irwin-Ferris stated the amendment would add community serving commercial uses to the mix use development office district. She said City would allow the use of personal services, restaurant uses with limits and retail uses. Ms. Irwin-Ferris stated this was the third change to the district. Staff recommends approval.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Tharp to approve Ordinance 2021-22 on First Reading.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

DISCUSSION ITEM - None.

None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

1. Mr. Leonard Arbury Grant Jr., resident of Greenacres stated the last meeting was out of order and requested three questions be answered by the Council. Where in Robert's Rules was it not allowable for a member to speak after being recognized. Where was it allowable for meetings to

be adjourned without a vote. Please explain why Mayor Flores report was interrupted at the last meeting without cause. He stated the conduct of the last meeting was out of order.

2. Ms. Olga Sierra, resident of Greenacres stated she was concerned about parking on sidewalks throughout the City, the enforcement of trash placement in the City and driving at high speeds in the neighborhoods.

3. Ms. Maria Willever resident of Greenacres stated Councilmember Dugo awarded 19 City coins to the Riverbridge HOA for simply doing their job. She also stated Councilmember Dugo was using the City's seal to promote her campaign. Ms. Willever asked what the criteria usage of the City's seal was and does the City endorse Ms. Dugo. Ms. Willever also asked why does Riverbridge have more police patrolling than other communities.

4. Mr. Nathan Galang resident of Greenacres mentioned at the last meeting Mayor Flores was censored. He stated the acts of the Council was childish and dangerous. He felt it was important to address the issue and ensure those acts were condemned. He also mentioned stealing was a big issue in the City and hoped someone would speak up.

5. Mr. Robert Bryan, Natural Blends mentioned businesses thrive on diversity. He felt the Council should be more diverse to help move the City forward.

6. Mr. Ivon Karhim, CEO American Binational Public Affairs Communities mentioned he would be the voice for some Greenacres residents to approach the Council, he hoped to have a better relationship with the City and the Hispanic community.

CITY MANAGER'S REPORT

15. Community & Recreation Services Report.

16. Development & Neighborhood Services Report.

17. Finance Report.

18. Fire Rescue Report.

19. Information Technology Report.

20. PBSO- District 16 Report.

21. Public Works Report.

22. Purchasing Report.

23. Youth Programs Report.

Ms. McCue highlighted the following:

Chickasaw Road and the Fire station update was being moved through the House/Senate, fully funded, and currently awaiting Governors' approval.

Workforce Housing - Potentially on November ballot for consideration.

Redistricting - final report was received from FAU and workshop would be set up for Council in March. Copies would be provided.

Covid Testing - would move to seven days a week at the Community Center.

Next Council Meeting would be March 21, 2022.

Congratulations to Fire Rescue for winning the Chili Cook-Off.

Greenacres would host National Night Out in September for the County.

CITY ATTORNEY'S REPORT

Mr. Torcivia apologized for not speaking up at the last Council Meeting although a Motion was on the table it may not interrupt a member from speaking. Mayor Flores should have been allowed to finish his comment at the last meeting.

MAYOR AND CITY COUNCIL REPORT

Mayor Flores: Thanked Natural Blends for having a business in the City. He was shocked at the behavior of the Council and what occurred censoring his voice. He said he wanted to address the safety of the City. He said there were some isolated issues in the City and he wanted to ensure the residents things were being addressed. Mayor Flores wanted to also address adding cameras. He said everyone should be able to speak and hoped the incident never happens again.

Mayor Flores also addressed Councilmember Noble's letter to the Council regarding the Mayor's duties. Mayor Flores read the City's Charter regarding the Mayor's roles and duties for clarification.

Mayor Flores asked that whoever was stealing campaign signs to stop. He stated he believed there was an investigation regarding the matter. Mayor Flores was concerned with the School Zone sign on Melaleuca and Haverhill not being visible to the public, he felt extra signage would help.

Councilmember Dugo: Stated she had been on the Council since 2014 and she felt the City was in a better state in 2022 than in 2014. She was proud of being a part of helping Greenacres become better.

Deputy Mayor Tharp: Congratulated Fire Rescue on the Chili Cook-Off. He requested a Moment of Silence to mark the four-year anniversary of the Stoneman Douglas High School tragedy. He felt the lack of decorum and respect was appalling. He asked the Council to make a public apology. Deputy Mayor Tharp stated for the record he felt Councilmembers Dugo, Noble and Pearce violated Robert's Rules of Order at the January 3, 2022, Meeting. He requested the attorney provide an opinion regarding any violations.

Councilmember Noble stated the Attorney made a mistake.

ADJOURNMENT

6:49PM.

Joel Flores
Mayor

Quintella Moorner, CMC
City Clerk

Date Approved: _____



ITEM SUMMARY

MEETING DATE: March 1, 2022

FROM: Andrea McCue, City Manager

SUBJECT: Resolution 2022-13 Interlocal Agreement Governing Use of Palm Beach County Regional Opioid Settlement Funds

BACKGROUND

The City of Greenacres has previously approved a Memorandum of Understanding ("MOU") with the State of Florida governing the distribution of proceeds from settlements of litigation with various manufacturers and distributors of Opioids. The MOU allocates the settlement proceeds among three funds: the City/County fund; the Regional Fund; and the State. The City will receive direct payment of its share of the City/County fund, which will not be affected by the proposed Interlocal Agreement with Palm Beach County ("ILA").

ANALYSIS

The ILA concerns the distribution of the Palm Beach County Regional fund. Under the MOU with the State, the Regional funds will be allocated to the Southeast Florida Behavioral Network, Inc., to be expended within Palm Beach County for abatement of the effects of the Opioid Epidemic, unless Palm Beach County is deemed a "Qualified County" to receive and expend the Regional funds. To become a Qualified County, Palm Beach County must enter into an agreement with municipalities whose aggregate populations total more than 50% of the municipal population in the county. In that event, the County will be entitled to receive and expend the Regional Funds for abatement activities within the County.

FINANCIAL INFORMATION

Projected cost breakdown.

LEGAL

Resolution 2022-13 Has been reviewed by the City Attorney for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff recommends approval of Resolution 2022-13

RESOLUTION NO. 2022-13

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR DISTRIBUTION OF THE PALM BEACH COUNTY REGIONAL FUND FOR ABATEMENT OF THE EFFECTS OF THE OPIOID EPIDEMIC; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a national epidemic arose as a result of the manufacture, distribution, and over-prescribing of opioid analgesics and resulted in opioid overdoses and addictions throughout Palm Beach County (“Opioid Epidemic”); and

WHEREAS, the state of Florida has filed an action pending in Pasco County, Florida, and several Florida cities and counties have also filed an action titled *In re: National Prescription Opiate Litigation*, to which Palm Beach County is a litigating participant; and

WHEREAS, the Florida Memorandum of Understanding a/k/a Florida Opioid Allocation and Statewide Response Agreement (“Florida Plan”) sets forth the framework for a unified plan between the state of Florida and local governments within the state of Florida regarding the proposed allocation and use of Opioid Litigation settlement funds. The Florida Plan, as currently drafted, divides the settlement funds into three funds; the City/County Fund, the Regional Fund and the State Fund; and

WHEREAS, to receive its share of the Regional Fund, the County must qualify as a “Qualified County” by entering into agreements with municipalities whose populations, taken together, contain more than 50% of the municipality’s total population.

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

SECTION 1. The City Council authorizes the approval of an Interlocal Agreement with Palm Beach County for distribution of the Palm Beach County Regional Fund for abatement of the effects of the opioid epidemic.

SECTION 2. The City authorizes the appropriate City officials to execute and submit all documents related to the distribution of the Regional Fund.

RESOLVED AND ADOPTED this 21st day of March 2022

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Jonathan Pearce, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Monica Powery, Director, Purchasing

SUBJECT: Award of Bid No. 22-008 Original Section Drainage Improvements Phase 8

BACKGROUND

The City of Greenacres desires to hire experienced and qualified companies for ditch excavation and grading, sidewalk restoration, pavement restoration, drainage installation, sod placement watering and establishment, and other incidental work. The bid was advertised by the City's Purchasing Department on January 30, 2022.

ANALYSIS

The proposals were opened on March 2, 2022 with four (4) bidders responding. The attached tabulation sheet summarized the results received. City staff has evaluated the proposal and recommends award to TCLM Enterprise, Inc. as the lowest responsive, responsible bidder.

FINANCIAL INFORMATION

Sufficient funds are budgeted in Capital Improvement Program 305-30-31-63-22 (CIP 305-193).

LEGAL

The recommendation for award is in accordance with the requirements of City policies and procedures.

STAFF RECOMMENDATION

Approval of Resolution No. 2022-14 authorizing execution of contract and award of Bid No. 22-008 Original Section Drainage Improvements Phase 8 to TCLM Enterprise, Inc.

RESOLUTION NO. 2022-14

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE CITY OF GREENACRES AND TCLM ENTERPRISE, INC., FOR DITCH EXCAVATION AND GRADING, SIDEWALK RESTORATION, PAVEMENT RESTORATION, DRAINAGE INSTALLATION, SOD PLACEMENT WATERING AND ESTABLISHMENT, AND OTHER INCIDENTAL WORK; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City is in need of a vendor for the ditch excavation and grading, sidewalk restoration, pavement restoration, drainage installation, sod placement watering and establishment, and other incidental work; and

WHEREAS, The Purchasing Department issued Invitation to Bid No. 22-008 (the "BID"); and

WHEREAS, the Director of Purchasing recommends approval of the Agreement; and

WHEREAS, the BID was advertised on the legal notices section of the Palm Beach Post on January 30, 2022, and a notice was also sent to one thousand three hundred forty-four (1,344) prospective bidders via DemandStar; and

WHEREAS, on March 2, 2022 at 3:00 p.m. EST, the BID closed and the Purchasing Department (the "Department") received four (4) responses which were reviewed by the Department to ensure the responses met the BID requirements and the bidders were both responsive and responsible; and

WHEREAS, the Department recommends that the City Council approved award of the BID to TCLM Enterprise, Inc. and authorize the execution of the contract.

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

SECTION 1. The City Council hereby authorizes the Agreement between the City of Greenacres and TCLM Enterprise, Inc.

Resolution No. 2022-14| Original Section Drainage Improvements Phase 8
Page No. 2

SECTION 2. The City Council authorizes the appropriate City Officials to execute the Agreement.

SECTION 3. This Resolution shall be effective upon its adoption.

RESOLVED AND ADOPTED this 21 of day of March 2022

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Carlos Cedeño, Director, Public Works Department

SUBJECT: **Ordinance 2022-03**
Palm beach County Water Utilities Department Expansion of Wastewater Utility System within City of Greenacres Municipal Boundaries 2nd Reading

BACKGROUND

Palm Beach County has proposed expanding its wastewater utility system to real property within the City's municipal boundaries and surrounding, unincorporated real property generally located south of 10th Avenue North, east of Haverhill Road, west of Military Trail, and north of LWDD L-11 Canal. The expansion area includes the property owned by Legacy Church Ministries of Greenacres, Inc., located at 4982 Cambridge Street, within the City of Greenacres ("Your Property"). The property is the only parcel within the expansion area that is within the municipal boundaries of the City of Greenacres.

Ordinance Passed 5-0 first reading on February 7, 2022

ANALYSIS

In order for the property to be included in the County's wastewater system as part of the proposed expansion, the City is required to adopt an Ordinance granting the County authority to perform the project and to provide the service within the City's boundaries. If the property is included in the County's expansion project, it will be subject to a special assessment levied by the County for a proportionate share of the project costs, and regular utility service fees from the County.

FINANCIAL INFORMATION

The wastewater expansion shall be paid for by the benefitted real property owners through a special assessment to be assessed by Palm Beach County. Estimates of the project costs have not been provided to the City.

LEGAL

Ordinance 2022-03 has been prepared in accord with applicable City Code requirements.

STAFF RECOMMENDATION

Approval of Ordinance 2022-03 approving the adoption of an Ordinance granting the County authority to perform the project and to provide the service within the City's boundaries.

ORDINANCE NO. 2022-03

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 15 UTILITIES TO INCLUDE AN ADDITIONAL ARTICLE FOR EXPANSION OF PALM BEACH COUNTY'S WASTEWATER SYSTEM WITHIN THE CITY OF GREENACRES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres (the "City") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Palm Beach County has proposed expanding its wastewater utility system to real property within the City's municipal boundaries and surrounding, unincorporated real property generally located south of 10th Avenue North, east of Haverhill Road, west of Military Trail, and north of LWDD L-11 Canal ("Wastewater Expansion"); and

WHEREAS, the Wastewater Expansion shall be paid for by the benefitted real property owners through a special assessment to be assessed by Palm Beach County; and

WHEREAS, in accordance with Section 27-155 of the Palm Beach County Code of Ordinances, the City must pass an ordinance to request the Wastewater Expansion within the City's municipal boundaries, authorize Palm Beach County to be the service provider for said Expansion, and authorize Palm Beach County to fund said Expansion by special assessment; and

WHEREAS, due to the benefits obtained from utilizing wastewater systems, the City Council desires Palm Beach County to undertake the Wastewater Expansion, be the service provider for said Expansion, and to fund said Expansion by special assessment; and

WHEREAS, the City Council hereby finds that this Ordinance serves a public purpose and is in the best interest of the public health, safety and welfare.

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

Section 1. Findings. The foregoing recitals are hereby ratified and conformed as being true and correct and are hereby incorporated as findings of the City Council of the legislative intent of this ordinance.

Section 2. Chapter 15 Utilities of the City of Greenacres Code of Ordinances is hereby amended to add thereto a new Article IV Wastewater to read as follows (added language is underlined):

ARTICLE IV. - WASTEWATER

DIVISION 1. – GENERALLY

Secs. 15-81 - 15- 90- Reserved.

DIVISION 2. IMPROVEMENTS

Sec. 15-91. Authorization.

Palm Beach County is authorized to undertake wastewater improvement projects and to be the service provider for wastewater utilities within the boundaries of the City, as more specifically set forth in this Division.

Sec. 15-92. Assessments.

Projects undertaken pursuant to this Division may be funded by special assessments as determined by Palm Beach County and payable by the property owners within the improvement area, consistent with the Palm Beach County Code of Ordinances.

Sec. 15-94. Assistance.

In furtherance of the Projects identified in this Division, the City may provide financial or technical assistance. Any assistance to be provided by the City will be included in the Project details in Section 15-95.

Sec. 15-95. Projects.

Palm Beach County may undertake projects pursuant to this Division as identified in this Section.

(a) In the area south of 10th Avenue North, east of Haverhill Road, west of Military Trail, north of LWDD L-11 Canal, Palm Beach County is authorized to expand its wastewater system to include:

- 1) Installation of gravity sewer mains, manholes, service laterals, and related facilities.
- 2) If requested by Palm Beach County and approved by the City Manager or designee, technical assistance may be provided by the City to Palm Beach County. Other assistance may be authorized if requested by Palm Beach County and approved by Resolution of the City Council.

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 or 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. Inclusion in Code. It is the intention of the City Council that the provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Greenacres; 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 6. Effective Date. This Ordinance shall take effect upon adoption.

Passed on the first reading this 7th day of February, 2022.

PASSED AND ADOPTED on the second reading this 21st day of March, 2022.

Voted

Joel Flores
Mayor

Paula Bousquet
Deputy Mayor

Attest:

Quintella Moorer, CMC
City Clerk

John Tharp
Council Member, District I

Peter A. Noble
Council Member, District II

Judith Dugo
Council Member, District III

Jonathan G. Pearce
Council Member, District IV

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia
City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2021-21, ZTA-21-06**
Sidewalk/ROW

BACKGROUND

Sidewalk width has significant implications for streetscape design and the quality of the pedestrian environment. Sidewalks that are too narrow prevent pedestrians from moving safely and comfortably. Narrow sidewalks also make it difficult or impossible to provide important additional streetscape elements and pedestrian amenities. A wide sidewalk offers pedestrians enough space to walk at their chosen pace, stand, sit, socialize, or merely enjoy their surroundings. Wider sidewalks also offer more space for landscaping and amenities, making the streetscape more useful and attractive and also acting as a buffer between traffic and pedestrians.

In addition, quality sidewalks and public spaces promote walking, whether it is to connect to transit, to buy groceries at the corner store, or from parking a vehicle or bike. Increasing the amount that Greenacres' citizens walk can improve physical and emotional wellbeing, can reduce air pollution, and can reduce the number of vehicles competing for space on streets. A well-designed public realm can also promote a sense of community and improve social capital among residents, visitors, and businesses in neighborhoods across the county. Creating an environment in which people can sit, linger, and see and be seen sets the stage for the formation of strong social bonds and a dynamic community.

Further, sidewalks require a minimum width of 5.0 feet if set back from the curb or 6.0 feet if at the curb face to meet the minimum requirements for people with disabilities. Walking is a social activity. For any two people to walk together, 5.0 feet of space is the bare minimum. In some areas, such as near schools, sporting complexes, some parks, and many shopping districts, the minimum width for a sidewalk is 8.0 feet. Thus, any existing 4.0-foot-wide sidewalks (permitted as an AASHTO minimum) often force pedestrians into the roadway in order to talk or pass other walkers. Even children walking to school find that a 4.0-foot width is not adequate.

At the same time, we are seeking an increase of the right-of-way from forty feet (40') to forty-two feet (42'). This is necessary to ensure there is sufficient right-of-way when the sidewalk width is increase a foot on each side.

The Land Development Staff has reviewed these text amendments and is recommending approval. The Planning Commission reviewed this staff-initiated text amendment on December 15, 2021, and recommended approval by a vote of 4-0. The City Council approved this petition on first reading February 7, 2022 by a vote of 5-0.

ANALYSIS

Residential subdivisions shall provide sidewalks on both sides of all streets. Sidewalks shall be provided for at the time the subdivision is approved but shall be constructed in conjunction with the development of each adjacent lot and completed before a certificate of occupancy is issued. Per the proposed zoning text amendment, sidewalks shall be at least five (5) feet wide on all local streets and shall be constructed of concrete four (4) inches thick and six (6) inches thick over access points. Sidewalks on collector and arterial streets shall be constructed pursuant to Florida Department of Transportation requirements. This is in alignment with the trend that sidewalk widths are being expanded to allow more socializing, better mobility and creating a community feeling. Five feet sidewalks are the standard for West Palm Beach, Palm Beach County as well as other municipalities. In order to accommodate the additional sidewalk width, the right-of-way width would need to be increased by two feet (2') to a total of forty-two feet (42')

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-21 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-21-06 through the adoption of Ordinance 2021-21.

ORDINANCE NO. 2021-21

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING GREENACRES CODE OF ORDINANCE AT CHAPTER 12 - SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, ARTICLE III - IMPROVEMENTS AND DESIGN STANDARDS, SECTIONS 12-65 BY INCREASING THE WIDTH OF SIDEWALKS FROM FOUR FEET TO FIVE FEET; AMENDING GREENACRES CODE OF ORDINANCE AT CHAPTER 12 – SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, ARTICLE III IMPROVEMENTS AND DESIGN STANDARDS SECTION 12-67 (S) AND 12-67D TABLE BY INCREASING THE STREET RIGHT OF WAY WIDTH FROM FORTY (40) FEET TO FORTY-TWO (42) FEET; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such home rule power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Chapter 12, Article III, Section 16-25 addresses widths of sidewalks which are presently four (4) feet and Chapter 12, Article III, Section 16-27 addresses widths of street rights-of-way; and

WHEREAS, the City Engineer and Development and Neighborhood Services Director, after reviewing various documents, studies, and other related matters, concluded that the safety and functionality of the City’s residential sidewalks could be improved if sidewalks are widened to five (5’) feet; and

WHEREAS, by widening the City’s sidewalks from four (4) feet to five (5’) feet requires that the street right-of-way to be widened from forty (40) feet to forty-two (42) feet; and

WHEREAS, the City Council finds that this Ordinance is in the best interest of the citizens of the City of Greenacres and serves a valid public purpose.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

Ordinance No. 2021-21| Sidewalks/ROW

Page No. 2

GREENACRES, FLORIDA, THAT:

SECTION 1. Chapter 12 of the City of Greenacres Code of Ordinance is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by strikeout type):

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS**ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS****Sec. 12-65. - Sidewalks**

Residential subdivisions shall provide sidewalks on both sides of all streets. Sidewalks shall be provided for at the time the subdivision is approved but shall be constructed in conjunction with the development of each adjacent lot and completed before a certificate of occupancy is issued.

Sidewalks shall be at least ~~four (4)~~ five (5) feet wide on all local streets and shall be constructed of concrete ~~four (4)~~ inches thick and six (6) inches thick over access points. Sidewalks on collector and arterial streets shall be constructed pursuant to Florida Department of Transportation requirements. Bicycle/pedestrian paths shall be a minimum of six (6) feet wide and be constructed with a four (4) inch thick compacted base of lime rock or shell and surfaced with one and one-half (1½) inches of type III asphaltic concrete. Where bicycle/pedestrian paths cross access points they shall be constructed to the local street standards described.

SECTION 2. Chapter 12 of the City of Greenacres Code of Ordinance is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by strikeout type):

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS**ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS****Sec. 12-67. – Streets and parking areas**

Table 12-676(d): Street Right-Of-Way

Ordinance No. 2021-21| Sidewalks/ROW

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Table 12-676(d): Street Right-Of-Way	
Street Type	Right-of-Way Width
Arterial	120 feet
Collector	80 feet
Local (Public)	50 feet
Local (Private)	40 feet <u>42 feet</u>
Marginal access	40 feet <u>42 feet</u>
Cul-de-sac	116-foot diameter
Alley	20 feet

SECTION 3. Chapter 12 of the City of Greenacres Code of Ordinance is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by strikeout type):

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS**ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS****Sec. 12-67(s). – Streets and parking areas**

(s) *Local street design* sections shall be as follows or shall be an alternative design which provides an equivalent degree of safety and long term performance as approved by the planning and engineering director.

(1) *For public local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, and two (2) grass swales of at least eleven (11) feet wide each.

(2) *For private local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, two (2) valley gutters of two (2) wide each, and two (2) grass swales of at least four (4) wide each. The valley gutter is to be placed between the swale and the edge of pavement.

SECTION 4. **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 5. 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 the 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 the 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 should be held inapplicable to any person, group of persons, property, kind of property, circumstances, set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 6. Inclusion in Code. It is the intention of the City Council, entered as heretofore 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 7. Effective Date. The provisions of this Ordinance shall become effective five (5) days after it is adopted.

(Remaining page is intentionally left blank)

Ordinance No. 2021-21| Sidewalks/ROW

Page No. 5

Passed on the first reading this 7th day of February 2022.

PASSED AND ADOPTED on the second reading this 21st day of March, 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ZTA-21-06 (Ordinance 2021-21)

Revised: 12/16/2021

Date: October 28, 2021

2/7/2022



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Ordinance 2021-21: ZTA-21-06 Right-of-Way (ROW) Engineering Standards

Second Reading: A City-initiated request for a text amendment that will increase the width requirements for sidewalks from four (4) feet to five (5) feet and to increase the required right-of-way width for local roadway design from forty (40) feet to forty-two (42) feet.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

Originating Department: Planning & Engineering Project Manager _____ Caryn Gardner-Young, Zoning Administrator	Reviewed By: Director of Planning & Engineering _____ Kara L. Irwin-Ferris, AICP
Approved By: City Manager _____ Andrea McCue	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Dates: 12/2/21; 3/10/2022 Paper: The Lake Worth Herald Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: _____
Attachments: <ul style="list-style-type: none"> Ordinance 2021-21 	City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____

I. Executive Summary

Sidewalk width has significant implications for streetscape design and the quality of the pedestrian environment. Sidewalks that are too narrow prevent pedestrians from moving safely and comfortably. Narrow sidewalks also make it difficult or impossible to provide important additional streetscape elements and pedestrian amenities. A wide sidewalk offers pedestrians enough space to walk at their chosen pace, stand, sit, socialize, or merely enjoy their surroundings. Wider sidewalks also offer more space for landscaping and amenities, making the streetscape more useful and attractive and also acting as a buffer between traffic and pedestrians.

In addition, quality sidewalks and public spaces promote walking, whether it is to connect to transit, to buy groceries at the corner store, or from parking a vehicle or bike. Increasing the amount that Greenacres' citizens walk can improve physical and emotional wellbeing, can reduce air pollution, and can reduce the number of vehicles competing for space on streets. A well-designed public realm can also promote a sense of community and improve social capital among residents, visitors, and businesses in neighborhoods across the county. Creating an environment in which people can sit, linger, and see and be seen sets the stage for the formation of strong social bonds and a dynamic community.

Further, sidewalks require a minimum width of 5.0 feet if set back from the curb or 6.0 feet if at the curb face to meet the minimum requirements for people with disabilities. Walking is a social activity. For any two people to walk together, 5.0 feet of space is the bare minimum. In some areas, such as near schools, sporting complexes, some parks, and many shopping districts, the minimum width for a sidewalk is 8.0 feet. Thus, any existing 4.0-foot-wide sidewalks (permitted as an AASHTO minimum) often force pedestrians into the roadway in order to talk. Even children walking to school find that a 4.0- foot width is not adequate.

With the change in sidewalk widths, the right-of-way requirements would need to be changed to accommodate the additional two feet being required. Thus, staff is proposing to increase street widths from forty (40) feet to forty-two (42) feet.

II. Proposed Zoning Text Amendments:

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Items which are proposed for deletion are in **~~Strike-Through~~**, items proposed for addition are in **Single Underline**.

Proposed Change #1

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-65. - Sidewalks

Residential subdivisions shall provide sidewalks on both sides of all streets. Sidewalks shall be provided for at the time the subdivision is approved, but shall be constructed in conjunction with the development of each adjacent lot and completed before a certificate of occupancy is issued.

Sidewalks shall be at least ~~four (4)~~ five (5) feet wide on all local streets and shall be constructed of concrete four (4) inches thick and six (6) inches thick over access points. Sidewalks on collector and arterial streets shall be constructed pursuant to Florida Department of Transportation requirements. Bicycle/pedestrian paths shall be a minimum of six (6) feet wide and be constructed with a four (4) inch thick compacted base of lime rock or shell and surfaced with one and one-half (1½) inches of type III asphaltic concrete. Where bicycle/pedestrian paths cross access points they shall be constructed to the local street standards described.

Proposed Change #2

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-67. – Streets and parking areas

Table 12-~~67~~6(d): Street Right-Of-Way

Table 12- 67 <u>6</u> (d): Street Right-Of-Way	
Street Type	Right-of-Way Width
Arterial	120 feet
Collector	80 feet
Local (Public)	50 feet
Local (Private)	40 feet <u>42 feet</u>
Marginal access	40 feet <u>42 feet</u>
Cul-de-sac	116-foot diameter
Alley	20 feet

Proposed Change #3

CHAPTER 12, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

ARTICLE III- IMPROVEMENTS AND DESIGN STANDARDS

Sec. 12-67 – Streets and parking areas

(s) *Local street design* sections shall be as follows or shall be an alternative design which provides an equivalent degree of safety and long-term performance as approved by the ~~planning and engineering~~ development and neighborhood services director.

(1) *For public local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, and two (2) grass swales of at least eleven (11) feet wide each.

(2) *For private local streets:* Two (2) sidewalks of ~~four (4)~~ five (5) feet wide each, two (2) travel lanes of ten (10) feet wide each, two (2) valley gutters of two (2) wide each, and two (2) grass swales of at least four (4) wide each. The valley gutter is to be placed between the swale and the edge of pavement.

III. 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 encourage multi-modal transportation and promote walking and a sense of community. Creating an environment in which people can sit, linger, and see and be seen sets the stage for the formation of strong social bonds and a dynamic community. Further wider sidewalks will assist with sidewalk requirements for people with disabilities. By widening the sidewalk width, we also need to widen the right-of-way width.

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.

IV. Staff Recommendation:

The Land Development Staff met on November 12, 2021 to discuss the proposed amendment. The following were the responses from the LDS members:

Planning and Engineering Dept.:	No objections
Building Department:	No objections
Fire Rescue Department:	No objections
Public Works Department:	No objections
PBSO District 16:	No objections

Approval of ZTA- 21-06 through the adoption of Ordinance 2021-21.

PLANNING COMMISSION – December 15, 2021

The Planning Commission on a motion made by Commissioner Hayes and seconded by Commissioner Roberts by a vote of four (4) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-06** as presented by staff.

CITY COUNCIL ACTION First Reading – February 7, 2022

The City Council on a motion made by Councilmember Pearce and seconded by Councilmember Noble, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-06** (Sidewalk/ROW) on first reading as presented by staff.

CITY COUNCIL ACTION Adoption Hearing – March 21, 2022



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2021-22, ZTA-21-05**

Mixed Use Development - Office

BACKGROUND

The proposed zoning text amendment is a city-initiated request to amend the Mixed Use Development – Office (MXD-O) zoning district language. The existing district is located exclusively along South Jog Road from just south of the intersection with 10th Avenue North to the west side of South Jog Road and Dodd Road. The current district does not allow stand-alone residential use, only the mixture of residential with professional office and financial type uses. The City has had discussions with non-residential real estate marketing firms representing property owners within the district that have complained about the strict regulations for professional office, medical office, and financial institution uses combined with Residential. The complaint is that there is not a market for medical office along South Jog Road, as supported by the district. Medical Office uses have been developing along State Road 7, which is in close proximity to Wellington Regional Medical Center, which draws medical users to the area.

The community serving retail will allow for more uses to encourage the development of mixed-use by providing support uses for residential and office uses within the corridor. Due to recent changes in the market related to Covid, many employers are allowing employees to work from home and the demand for new office has declined.

All development under the MXD-O district must be exclusively nonresidential or must be a combination of residential and nonresidential components. For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed. A sliding scale is used to allow greater density and intensity as the size of the project site increases.

In 2014, the code was amended by application to remove specific non-residential uses from the zoning district, to not permit exclusively residential projects, and to amend the density requirements to address the existing small lot sizes in the existing zoning district.

The most recently approved project in the zoning district, Santa Catalina SP-15-04, was approved to build 14,450 square feet of office and 29 townhome units on 4.97 acres. To date,

all residential units have been issued Certificates of Occupancy (CO), but the office use has not been built.

The Land Development Staff has reviewed these text amendments and is recommending approval. The Planning Commission reviewed this staff-initiated text amendment on December 15, 2021, and recommended approval by a vote of 4-0. The City Council approved this petition on first reading February 7, 2022 by a vote of 5-0.

ANALYSIS

City staff initiated this code change after discussions with marketing and real estate professionals trying to develop projects with the existing zoning district. After reviewing the City's current standards, staff determined that there was a need to revise district regulations to include community serving commercial uses, including retail, personal services, and restaurants. Staff included more allowable uses to maintain the City's commitment to encouraging economic viability of the area.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-22 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-21-05 through the adoption of Ordinance 2021-22.

ORDINANCE NO. 2021-22

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ARTICLE III DISTRICT REGULATIONS, DIVISION 15 MIXED USE DEVELOPMENT-OFFICE, SECTIONS 16-558 THROUGH 16-563; TO ALIGN THE ALLOWABLE USES WITH THE PURPOSE AND INTENT OF THE MXD-O ZONING DISTRICT; 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 III, District Regulations; and

WHEREAS, it has been determined, in accordance with the Land Development Staff Report and Recommendation, "Exhibit A" dated December 8, 2021 (attached), that certain amendments to the City's zoning regulations are appropriate; and

WHEREAS, the Planning Commission on December 15, 2021, held a duly advertised public hearing and recommended approval of ZTA-21-05 and adoption of Ordinance 2021-22 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 III 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 THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The Zoning Code of the City of Greenacres is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by ~~strikeout type~~):

CHAPTER 16, ARTICLE III- DISTRICT REGULATIONS

DIVISION 15. – MIXED USE DEVELOPMENT-OFFICE (MXD-O)

* * * * *

Sec. 16-558. - Purpose and intent.

The mixed use development-office (MXD-O) district is intended to provide opportunities for a mixed use activity district that will accommodate a variety of residential housing types and densities, ~~and professional office uses, and community serving retail and restaurants~~ to be located within close proximity to each other. This district will be located only along major roadways, and will provide a transitional buffer between ~~commercial~~ and residential land uses. This district recognizes that all requested uses will be integrated both vertically and horizontally throughout the entire site.

Sec. 16-559. - Permitted and conditional uses.

The permitted principal uses and structures in the mixed development district MXD-O are as follows:

- (1) —~~[Reserved.]~~ Service establishments including barber shops, beauty shops, shoe repair, pharmacy without drive-thru, dry cleaning pickup stations and laundromats.
- (2) —~~[Reserved.]~~ Retail outlets, including bookstores, card and gift shops, hardware stores, arts and craft stores, television and radio, including repair incidental to sales, jewelry stores, including watch repair but not pawnshop, clothing stores, shoe stores and camera shops and supplies, including repair incidental to sales.
- (3) Townhouse development, subject to the provisions of section 16-856 et seq.
- (4) Cluster development, subject to the provisions of section 16-836 et seq.
- (5) Multi-family dwellings.
- (6) Apartment projects, subject to the provisions of section 16-871 et seq.
- (7) Publicly owned and operated parks and recreation areas.
- (8) Professional offices and services, which include travel agencies.
- (9) Medical and dental offices, subject to the requirements of section 16-764.
- (10) Business offices and services.
- (11) Financial, insurance and real estate offices.
- (12) ~~Travel agencies~~ Antique and florist shops.
- (13) Banks and financial institutions without drive-in facilities.

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Page No. 3

- (14) —~~[Reserved.]~~ Food services, including restaurants and carry-out restaurant, delicatessen, ice cream parlors and similar food establishments, but not drive-in restaurants.

Sec. 16-560. - Accessory uses.

The permitted accessory uses and structures in the MXD-O mixed use development district are as follows:

- (1) Uses, buildings and structures which:
 - a. Shall be customarily accessory and clearly incidental and subordinate to permitted or special exception uses and structures.
 - b. Shall be located on the same lot as the permitted or special exception principal use or structure.
 - c. Shall not involve operations or structures not in keeping with the purpose and intent of the zoning district that such use or structure is located in.
 - d. Shall not be rented or used as a separate dwelling unit.
- (2) Private gardens and nurseries, garages, swimming pools, tool houses and garden sheds, children's play areas and play equipment and the like subject to the provisions of (1) above.
- (3) Home occupations subject to the provisions of (1) above and section 16-740 et seq. regarding home occupations.
- (4) ~~[Reserved.]~~

Sec. 16-561. - Special exceptions.

The special exceptions in the MXD-O mixed use development district which are subject to the provisions of section 16-171 et seq. are as follows:

- (1) Government services, including accessory buildings and structures. The public need for the particular facility in the proposed location must be clearly demonstrated by the applicant to the satisfaction of the city council.
- (2) ~~[Reserved.] Off-street parking lots in association with other permitted uses and special exceptions in this district:~~
 - a. ~~The applicant shall demonstrate that it is not feasible to physically locate all of the required off-street parking on the same parcel of land as the primary use.~~
 - b. ~~Required handicapped parking spaces shall not be located in an off-site parking facility. Off-site parking shall not account for more than thirty (30) percent of the required number of parking spaces when its location is not contiguous to the use it is intended to serve.~~
 - c. ~~Off-site parking shall not be located further than two hundred fifty (250) feet from the use it is intended to serve, as measured by the shortest distance between the two (2) closest property lines, and must be located on the same side of the street as the use it is intended to serve.~~

Ordinance No. 20221-2222| MXD-O

Page No. 4

~~d. There shall be no parking of recreational vehicles and/or boats for periods longer than twenty-four (24) hours.~~

~~e. There shall be no sales, sales displays or other service activities of any kind.~~

Sec. 16-562. - Prohibited uses and structures.

The prohibited uses and structures in the MXD-O mixed use development district are as follows:

- (1) Any use, accessory use or component of use or structure not specifically or by reasonable implication permitted herein or permissible by special exception.
- (2) All outdoor storage and display of commercial goods and materials.
- (3) Mobile homes.
- (4) Adult entertainment establishments.

Sec. 16-563. - Maximum residential density and commercial intensity.

The intent of the MXD-O district is to provide an incremental scale of development options based on acreage. This district recognizes that it is in the best interest of the city and sound planning principles to provide incentives to encourage consolidation of smaller parcels. The maximum residential density and commercial intensity in the MXD-O mixed development district shall be based on the following minimum lot sizes:

Development Area	Residential Density	Nonresidential Lot Coverage/FAR
1—2.99 acres	4 dwelling units/acre	22% lot coverage/0.25 FAR
3—3.99 acres	5 dwelling units/acre	26% lot coverage/0.30 FAR
Greater than 4 acres	6 dwelling units/acre	30% lot coverage/0.35 FAR

All development under the MXD-O district must be exclusively nonresidential (i.e. "commercial only") or must be a combination of residential and nonresidential components (i.e. "mixed use"). For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed. Community serving commercial uses are permitted within the non-residential portion of the project, provided restaurant uses are limited to NMT 50% of gross floor area.

[Sections 16-564 and 16-572 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 the 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 the 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, 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 _____ day of February, 2022.

PASSED AND ADOPTED on the second reading this _____ day of March, 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ZTA-21-05 (Ordinance 2021-22)
Exhibit "A"
Date: December 8, 2021

Revised: 12/15/2021
02/07/2022



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Ordinance 2021-22: ZTA-21-05 – Mixed Use Development - Office Zoning District

Second Reading and Adoption: A City-initiated text amendment to the Zoning Code in order to add community serving retail and food service uses to the mixed-use development – office district to expand the opportunities for development along the mixed use development – office district along South Jog Road.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

Originating Department:

Planning & Engineering

Project Manager

Kara Ferris

Reviewed By:

Director of Planning & Engineering

Kara L. Irwin-Ferris, AICP

Approved By:

City Manager

Andrea McCue

Public Notice:

☒ Required

☐ Not Required

PC Dates: 12/2/2021, 03/10/2022

Papers LWH

Mailing:

☐ Required

☒ Not Required

Notice Distance: _____

Attachments:

- Ordinance 2021-22

City Council Action:

☐ Approval

☐ Approve with conditions

☐ Denial

☐ Continued to: _____

I. Executive Summary

The proposed zoning text amendment is a city-initiated request to amend the Mixed Use Development – Office (MXD-O) zoning district language. The existing district is located exclusively along South Jog Road from just south of the intersection with 10th Avenue North to the west side of South Jog Rad and Dodd Road. The current district does not allow stand-alone residential use, only the mixture of residential with professional office and financial type uses. The City has had discussions with non-residential real estate marketing firms representing property owners within the district that have complained about the strict regulations for professional office, medical office, and financial institution uses combined with Residential. The complaint is that there is not a market for medical office along South Jog Road, as supported by the district. Medical Office uses have been developing along State Road 7, which is in close proximity to Wellington Regional Medical Center, which draws medical users to the area.

The community serving retail will allow for more uses to encourage the development of mixed-use by providing support uses for residential and office uses within the corridor. Due to recent changes in the market related to Covid, many employers are allowing employees to work from home and the demand for new office has declined.

There are currently three (3) vacant lots in the district and multiple opportunities for redevelopment.

II. Background

Background:

All development under the MXD-O district must be exclusively nonresidential or must be a combination of residential and nonresidential components. For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed. A sliding scale is used to allow greater density and intensity as the size of the project site increases.

In 2014, the code was amended by application to remove specific non-residential uses from the zoning district, to not permit exclusively residential projects, and to amend the density requirements to address the existing small lot sizes in the existing zoning district.

The most recently approved project in the zoning district, Santa Catalina SP-15-04, was approved to build 14,450 square feet of office and 29 townhome units on 4.97 acres. To date, all residential units have been issued Certificates of Occupancy (CO), but the office use has not been built.

III. Proposed Zoning Code Amendments:

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

Proposed Change #1

DIVISION 15. - MIXED USE DEVELOPMENT-OFFICE (MXD-O)

Sec. 16-558. - Purpose and intent.

The mixed use development-office (MXD-O) district is intended to provide opportunities for a mixed use activity district that will accommodate a variety of residential housing types and densities, ~~and professional office uses, and community serving retail and restaurants~~ to be located within close proximity to each other. This district will be located only along major roadways, and will provide a transitional buffer between ~~commercial and~~ residential land uses. This district recognizes that all requested uses will be integrated both vertically and horizontally throughout the entire site.

Sec. 16-559. - Permitted and conditional uses.

The permitted principal uses and structures in the mixed development district MXD-O are as follows:

- (1) —~~[Reserved.]~~ Service establishments including barber shops, beauty shops, shoe repair, dry cleaning pickup stations and laundromats.
- (2) —~~[Reserved.]~~ Retail outlets, including bookstores, card and gift shops, hardware stores, arts and craft stores, television and radio, including repair incidental to sales, jewelry stores, including watch repair but not pawnshop, clothing stores, shoe stores and camera shops and supplies, including repair incidental to sales.
- (3) Townhouse development, subject to the provisions of section 16-856 et seq.
- (4) Cluster development, subject to the provisions of section 16-836 et seq.
- (5) Multi-family dwellings.
- (6) Apartment projects, subject to the provisions of section 16-871 et seq.
- (7) Publicly owned and operated parks and recreation areas.
- (8) Professional offices and services, which include travel agencies.
- (9) Medical and dental offices, subject to the requirements of section 16-764.
- (10) Business offices and services.
- (11) Financial, insurance and real estate offices.
- (12) ~~Travel agencies~~ Antique and florist shops.
- (13) Banks and financial institutions without drive-in facilities.
- (14) —~~[Reserved.]~~ Food services, including restaurants and carry-out restaurant, delicatessen, ice cream parlors and similar food establishments, but not drive-in restaurants.

Sec. 16-560. - Accessory uses.

The permitted accessory uses and structures in the MXD-O mixed use development district are as follows:

- (1) Uses, buildings and structures which:
 - a. Shall be customarily accessory and clearly incidental and subordinate to permitted or special exception uses and structures.
 - b. Shall be located on the same lot as the permitted or special exception principal use or structure.
 - c. Shall not involve operations or structures not in keeping with the purpose and intent of the zoning district that such use or structure is located in.
 - d. Shall not be rented or used as a separate dwelling unit.
- (2) Private gardens and nurseries, garages, swimming pools, tool houses and garden sheds, children's play areas and play equipment and the like subject to the provisions of (1) above.
- (3) Home occupations subject to the provisions of (1) above and section 16-740 et seq. regarding home occupations.
- (4) [Reserved.]

Sec. 16-561. - Special exceptions.

The special exceptions in the MXD-O mixed use development district which are subject to the provisions of section 16-171 et seq. are as follows:

- (1) Government services, including accessory buildings and structures. The public need for the particular facility in the proposed location must be clearly demonstrated by the applicant to the satisfaction of the city council.
- (2) ~~[Reserved.] Off-street parking lots in association with other permitted uses and special exceptions in this district:~~
 - a. ~~The applicant shall demonstrate that it is not feasible to physically locate all of the required off street parking on the same parcel of land as the primary use.~~
 - b. ~~Required handicapped parking spaces shall not be located in an off site parking facility. Off-site parking shall not account for more than thirty (30) percent of the required number of parking spaces when its location is not contiguous to the use it is intended to serve.~~
 - c. ~~Off site parking shall not be located further than two hundred fifty (250) feet from the use it is intended to serve, as measured by the shortest distance between the two (2) closest property lines, and must be located on the same side of the street as the use it is intended to serve.~~
 - d. ~~There shall be no parking of recreational vehicles and/or boats for periods longer than twenty four (24) hours.~~
 - e. ~~There shall be no sales, sales displays or other service activities of any kind.~~

Sec. 16-562. - Prohibited uses and structures.

The prohibited uses and structures in the MXD-O mixed use development district are as follows:

- (1) Any use, accessory use or component of use or structure not specifically or by reasonable implication permitted herein or permissible by special exception.
- (2) All outdoor storage and display of commercial goods and materials.
- (3) Mobile homes.
- (4) Adult entertainment establishments.

Sec. 16-563. - Maximum residential density and commercial intensity.

The intent of the MXD-O district is to provide an incremental scale of development options based on acreage. This district recognizes that it is in the best interest of the city and sound planning principles to provide incentives to encourage consolidation of smaller parcels. The maximum residential density and commercial intensity in the MXD-O mixed development district shall be based on the following minimum lot sizes:

Development Area	Residential Density	Nonresidential Lot Coverage/FAR
1—2.99 acres	4 dwelling units/acre	22% lot coverage/0.25 FAR
3—3.99 acres	5 dwelling units/acre	26% lot coverage/0.30 FAR
Greater than 4 acres	6 dwelling units/acre	30% lot coverage/0.35 FAR

All development under the MXD-O district must be exclusively nonresidential (i.e. "commercial only") or must be a combination of residential and nonresidential components (i.e. "mixed use"). For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed. Community serving commercial uses are permitted within the non-residential portion of the project, provided restaurant uses are limited to NMT 50% of gross floor area.

Sec. 16-564. - Minimum lot requirements.

The minimum lot requirements in the mixed use development office (MXD-O) district is as follows:

- a. *Width:* One hundred (100) feet.
- b. *Area:* One (1) acre (forty-three thousand five hundred sixty (43,560) square feet.

Sec. 16-565. - Minimum yard and building separation requirements.

- (1) The overall minimum yard requirements in the mixed use development MXD-O district are as follows:

	Residential Only	Commercial Only	Mixed Use
Front	25 feet minimum 95 feet maximum	25 feet minimum 95 feet maximum	25 feet minimum 95 feet maximum
Rear	25 feet	As set forth in section 16-572	25 feet
Side, Interior	10 feet	10 feet	10 feet
Side, Corner	15 feet	15 feet	15 feet

- (2) The distance between any two (2) multi-family buildings shall be twenty (20) feet for one-story buildings; twenty-five (25) feet for two-story buildings and thirty (30) feet for three-story buildings.

Sec. 16-566. - Maximum height of structures.

The maximum height of structures in the MXD-O mixed use development district is thirty-five (35) feet and limited to three (3) stories.

The maximum height of other permitted or permissible use[s] and structures shall be subject to staff review and determination on the basis of good planning and design. In no case shall any building or structure exceed thirty-five (35) feet in height.

Sec. 16-567. - Minimum living area.

The minimum required living area in the mixed use development MXD-O district is as follows:

- (1) One-bedroom (square feet)750
- (2) Two-bedroom (square feet)900
- (3) Three-bedroom (square feet)1,000

Sec. 16-568. - Building and site design.

The building and site design requirements in the mixed use development office district are as follows:

- (1) Building design shall be provided in accordance with section 16-51 et seq.
- (2) All buildings proposed as part of a development within an MXD-O development shall be constructed in a similar architectural style and using similar materials. Architectural

details shall be included addressing window and wall treatments, articulated roof lines, other architectural details as deemed appropriate by the department.

- (3) No entrance doors for any residential apartment units will face any public right-of-way.
- (4) Flat roofs are strictly prohibited.
- (5) Mechanical equipment or other utility features on roof, ground or buildings shall be screened from view with material harmonious with the building or shall be so located as not to be visible from any adjacent property.
- (6) So that the majority of the on-site parking ends up in the rear of the site, the building located closest to the major street frontage shall be oriented with its long dimension side parallel with the major street or otherwise oriented so that parking and vehicle circulation occupy no more than forty (40) percent of the frontage width of the site.
- (7) At least fifty (50) percent of the parking spaces shall be located further back on the site than the front wall of the building facing the major street.

Sec. 16-569. - Sign regulations.

The regulations regarding signs in the mixed use development-office district are in article VI, div. 4, sign standards.

Sec. 16-570. - Parking regulations.

The parking regulations in the mixed development districts is as follows:

- (1) Compact parking spaces:
 - a. Limited to a maximum of ten (10) percent of the aggregate parking spaces provided.
 - b. The dimensions of compact stalls are defined within subsection 16-1337(5).
 - c. Developer shall provide a plan showing how such spaces will be regulated and controlled.
- (2) Off-street parking shall be provided in accordance with subsection 16-1331.
- (3) Parking area lighting units shall be provided in accordance with subsection 16-1335(15).
- (4) Commercial service and delivery vehicle drop-off areas shall be screened from street view and adjacent residential uses so that no such operation is visible.
- (5) Shared parking may be utilized subject to the provisions of subsection 16-1335(20).

Sec. 16-571. - Landscaping and screening.

The landscaping and screening requirements set forth in section 16-1286 et seq. shall apply throughout the mixed development district with the following exceptions:

- (1) One (1) tree at a minimum of twelve (12) feet in height shall be provided for each twenty (20) lineal feet within any perimeter landscaping strip which abuts a residential zoning district or existing residential development.

- (2) All required perimeter landscaping strips shall be a minimum width of twenty (20) feet where adjacent to a major roadway, fifteen (15) feet where adjacent to a minor roadway and in the rear, and seven (7) feet on the sides and elsewhere.
- (3) Adjacent sites shall be designed with a similar compatible palette or landscape materials in the front landscape buffer.

Sec. 16-572. - Supplemental standards for nonresidential projects.

The following requirements must be met for projects featuring only nonresidential uses (i.e. projects without a residential component):

- (1) The minimum rear setback shall be one hundred (100) feet or twenty-five (25) percent of the site depth, whichever is less, when adjacent to a residential zoning district or existing residential development and twenty-five (25) feet in all other cases.
- (2) A six-foot high masonry wall shall be provided as part of the landscape buffer along all sides adjacent to residential zoning districts or existing residential development.

IV. Staff Analysis:

City staff initiated this code change after discussions with marketing and real estate professionals trying to develop projects with the existing zoning district. After reviewing the City's current standards, staff determined that there was a need to revise district regulations to include community serving commercial uses, including retail, personal services, and restaurants. Staff included more allowable uses to maintain the City's commitment to encouraging economic viability of the area.

Land Development Staff Comments:

The petition was reviewed by the Land Development Staff on November 18, 2021 and recommended for approval.

Planning and Engineering Department:	No objections
Building Department:	No objections
Fire Rescue Department:	No objections
Public Works Department:	No objections
PBSO District #16	No objections

V. Zoning Text Amendment Criteria:

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

The proposed change is needed to permit the development of vacant and entitled property within the existing zoning district. The previous regulations were too restrictive for parcels located along South Jog Road.

- 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.

VI. Staff Recommendation:

Approval of ZTA-21-05.

PLANNING COMMISSION RECOMMENDATION – December 15, 2021

The Planning Commission on a motion made by Commissioner Edmundson and seconded by Commissioner Robarts, by a vote of four (4) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-05** (*Mixed Use Development-Office*) as presented by staff.

CITY COUNCIL ACTION First Reading – February 7, 2022

The City Council on a motion made by Councilmember Bousquet and seconded by Deputy Mayor Tharp, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-05** (*Mixed Use Development-Office*) on first reading as presented by staff.

CITY COUNCIL ACTION Adoption Hearing –



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: Ordinance 2022-04, ZTA-22-04
Yards

BACKGROUND

A City-initiated text amendment to the Zoning Code in order to address allowable structures in the setback and accessory structures within residential zoning districts.

The yards criteria was adopted in 1966. Since that time, there have been three (3) amendments; Ordinance 1995-01, Ordinance 2010-09, and most recently Ordinance 2019-03. The proposed amendments will address architectural and mechanical features that project or are placed in the setback. This includes generators, which due to effects of a hurricane, are being installed on many single-family lots. The city has been applying the codes used for air conditioners, trellis features, etc., but is currently addressing them specifically within the code. In addition, the city is addressing accessory structures on large lots within the city. Previously, the code was changed to address large lot zoning districts that have more area to accommodate larger accessory structures. Currently, staff is proposing to increase the square footage to allow for accessory structure at a ratio consistent with smaller single-family lots.

The Development Review Committee has reviewed these text amendments and is recommending approval. The Planning and Zoning Board of Appeals reviewed this staff-initiated text amendment on March 10, 2022, and recommended approval by a vote of 5-0.

ANALYSIS

A City-initiated request to amend the City's Zoning Code to provide for amendments to address issues with current Yard regulations. The Code is being amended to address accessory unit structures within larger lots in the City where the existing regulations are not adequate due to the size of the lot. In addition, the Code is being updated to address mechanical, architectural, and structural appurtenances within the setbacks, especially generators for single-family homes.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-04 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-22-04 through the adoption of Ordinance 2022-04.

ZTA-22-04 (Ord. 2022-04)
 Exhibit "A"
 Date: February 14, 2022

Revised: 02/24/2022



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Zoning Text Amendment – Yards

First Reading: A City-initiated text amendment to the Zoning Code in order to address allowable structures in the setback and accessory structures within residential zoning districts.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☐ Public Hearing

Originating Department:

Planning & Engineering

Project Manager

 Kara L. Irwin-Ferris, AICP

Reviewed By:

Director of Planning & Engineering

 Kara L. Irwin-Ferris, AICP

Approved By:

City Manager

 Andrea McCue

Public Notice:

☒ Required

☐ Not Required

Dates: 2/10/22

Papers: Lake Worth Herald

Mailing

☐ Required

☒ Not Required

Notice Distance: _____

Attachments:

City Council Action:

☐ Approval

☐ Approve with conditions

☐ Denial

☐ Continued to: _____

I. Executive Summary

A City-initiated request to amend the City's Zoning Code to provide for amendments to address issues with current Yard regulations. The Code is being amended to address accessory unit structures within larger lots in the City where the existing regulations are not adequate due to the size of the lot. In addition, the Code is being updated to address mechanical, architectural, and structural appurtenances within the setbacks, especially generators for single-family homes.

II. Background

The yards criteria was adopted in 1966. Since that time, there have been three (3) amendments; Ordinance 1995-01, Ordinance 2010-09, and most recently Ordinance 2019-03. The proposed amendment will address architectural and mechanical features that project or are placed in the setback. This includes generators, which due to effects of a hurricane, are being installed on many single-family lots. The city has been applying the codes used for air conditioners, trellis features, etc., but is currently addressing them specifically within the code. In addition, the City is addressing accessory structures on large lots within the city. Previously, the code was changed to address large lot zoning districts that have more area to accommodate larger accessory structures. Currently, staff is proposing to increase the square footage allowed for accessory structure at a ratio consistent with smaller single family lots, as opposed to the current maximum for smaller single-family lots of 600 square feet.

III. Proposed Zoning Code Amendments:

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

Proposed Change #1

Sec. 16-630. Yards.

- (a) *Projecting architectural and anchored mechanical features.* The space in any required yard shall be open and unobstructed except for the ordinary architectural projections of windowsills, belt course, cornices, eaves and other architectural features provided that such features shall not project more than four (4) feet into any required yard.

(1) The following structures, projections and improvements may be allowed within the required setbacks for single family residential properties located in the residential zoning districts.

- a. Arbors and trellises less than ten (10) feet in height, subject to a minimum three (3) feet setback in the rear yard.
- b. Balconies with support structures projecting a maximum of four (4) feet into the rear yard setback.

- c. Bay windows projecting a maximum of three feet into a rear yard setback, measured at the point at which the face of the building or structure touches the ground.
 - d. Chimneys projecting a maximum of three feet into a rear yard setback.
 - e. Fountains, subject to a minimum three (3) feet setback in the rear yard.
 - f. Heating, ventilation and air conditioning units, including compressors and condensers in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
 - g. Pool equipment, pumps, heating units and related mechanical equipment in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
 - h. Permanent standby generators consistent with the building, electrical and manufacturer's installation and maintenance requirements in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided on single family lots with a 7.5 foot side yard setback. Visual screening from the adjacent property shall be provided on single family residential lots with a 5.0 foot side yard setback where space is available and safety permits installation of plant materials. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
 - i. Moveable Recreational equipment and structures in the rear yard setback, subject to a minimum three (3) feet setback in the rear yard.
 - j. Sculptures and other similar objects of art in the rear yard, subject to a three (3) feet minimum.
 - k. Landscape planted in the ground or in planters in the rear and side yard.
 - l. Basketball goals provided there is a minimum of three foot setback from the rear and side property lines, and a minimum of ten (10) foot setback from the front and side street property lines.
 - m. Utility, Electric and Gas, cable and similar transmission lines, distribution lines, meters and associated structures.
- (b) *Porches.* A porch open on only one (1) side and having a roof shall be considered a part of the building for the determination of lot coverage and zoning setbacks.
- (c) *Pools, terraces, and patios/decks.* A pool, terrace or patio/deck shall not be considered in the determination of yard sizes or lot coverage provided that such area is unroofed and without walls or parapets or other forms of enclosure. Such areas shall not project into any yard to a point closer than five (5) feet from any lot line. In no instance shall there be less than five (5) feet of pervious area sodded or otherwise landscaped with plant material between the pool, terrace or patio/deck and the property line(s). However, when located within a zero lot line development a patio may extend up to the subject property's zero side property line provided a six-foot high solid opaque fence and/or wall is constructed on the zero lot line and it does not conflict with a previously approved development order.

Townhouse developments with approved site plans providing specific yard requirements are exempt from this sub-section.

- (d) *Fire escapes and stairways.* Fire escapes and outside stairways shall not project into any front or side yard setback nor more than five (5) feet into any rear yard setback.
- (e) *Residential Accessory buildings.* Accessory buildings, structures or uses shall be compatible with the principal building and shall not be established prior to the completion of the construction of a principal building. Buildings, structures or uses accessory to dwelling units or a principal use must observe the following standards:
 - (1) A maximum of two (2) detached accessory buildings shall be permitted on any residential lot and in total shall not exceed the size established in subsection 16-630(e)(5).
 - (2) No detached accessory building, structure or use shall be erected within the front and side yards of the zoning lot.
 - (3) No accessory building, structure or use shall encroach on a drainage or utility easement. Accessory buildings shall be located completely within the rear yard and shall be located not less than five (5) feet from the property line.
 - (4) No detached accessory building, structure or use shall exceed a height of fifteen (15) feet.
 - (5) An accessory building, structure or use shall be no greater than two hundred (200) square feet. Single-family lots which do not have attached garages are exempted from the above two hundred-square foot maximum and shall be allowed to construct up to a maximum six hundred (600) square feet of detached garage structure within all residential zoning districts except Agricultural Residential (AR), Residential Low—1 (RL-1) and Residential Estate (RE).
 - (6) No detached accessory building, structure or use shall be erected, altered or moved within five (5) feet of the nearest wall of an accessory or principal building except where the proposed accessory structure meets or exceeds the required yard setbacks for the zoning district.
 - (7) No detached or attached accessory building may be rented or used as a separate dwelling unit.
 - (8) Accessory buildings located within mobile home parks shall adhere to the following guidelines:
 - a. Shall not be erected within the front yard of the individual mobile home site.
 - b. Must be located five (5) feet from any lot line of the individual mobile home site.
 - (9) Accessory structures on a corner lot shall not be erected nearer to the side street than the minimum front setback line of the adjoining lot to the rear of the corner lot.
 - (10) Accessory buildings located within Agricultural Residential (AR), Residential Estate (RE) and Residential Low—1 (RL-1) zoning districts shall be separated from the main structure by not less than five (5) feet and are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure.

Unless otherwise provided herein, accessory structures shall be located on the same lot as the principal structure. Accessory structures or uses shall be compatible with the zoning district where located and shall comply with the standards listed below:

- a. Shall not be erected in the front or side yard.
- b. Shall be located five (5) feet from any lot line of the rear yard, both sides and rear property lines.
- c. A detached accessory building, structure or use on lots less than 0.5 acres shall be no greater than six hundred (600) square feet of detached garage/shed structure and structure or use on lots greater than 0.5 acres shall be no greater than one thousand two hundred (1200) square feet of detached garage/shed structure within the RL-1, AR, and RE zoning district.

[(f) thru (i) Omitted for Brevity]

* * * * *

IV. Staff Analysis:

After reviewing the City's current standards, staff determined that there was a need to revise the current yards language of the Zoning Code by providing regulations to address architectural and mechanical appurtenances that are permitted to encroach into the setback area. Additionally, it has been determined that the size limitations accessory structures are not adequate for lot greater than 0.5 acres.

Land Development Staff Comments:

The petition was reviewed by the Development Review Committee with no adverse comments.

Planning and Engineering Department:	Incorporated into Staff Report.
Building Department:	No objections.
PBSO District 16	No objections.
Fire Rescue Department:	No objections.
Public Works Department:	No objections.

V. 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 for unified standards that can be applied within multiple zoning districts.

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. The change promotes and improves the public health, safety, comfort, good order, appearance and general welfare of the citizens of the city.

VI. Staff Recommendation:

Approval of ZTA-22-04 through the adoption of Ordinance 2022-04.

**PLANNING AND ZONING BOARD OF APPEALS RECOMMENDATION – February 24,
2022**

The Planning and Zoning Board of Appeals on a motion made by Commissioner Edmundson and seconded by Commissioner Hayes, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-04** (*Yards*) as presented by staff.

CITY COUNCIL ACTION First Reading – March 21, 2022

CITY COUNCIL ACTION Adoption Hearing

Joel Flores, Mayor

Attest:

Quintella Moorer, City Clerk

ORDINANCE NO. 2022-04

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ARTICLE I, IN GENERAL, SECTION 16-1; ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS, DIVISION 2, AREA AND HEIGHT LIMITATIONS, SECTION 16-630; TO ADDRESS THE SIZE OF ACCESSORY STRUCTURES ON LARGE LOTS AND PROVIDE REGULATIONS FOR MECHANICAL OR ARCHITECTURAL EQUIPMENT PLACED IN THE SETBACK; 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 IV, Supplemental District Regulations; and

WHEREAS, it has been determined, in accordance with the Land Development Staff Report and Recommendation, "Exhibit A" dated February 14, 2022 (attached), that certain amendments to the City's zoning regulations are appropriate; and

WHEREAS, the Planning and Zoning Board of Appeals on February 24, 2022, held a duly advertised public hearing and recommended approval of ZTA-22-04 and adoption of Ordinance 2022-04 as presented by staff; and

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

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres; and

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

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

SECTION 1. Chapter 16, Article IV is hereby amended as follows:

* * * * *

Ordinance No. 2022-XX | Setbacks for SF Residential Structures

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Sec. 16-630. Yards.

(a) *Projecting architectural and anchored mechanical features.* The space in any required yard shall be open and unobstructed except for the ordinary architectural projections of windowsills, belt course, cornices, eaves and other architectural features provided that such features shall not project more than four (4) feet into any required yard.

(1) The following structures, projections and improvements may be allowed within the required setbacks for single family residential properties located in the residential zoning districts.

- a. Arbors and trellises less than ten (10) feet in height, subject to a minimum three (3) feet setback in the rear yard.
- b. Balconies with support structures projecting a maximum of four (4) feet into the rear yard setback.
- c. Bay windows projecting a maximum of three feet into a rear yard setback, measured at the point at which the face of the building or structure touches the ground.
- d. Chimneys projecting a maximum of three feet into a rear yard setback.
- e. Fountains, subject to a minimum three (3) feet setback in the rear yard.
- f. Heating, ventilation and air conditioning units, including compressors and condensers in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
- g. Pool equipment, pumps, heating units and related mechanical equipment in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
- h. Permanent standby generators consistent with the building, electrical and manufacturer's installation and maintenance requirements in the side yard setback. Visual screening from the right-of-way and adjacent property shall be provided on single family lots with a 7.5 foot side yard setback. Visual screening from the adjacent property shall be provided on single family residential lots with a 5.0 foot side yard setback where space is available and safety permits installation of plant materials. Screening shall be opaque in nature, blends in with the architecture of the building, and be constructed in conformity with materials approved by the Florida Building Code, or shall be composed of vegetation.
- i. Moveable Recreational equipment and structures in the rear yard setback, subject to a minimum three (3) feet setback in the rear yard.
- j. Sculptures and other similar objects of art in the rear yard, subject to a three (3) feet minimum.
- k. Landscape planted in the ground or in planters in the rear and side yard.

Ordinance No. 2022-XX | Setbacks for SF Residential Structures

Page No. 3

- l. Basketball goals provided there is a minimum of three foot setback from the rear and side property lines, and a minimum of ten (10) foot setback from the front and side street property lines.
 - m. Utility, Electric and Gas, cable and similar transmission lines, distribution lines, meters and associated structures.
- (b) *Porches.* A porch open on only one (1) side and having a roof shall be considered a part of the building for the determination of lot coverage and zoning setbacks.
- (c) *Pools, terraces, and patios/decks.* A pool, terrace or patio/deck shall not be considered in the determination of yard sizes or lot coverage provided that such area is unroofed and without walls or parapets or other forms of enclosure. Such areas shall not project into any yard to a point closer than five (5) feet from any lot line. In no instance shall there be less than five (5) feet of pervious area sodded or otherwise landscaped with plant material between the pool, terrace or patio/deck and the property line(s). However, when located within a zero lot line development a patio may extend up to the subject property's zero side property line provided a six-foot high solid opaque fence and/or wall is constructed on the zero lot line and it does not conflict with a previously approved development order. Townhouse developments with approved site plans providing specific yard requirements are exempt from this sub-section.
- (d) *Fire escapes and stairways.* Fire escapes and outside stairways shall not project into any front or side yard setback nor more than five (5) feet into any rear yard setback.
- (e) *Residential Accessory buildings.* Accessory buildings, structures or uses shall be compatible with the principal building and shall not be established prior to the completion of the construction of a principal building. Buildings, structures or uses accessory to dwelling units or a principal use must observe the following standards:
 - (1) A maximum of two (2) detached accessory buildings shall be permitted on any residential lot and in total shall not exceed the size established in subsection 16-630(e)(5).
 - (2) No detached accessory building, structure or use shall be erected within the front and side yards of the zoning lot.
 - (3) No accessory building, structure or use shall encroach on a drainage or utility easement. Accessory buildings shall be located completely within the rear yard and shall be located not less than five (5) feet from the property line.
 - (4) No detached accessory building, structure or use shall exceed a height of fifteen (15) feet.
 - (5) An accessory building, structure or use shall be no greater than two hundred (200) square feet. Single-family lots which do not have attached garages are exempted from the above two hundred-square foot maximum and shall be allowed to construct up to a maximum six hundred (600) square feet of detached garage structure within all residential zoning districts except Agricultural Residential (AR), Residential Low—1 (RL-1) and Residential Estate (RE).
 - (6) No detached accessory building, structure or use shall be erected, altered or moved within five (5) feet of the nearest wall of an accessory or principal building except

Ordinance No. 2022-XX | Setbacks for SF Residential Structures

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where the proposed accessory structure meets or exceeds the required yard setbacks for the zoning district.

- (7) No detached or attached accessory building may be rented or used as a separate dwelling unit.
- (8) Accessory buildings located within mobile home parks shall adhere to the following guidelines:
 - a. Shall not be erected within the front yard of the individual mobile home site.
 - b. Must be located five (5) feet from any lot line of the individual mobile home site.
- (9) Accessory structures on a corner lot shall not be erected nearer to the side street than the minimum front setback line of the adjoining lot to the rear of the corner lot.
- (10) Accessory buildings located within Agricultural Residential (AR), Residential Estate (RE) and Residential Low—1 (RL-1) zoning districts shall be separated from the main structure by not less than five (5) feet and are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure. Unless otherwise provided herein, accessory structures shall be located on the same lot as the principal structure. Accessory structures or uses shall be compatible with the zoning district where located and shall comply with the standards listed below:
 - a. Shall not be erected in the front or side yard.
 - b. Shall be located five (5) feet from any lot line of the rear yard, both sides and rear property lines.
 - c. A detached accessory building, structure or use on lots less than 0.5 acres shall be no greater than six hundred (600) square feet of detached garage/shed structure and structure or use on lots greater than 0.5 acres shall be no greater than one thousand two hundred (1200) square feet of detached garage/shed structure within the RL-1, AR, and RE zoning district.

[(f) thru (i) 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 No. 2022-XX | Setbacks for SF Residential Structures

Page No. 5

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 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.

Ordinance No. 2022-XX | Setbacks for SF Residential Structures

Page No. 6

Passed on the first reading this 21st day of March, 2022.

PASSED AND ADOPTED on the second reading this DD day of Month, 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2022-05, ZTA-22-03**
Public Hearings

BACKGROUND

City Staff is proposing to add a chart to the Zoning Code to provide approvals and notice requirements for development applications in a visually appealing and easy format to understand. The chart will supplement the language that is already contained within the Zoning Code; not change any of the requirements that exist today.

Zoning Codes are often based on copious amounts of data that can be summarized and easily read through tables and graphs. Visual elements such as graphs, charts, tables, photographs, diagrams, and maps capture a readers' attention and helps them to understand a Zoning Code requirement more fully. They are like the illustrations that help tell the story. These visuals help to augment the written ideas and simplify complicated textual descriptions. They can help the reader understand a complicated process or visualize trends in the data. The key concept to remember here is that visuals *clarify*, *illustrate*, and *augment* a written text; they are not a replacement for written text. The old adage, "a picture is worth a thousand words" may not always hold true in technical writing but adding visuals may save a hundred words or so of additional explanation and clarification.

The Development Review Committee has reviewed these text amendments and is recommending approval. The Planning and Zoning Board of Appeals reviewed this staff-initiated text amendment on March 10, 2022, and recommended approval by a vote of 3-0.

ANALYSIS

City staff initiated this code change after investigating the requirements for development petition and notice requirements. After searching through the Zoning Code, City Staff realized that there are multiple locations within the Zoning Code that an applicant would have to review to determine what is required. City Staff is reviewing the Zoning Code to see where, if possible, amendments can be made so the Zoning Code is more customer service friendly. The addition of a chart will provide a visual element that will allow users of the City's Zoning Code to obtain an answer to their question on development petition approvals and notice requirements quicker and easier.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-05 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-22-03 through the adoption of Ordinance 2022-05.

ORDINANCE NO. 2022-05

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING GREENACRES CODE OF ORDINANCE AT CHAPTER 16 ZONING REGULATIONS, ARTICLE II ADMINISTRATION, SECTION 33 PUBLIC HEARINGS TO INCLUDE A DEVELOPMENT APPLICATION APPROVAL AND NOTICE REQUIREMENT CHART; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such home rule power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Chapter 16, Article II, Section 16-33 discusses public hearing notice requirements; and

WHEREAS, zoning Codes are often based upon amounts of data that can be summarized and easily read through tables and graphs; and

WHEREAS, visual elements such as graphs, charts, tables , photographs, diagrams, and maps capture a reader’s attention and helps them to understand a Zoning Code requirement more fully; and

WHEREAS, City staff is proposing to add a chart that supplements existing language within the Zoning Code to provide approvals and notice requirements for development applications in a visually appealing and easy format to understand; and

WHEREAS, the City Council finds that this Ordinance is in the best interest of the citizens of the City of Greenacres and serves a valid public purpose.

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

Ordinance No. 2022-05| ZTA-22-03 Public Hearings

Page No. 2

SECTION 1. Chapter 16 of the City of Greenacres Code of Ordinance is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by ~~strikeout type~~):

CHAPTER 16, ZONING REGULATIONS**ARTICLE II- ADMINISTRATION****Sec. 16-33. – PUBLIC HEARING****Sec. 16-33. - Public hearing.**

Public hearings required or called under the provisions of this chapter shall be conducted in accordance with this section.

(1) In accordance with F.S. § 166.041, requirements for advertisement, the city clerk shall publish notice of hearing in a newspaper of general circulation, shall post such notice in a prominent location at the city hall, and shall give notice by mail to the developer, property owner and/or applicant of the subject property; and

(2) At least ten (10) days in advance of a hearing or as otherwise required by Florida Statutes, the city shall notify all owners of property within a three-hundred-foot radius of the boundary lines of the subject property of the hearing by mail. The list of property owners within the stated radius shall be provided by the applicant from the most recent tax roll information as provided by the county property appraiser's office and the applicant must furnish an affidavit signed by the person responsible for providing the aforementioned list. Notwithstanding any other provision herein contained, failure to provide written notice to any adjacent property owners shall not constitute a procedural defect provided that proper legal notice has been published.

(3) The public notice shall:

- a. Give the time and place of the hearing;
- b. Contain a statement identifying the specific request of the applicant, the type of change requested, and the section of this chapter to be changed;
- c. Location description of the subject property and, if available, the street address; and
- d. Specify the official or employee of the city from whom additional information can be obtained.

(4) The city clerk shall make a record of the hearing. Such record shall be made available to any person upon reasonable notice to the clerk.

Ordinance No. 2022-05| ZTA-22-03 Public Hearings

Page No. 3

(5) The development application approvals and notice requirements for each development application are as listed below in Table 16-33:

TABLE 16-33: SUMMARY TABLE OF DEVELOPMENT APPLICATION APPROVALS AND NOTICE REQUIREMENTS D-Decision R-Recommendation S-Staff Review #-Mandatory Pre-application Conference					
<u>Review Procedure</u>	<u>City Council</u>	<u>Planning and Zoning Board of Appeals (PZAB)</u>	<u>DNS Director</u>	<u>DRC</u>	<u>NOTICE REQUIRE MENTS</u>
<u>Petitions</u>					
<u>Abandonment of Easement or ROW-# (Cross Access, Drainage and LAE do not require newspaper notice and only require first class mail)</u>	<u>D</u>			<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Annexation, voluntary and involuntary - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Comprehensive Plan Amendment (text) - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Comprehensive Plan Amendment small scale - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Comprehensive Plan Amendment large scale - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Master Plan - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Master Plan Amendment - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Master Sign Plan Program - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Plat – Preliminary- #</u>				<u>S</u>	
<u>Plat -Final- #</u>	<u>D</u>			<u>S</u>	<u>Newspaper Posting City Hall</u>
<u>Site and Development Plan - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Site and Development Plan Amendment (Minor) - #</u>			<u>D</u>	<u>S</u>	
<u>Site and Development Plan Amendment (Major) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Special Exception (Developed) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Special Exception (Undeveloped) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Special Exception Amendment (Minor) - #</u>			<u>D</u>	<u>S</u>	
<u>Special Exception Amendment (Major) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Unity of Title - #</u>				<u>S</u>	
<u>Variance (Administrative) - #</u>			<u>D</u>	<u>S</u>	

Ordinance No. 2022-05| ZTA-22-03 Public Hearings

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<u>Variance (single family) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Variance (residential but single family) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Variance (non-residential) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Zoning Map Amendment - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Zoning Text Amendment (general) - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>

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

Ordinance No. 2022-05| ZTA-22-03 Public Hearings

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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.

(Remaining page is intentionally left blank)

Passed on the first reading this 21st day of March 2022.

PASSED AND ADOPTED on the second reading this 4th day of April 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

ZTA-22-03 (Ordinance 2022-05)
Date: January 20, 2022

Revised: 03/10/2022



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Ordinance 2022-05: ZTA-22-03 Public Hearings

First Reading: A City-initiated request for a text amendment that add a chart which will provide the application approvals and notice requirements for each Planning and Zoning Division petition.

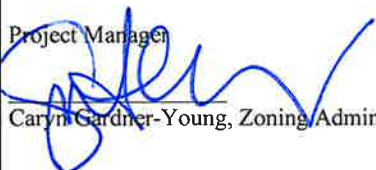

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

Originating Department: Planning & Engineering Project Manager  Caryn Gardner-Young, Zoning Administrator	Reviewed By: Director of Development and Neighborhood Services  Kara L. Irwin-Ferris, AICP
Approved By: City Manager _____ Andrea McCue	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Dates: 2/24/2022; Paper: The Lake Worth Herald Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: _____
Attachments: <ul style="list-style-type: none"> Ordinance 2022-05 	City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____

I. Executive Summary

Zoning Codes are often based on copious amounts of data that can be summarized and easily read through tables and graphs. Visual elements such as graphs, charts, tables, photographs, diagrams, and maps capture a readers' attention and helps them to understand a Zoning Code requirement more fully. They are like the illustrations that help tell the story. These visuals help to augment the written ideas and simplify complicated textual descriptions. They can help the reader understand a complicated process or visualize trends in the data. The key concept to remember here is that visuals clarify, illustrate, and augment a written text; they are not a replacement for written text. The old adage, "a picture is worth a thousand words" may not always hold true in technical writing but adding visuals may save a hundred words or so of additional explanation and clarification.

City Staff is proposing to add a chart to the Zoning Code to provide approvals and notice requirements for development applications in a visually appealing and easy format to understand. The chart will supplement the language that is already contained within the Zoning Code; not change any of the requirements that exist today.

II. Proposed Zoning Text Amendments:

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Items which are proposed for deletion are in **Strike-Through**, items proposed for addition are in **Single Underline**.

Proposed Change

Sec. 16-33. - Public hearing.

Public hearings required or called under the provisions of this chapter shall be conducted in accordance with this section.

(1) In accordance with F.S. § 166.041, requirements for advertisement, the city clerk shall publish notice of hearing in a newspaper of general circulation, shall post such notice in a prominent location at the city hall, and shall give notice by mail to the developer, property owner and/or applicant of the subject property; and

(2) At least ten (10) days in advance of a hearing or as otherwise required by Florida Statutes, the city shall notify all owners of property within a three-hundred-foot radius of the boundary lines of the subject property of the hearing by mail. The list of property owners within the stated radius shall be provided by the applicant from the most recent tax roll information as provided by the county property appraiser's office and the applicant must furnish an affidavit signed by the person responsible for providing the aforementioned list. Notwithstanding any other provision herein contained, failure to provide written notice to any adjacent property owners shall not constitute a procedural defect provided that proper legal notice has been published.

(3) The public notice shall:

- a. Give the time and place of the hearing;
- b. Contain a statement identifying the specific request of the applicant, the type of change requested, and the section of this chapter to be changed;
- c. Location description of the subject property and, if available, the street address; and
- d. Specify the official or employee of the city from whom additional information can be obtained.

(4) The city clerk shall make a record of the hearing. Such record shall be made available to any person upon reasonable notice to the clerk.

(5) The development application approvals and notice requirements for each development application are as listed below in Table 16-33:

<u>TABLE 16-33: SUMMARY TABLE OF DEVELOPMENT APPLICATION APPROVALS AND NOTICE REQUIREMENTS</u> <u>D-Decision R-Recommendation S-Staff Review #-Mandatory Pre- application Conference</u>					
<u>Review Procedure</u>	<u>City Council</u>	<u>Planning and Zoning Board of Appeals (PZAB)</u>	<u>DNS Director</u>	<u>DRC</u>	<u>NOTICE REQUIRE MENTS</u>
<u>Petitions</u>					
<u>Abandonment of Easement or ROW- # - (Cross Access, Drainage and LAE do not require newspaper notice and only require first-class mail notice)</u>	<u>D</u>			<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Annexation, voluntary and involuntary - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Comprehensive Plan Amendment (text) - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Posting City Hall</u>
<u>Comprehensive Plan Amendment small scale - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Comprehensive Plan Amendment large scale - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper Mail Posting City Hall</u>
<u>Master Plan - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Master Plan Amendment - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Master Sign Plan Program</u>				<u>S</u>	
<u>Plat – Preliminary - #</u>				<u>S</u>	

<u>Plat -Final - #</u>	<u>D</u>			<u>S</u>	<u>Newspaper</u> <u>Posting City Hall</u>
<u>Site and Development Plan - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Site and Development Plan</u> <u>Amendment (Minor) - #</u>			<u>D</u>	<u>S</u>	
<u>Site and Development Plan</u> <u>Amendment (Major) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Posting City Hall</u>
<u>Special Exception (Developed) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Special Exception (Undeveloped) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Special Exception Amendment</u> <u>Minor) - #</u>			<u>D</u>	<u>S</u>	
<u>Special Exception Amendment</u> <u>(Major) - #</u>	<u>D</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Unity of Title - #</u>				<u>S</u>	
<u>Variance (Administrative) - #</u>			<u>D</u>	<u>S</u>	
<u>Variance (single family) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Variance (residential but single</u> <u>family) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Variance (non-residential) - #</u>		<u>D</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Zoning Map Amendment - #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Mail</u> <u>Posting City Hall</u>
<u>Zoning Text Amendment (general)</u> <u>- #</u>	<u>D</u> <u>2 meetings</u>	<u>R</u>		<u>S</u>	<u>Newspaper</u> <u>Posting City Hall</u>

IV. Staff Analysis:

City staff initiated this code change after investigating the requirements for development petition and notice requirements. After searching through the Zoning Code, City Staff realized that there are multiple locations within the Zoning Code that an applicant would have to review to determine what is required. City Staff is reviewing the Zoning Code to see where, if possible, amendments can be made so the Zoning Code is more customer service friendly. The addition of a chart will provide a visual element that will allow users of the City's Zoning Code to obtain an answer to their question on development petition approvals and notice requirements quicker and easier.

The Development Review Committee Staff met on February 10, 2022, to discuss the proposed amendment. No objections were received.

Planning and Engineering Department:
Building Department
Fire Rescue Department

No objections
No objections
No objections

Public Works Department
PBSO District #16

No objections
No objections

IV. Staff Recommendation:

Approval of ZTA- 22-03 through the adoption of Ordinance 2022-05.

PZAB – March 10, 2022

The Planning Commission on a motion made by Commissioner Edmundson and seconded by Commissioner Robarts, by a vote of three (3) to zero (0) recommended approval of Zoning Text Amendment **ZTA-21-03** (*Public Hearing*) as presented by staff.

CITY COUNCIL ACTION First Reading – March 21, 2022

CITY COUNCIL ACTION Adoption Hearing – April 4, 2022



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2022-02**
Noise

BACKGROUND

A City-initiated request for a text amendment that reduce the hours for construction and machinery activity and to add regulations on commercial sanitation operations, heating, ventilation, and air conditioning (HVAC) equipment on residential property and landscaping and yard maintenance power tools or motorized equipment where the Zoning Code is presently silent.

Noise pollution is a natural part of construction. The term “noise pollution” includes any type of sound that affects the health and well-being of humans and wildlife. The human ear does not judge sound in absolute terms, but instead senses the intensity of how many times greater one sound is to another. The severity of noise pollution is measured through decibels. A decibel is the basic unit of sound level; it denotes a ratio of intensity to a reference sound. Most sounds that humans are capable of hearing have a decibel (dB) range of 0 to 140. A whisper is about 30 dB, conversational speech 60 dB, and 130 dB is the threshold of physical pain. Generally, excessive noise is considered anything causing or exceeding 85 decibels of sound over an eight-hour period.

ANALYSIS

City staff initiated this code change after review of construction activity within the city and complaints received from residents. After reviewing the city’s current standards, staff determined that there was a need to revise the hours in which construction activity is allowed and to add noise restrictions on commercial sanitation operations, heating, ventilation, and air conditioning (HVAC) equipment on residential property and landscaping and yard maintenance power tools or motorized equipment where the Code is presently silent.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-06 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of the adoption of Ordinance 2022-06.

ORDINANCE NO. 2022-06

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 7, HEALTH, SANITATION AND NUISANCES, ARTICLE III, NOISE, IN GENERAL, SECTION 7-56; TO REDUCE CONSTRUCTION HOURS PERMITTED, PERMIT THE CITY MANAGER THE RIGHT TO APPROVE NOISE OUTSIDE THE PERMITTED HOURS, CREATE NEW SANITATION OPERATION HOURS, AND CREATE NEW NOISE LIMITATIONS ON HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT, AND LANDSCAPING AND YARD MAINTENANCE POWER TOOLS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres, Florida (the “City”) is a duly constituted municipality having such home rule power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Development and Neighborhood Services Department has submitted a request for a Code of Ordinance amendment to revise Chapter 7, Article III in regard to noise; and

WHEREAS, it has been determined, in accordance with the Development Review Committee that certain amendments to the City’s Code of Ordinance are appropriate; and

WHEREAS, the proposed amendments will improve the quality of life for the residents of Greenacres by ensuring that noise is at a level and permitted at appropriate times so as not to interrupt the residents’ daily activities; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres and serves a valid public purpose.

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

SECTION 1. Chapter 7 of the City of Greenacres Code of Ordinance is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by ~~strikeout~~):

CHAPTER 7, HEALTH, SANITATION AND NUISANCES

ARTICLE III- NOISE

Sec. 7-56. - Prohibited acts.

General prohibition. It shall be unlawful and a violation of this article for any person to make, cause or allow the making of any unreasonably loud, excessive, unnecessary, or unusual noise. The following acts, among others, are declared to be unreasonably loud, excessive, unnecessary, or unusual noises in violation of this section, but this enumeration shall not be deemed to be exclusive:

(1) *Horns and signal devices.* No person shall sound any horn or audible signal device on any automobile, motorcycle, or other vehicle under any circumstances except as required by law or as a danger warning; nor shall such horn or signal device be sounded for any unnecessary or unreasonable period of time.

(2) *Radios, televisions, electronic audio equipment, musical instruments, and similar devices.* The using, operating, or permitting to be played, used or operated any radio, "boom box," tape player, CD player, television, electronic audio equipment, musical instrument, sound amplifier or other mechanical, electronic, or similar sound making device that produces, reproduces or amplifies sound (collectively, "sound devices") in such a manner as to disturb the peace, quiet and comfort of neighboring inhabitants or visitors or at any time louder than is necessary for the convenient hearing of the person or persons who are in the room, vehicle, chamber or other area in which such machine or device is operated and who are voluntary listeners thereto. The operation of any sound device between the hours of 10:00 p.m. and 7:00 a.m. in such manner as to be plainly audible shall be prima facie evidence of a violation of this section. Even if the plainly audible standard is not met, the city may otherwise prove that the noise was unreasonably loud, excessive, unnecessary, or unusual.

(3) *Loudspeakers and advertising devices.* No person shall use, operate, or play any loudspeaker, sound amplifier or musical instrument which produces or reproduces sound which is cast or emitted upon the public streets and sidewalks for the purpose of commercial advertising or for attracting the attention of the public to any building, structure, or place or to the activity which is being conducted thereon.

(4) *Machinery and construction activities.* The using, operating, or permitting to be used or operated any machinery, demolition equipment, construction equipment, excavating equipment, power tool, equipment of semi-mechanical device or the undertaking of

Ordinance No. 2022-06 | Noise

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construction work in a manner that disturbs the peace, quiet and comfort of neighboring inhabitants or visitors between the hours of ~~9:00 p.m. and 7:00 a.m.~~ 8:00pm and 7:00am ~~Monday through Saturday the following day.~~ Monday through Saturday. Work is prohibited on Sundays and Federal Holidays. This subsection shall not prohibit emergency work. ~~This subsection shall not prohibit the normal use of domestic power tools, lawn maintenance devices and repairs between the hours of 7:00 a.m. to 8:00 p.m. by the property owner.~~ However, the City Manager is authorized to approve demolition and construction outside the permitted hours upon a finding that additional hours are required for the reasonable completion of a demolition or construction task and deemed in the best interest of the City. Nothing in this section shall prohibit the use of temporary pumps or machinery which, because of their very nature and purpose, are required to be operated 24 hours a day. However, these temporary pumps or machinery may not operate at a decibel level higher than allowed by this chapter.

(5) *Animals and birds.* The owning, harboring, possessing, or keeping of any animal, including, but not limited to, dogs, cats, birds, reptiles, etc., which causes frequent, habitual, or long continued noise that disturbs the peace, quiet and comfort of the neighboring inhabitants or visitors.

(6) *Commercial sanitation operations.* No person shall cause, allow, or permit the loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage cans, or recyclable containers, between the hours of 10:00 p.m. and 7:00 a.m. daily when such operations are conducted on a property located within two hundred fifty (250) feet of a residential use.

(7) *Heating, ventilation, and air conditioning (HVAC) equipment on residential property.* No person shall operate or cause to be operated any HVAC equipment on residential property which exceeds forty (40) dBA between the hours of 10:00 p.m. and 7:00 a.m. daily when measured within the premises of a complainant.

(8) *Landscaping and yard maintenance power tools or motorized equipment.* No person shall operate or cause to be operated any landscaping or yard maintenance power tools or motorized equipment Monday through Friday before 7:00 a.m. or after 8:00 p.m. and Saturday and Sunday before 8:00 a.m. or after 6:00 p.m. No person shall operate or cause to be operated any landscaping or yard maintenance power tools or motorized equipment or appurtenances thereto with sound-control devices less effective than those provided on the original equipment.

SECTION 2. Changes in the Law.

To the extent the provisions of this Ordinance or § 381.986, Florida Statutes, are declared unconstitutional or are superseded, the City would adhere to its current regulations, including continuing to adhere to the federal prohibition on marijuana. Should the federal law on marijuana change, this Ordinance shall be reviewed and amended as appropriate.

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. 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 6. Effective Date

The provisions of this Ordinance shall become effective upon adoption.

Passed on the first reading this 21st day of Month, 2022.

PASSED AND ADOPTED on the second reading this 4th day of April 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2022-08** Amending City Code Chapter 11 "Streets, Sidewalks and Other Public Places"

BACKGROUND

On December 18, 2017, a city-initiated request to amend Chapter 11 - Streets, Sidewalks and Other Public Places, was approved through the adoption of Ordinance 2017-31. The ordinance addressed House Bill 687; "Advanced Wireless Infrastructure Deployment Act" signed into law by then Governor Scott. The state law, which was codified at Section 337.401, *Florida Statutes*, became effective July 1, 2017. The Act substantially amended Section 337.401, *Florida Statutes*, relating to the use of public (municipal or county) ROW, and specific structures located in the ROW, for broadband or wireless facility infrastructure. The Act provided for the installation of small wireless facilities on government-owned poles and other poles and structures located in the ROW, installation of ground-mounted equipment in the ROW, installation of new poles in the ROW, and the installation of micro wireless facilities.

The ordinance established regulations consistent with Section 337.401, *Florida Statutes* that established a process by which wireless providers may place certain "small wireless facilities" in the local right-of-way and provided regulations for design standards, sight-lines, insurance coverage, indemnification, performance bonds, security bonds, force majeure, abandonment, authority liability or authority warranties. The city has enforced the ordinance and issued permits for the structures within the rights-of-way located within the city boundary.

Currently, the city has determined a need to provide opportunities for city co-location of equipment on the infrastructure within the right-of-way for communication and/or surveillance equipment as required for city use. This can be negotiated during the permitting process.

ANALYSIS

City staff initiated this code change after investigating the requirements for requesting the co-location on existing micro towers within the right-of-way. The tower owner's have not permitted co-location requests from the city, even though the request were to address public safety concerns.

Currently, Communication Facilities, such as cell towers, located on city property are required to accommodate city communication needs, so extending the requirement to micro towers would address the deficiency within the city's rights-of-way.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-08 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of Ordinance 2022-08.

ORDINANCE NO. 2022-08

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 11, STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES, ARTICLE V, PLACEMENT OF COMMUNICATIONS FACILITIES IN PUBLIC RIGHTS-OF-WAY, SECTION 11-101, PLACEMENT OR MAINTENANCE OF A COMMUNICATIONS FACILITY IN PUBLIC RIGHTS-OF-WAY, TO ADDRESS THE REQUIREMENT FOR CITY CO-LOCATION OPPORTUNITIES ON MICRO TOWER INFRASTRUCTURE WITHIN CITY RIGHTS-OF-WAY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Greenacres has determined that a need exists to amend and clarify the regulations that govern the use of the City's streets, sidewalks, and certain other public places; and

WHEREAS, City staff has determined that preventive measures must be taken to protect the continuous functionality of the City's sidewalks, public rights-of-way, and other public property; and

WHEREAS, in the 2017 Legislative Session, the Florida Legislature enacted the Advanced Wireless Infrastructure Deployment Act, House Bill 687, which provides authorization for wireless carriers to install devices in public rights-of-way pursuant to a permit obtained from the local government authority; and

WHEREAS, the "Advanced Wireless Infrastructure Deployment Act" became effective on July 1, 2017, under Chapter 2017-136, Laws of Florida; and

WHEREAS, on December 18, 2017, the City Council adopted Ordinance 2017-31, establishing regulations consistent with Section 337.401, *Florida Statutes* that established a process by which wireless providers may place certain "small wireless facilities" in the local right-of-way and provided regulations for design standards, sight-lines, insurance coverage,

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indemnification, performance bonds, security bonds, force majeure, abandonment, authority liability or authority warranties; and

WHEREAS, the Neighborhood and Development Services Department has submitted a request for a code text amendment to revise Chapter 11, Streets, Sidewalks and Other Public Places to require the ability for the city to co-locate on the towers for communication and technical equipment as required for city use; 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 and the public at large.

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

SECTION 1. Chapter 11, Article V, Section 11-101 is hereby amended as follows:

* * * * *

Article V. Placement of Communications Facilities in Public Rights-of-Way

Sec. 11-101. Placement or maintenance of a communications facility in public rights-of-way.

(a) A registrant shall at all times comply with and abide by all applicable provisions of the state and federal law and city ordinances, codes, and regulations in placing or maintaining a communications facility in public rights-of-way.

(b) A registrant shall not commence to place or maintain a communications facility in public rights-of-way until all applicable permits, if any have been issued by the city or other appropriate authority, except in the case of an emergency. The term "emergency" shall mean a condition that affects the public's health, safety, or welfare, which includes an unplanned out-of-service condition of a pre-existing service. The registrant shall provide prompt notice to the city of the placement or maintenance of a communications facility in public rights-of-way in the event of an emergency and shall be required to obtain an after-the-fact permit if a permit would have originally been required to perform the work undertaken in public rights-of-way in connection with the emergency. The registrant acknowledges that, as a condition of granting such permits, the city may impose reasonable rules or regulations governing the placement, relocation, or maintenance of a communications facility in public rights-of-way. Permits shall apply only to the

areas of public rights-of-way specifically identified in the permit. The city may issue a blanket permit to cover certain activities, such as routine maintenance and repair activities that may otherwise require individual permits.

(c) As part of any permit application to place a new or replace an existing communications facility in public rights-of-way, the registrant shall provide the following:

- (1) The location of the proposed facilities including a description of the facilities to be installed, where the facilities are to be located, and the approximate size of the facilities that will be located in public rights-of-way;
- (2) A description of the manner in which the facility will be installed (i.e. anticipated construction methods or techniques);
- (3) A maintenance of traffic plan for any disruption of the public rights-of-way, in accordance with the standards promulgated by the Florida Department of Transportation;
- (4) Information on the ability of the public rights-of-way to accommodate the proposed facility, if available (such information shall be provided without certification as to correctness, to the extent obtained from other persons);
- (5) If appropriate, given the facility proposed, a certified estimate of the cost of restoration to the public rights-of-way, subject to approval by the planning and engineering director and the public works director or designees(s);
- (6) The timetable for construction of the project, or each phase thereof, and the areas of the city which will be affected; and
- (7) Such additional information as the city finds reasonably necessary with respect to the placement or maintenance of the communications facility that is the subject of the permit application to review such permit application.

(d) To the extent not otherwise prohibited by state or federal law, the city shall have the power to prohibit or limit the placement of new or additional communications facilities within a particular area of public rights-of-way.

(e) All communications facilities shall be placed or maintained so as not to unreasonably interfere with the use of the public rights-of-way by the public and with the rights and convenience of property owners who adjoin any of the public rights-of-way. The use of trenchless technology (i.e., directional bore method) for the installation of facilities in the public rights-of-way, as well as joint trenching or the collocation of facilities in existing conduit, is strongly encouraged and should be employed wherever feasible. The building official, public works director and city planning & engineering neighborhood and development services director or their designees may promulgate reasonable rules and regulations concerning the placement or maintenance of a communications facility in

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public rights-of-way consistent with this article and other applicable law.

(f) All safety practices required by applicable law or accepted industry practices and standards shall be used during the placement or maintenance of communications facilities.

(g) After the completion of any placement or maintenance of a communications facility in public rights-of-way or each phase thereof, a registrant shall, at its own expense, restore the public rights-of-way to their original condition before such work. If the registrant fails to make such restoration within thirty (30) days, or such longer period of time as may be reasonably required under the circumstances, following the completion of such placement or maintenance, the city may perform restoration and charge the costs of the restoration against the registrant in accordance with Section 337.402, Florida Statutes, as it may be amended. For twelve (12) months following the original completion of the work, the registrant shall guarantee its restoration work and shall correct, at its own expense, any restoration work that does not satisfy the requirements of this article.

(h) Removal or relocation at the direction of the city of a registrant's communications facility in public rights-of-way shall be governed by the provisions of Sections 337.403 and 337.404, Florida Statutes, as they may be amended.

(i) A permit from the city constitutes authorization to undertake only certain activities in public rights-of-way in accordance with this article, and does not create a property right or grant authority to impinge upon the rights of others who may have an interest in the public rights-of-way.

(j) A registrant shall maintain its communications facility in public rights-of-way in a manner consistent with accepted industry practice and applicable law.

(k) In connection with excavation in the public rights-of-way, a registrant shall, where applicable, comply with the Underground Facility Damage Prevention and Safety Act set forth in Chapter 556, Florida Statutes, as it may be amended.

(l) The registrant shall use and exercise due caution, care, and skill in performing work in the public rights-of-way and shall take all reasonable steps to safeguard work-site areas.

(m) Upon the request of the city, and as notified by the city of the other work, construction, installation, or repairs referenced below, a registrant may be required to coordinate placement or maintenance activities under a permit with any other work, construction, installation, or repairs that may be occurring or scheduled to occur within a reasonable time frame in the subject public rights-of-way, and the registrant may be required to reasonably alter its placement or maintenance schedule as necessary so as to minimize disruptions and disturbance in the public rights-of-way.

(n) A registrant shall not place or maintain its communications facilities so as to interfere with, displace, damage, or destroy any facilities including, but not limited to, sewers, gas or water mains, storm drains, pipes, cables, or conduits of the city or any other entity's facilities lawfully occupying the public rights-of-way of the city.

(o) The city makes no warranties or representations regarding the fitness, suitability, or availability of the city's public rights-of-way for the registrant's communications facilities, and any performance of work, costs incurred, or services provided by the registrant shall be at the registrant's sole risk. Nothing in this article shall affect the city's authority to add, vacate, or abandon public rights-of-way, and the city makes no warranties or representations regarding the availability of any added, vacated, or abandoned public rights-of-way for communications facilities.

(p) The city shall have the right to make such inspections of communications facilities placed or maintained in public rights-of-way as it finds necessary to ensure compliance with this article.

(q) A permit application to place a new or replace an existing communications facility in public rights-of-way shall include plans showing the location of the proposed installation of facilities in the public rights-of-way. If the plans so provided require revision based upon actual installation, the registrant shall promptly provide revised plans. The plans shall be in a hard copy format or an electronic format specified by the city, provided such electronic format is maintained by the registrant. Such plans in a format maintained by the registrant shall be provided at no cost to the city.

(r) The city reserves the right to place and maintain, and permit to be placed or maintained, sewer, gas, water, electric, storm drainage, communications, and other types of facilities, cables, or conduit, and to do, and to permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the city in public rights-of-way occupied by the registrant. The city further reserves, without limitation, the right to alter, change, or cause to be changed the grading, installation, relocation, or width of the public rights-of-way within the limits of the city and within said limits as same may from time to time be altered. Should the registrant be required to relocate its facilities in conjunction with such installation and alteration, the registrant shall be required to pay all costs associated with such relocation.

(s) A registrant shall, on the request of any person holding a permit issued by the city, temporarily raise or lower its communications facilities to permit the work authorized by the permit. The expense of such temporary raising or lowering of facilities shall be paid by the person requesting the same, and the registrant shall have the authority to require such payment in advance. The registrant shall be given not less than thirty (30) days advance written notice to arrange for such temporary relocation.

(t) A wireless facility that is a portion of a communication facility, such as an antenna ("wireless facility(ies)"), which is attached to a legally maintained vertical structure in the public rights-of-way, such as a light pole or utility pole ("vertical structure(s)"), shall be subject to the following criteria below and processed in accordance with the timeframes specified in Chapter 337.401, Florida Statutes:

- (1) Such Wireless facilities may not extend more than ten (10) feet above the highest point of the vertical structure (i.e., utility pole). The height of a new utility pole is

limited to the tallest existing utility pole as of July 1, 2017, located in the same right-of-way, measured from grade in place within 500 feet of the proposed location. If there is no utility pole within 500 feet, the height of the new utility pole shall be limited to 50 feet;

- (2) Such wireless facilities that are attached to a vertical structure located in public rights-of-way that is fifteen (15) feet or less in width and is located adjacent to real property used as a single-family residence shall be flush mounted to the vertical structure;
- (3) Such wireless facilities shall not have any type of lighted signal, lights, or illuminations unless required by an applicable federal, state, or local rule, regulation, or law;
- (4) Such wireless facilities shall comply with any applicable Federal Communications Commission Emissions Standards;
- (5) The design, construction, and installation of such wireless facilities shall comply with any applicable local building codes;
- (6) No commercial advertising shall be allowed on such wireless facilities;
- (7) Any accessory equipment and related housing in the public rights-of-way that are used in conjunction with such a wireless facility shall comply with any applicable local rules, regulations, ordinances, or laws governing the placement and design of such equipment;
- (8) Any new or replacement poles shall be of similar design, material, and color to the utility poles within 250 feet in the same right-of-way, or as approved;
- (9) Wireless facilities, including ground-mounted equipment shall be placed so as to not interfere with the safe operation of traffic control equipment, sight lines or clear zones for transportation, pedestrians, public safety purposes, or the free flow of vehicular and pedestrian traffic;
- (10) The City may request that ground-mounted equipment use materials, colors, textures, screening, and landscape that will blend into the natural setting and surrounding built environment to minimize the visual impact as permitted by Section 337.401, Florida Statutes;
- (11) The City may request ground-mounted equipment be placed no closer than 500 feet from existing ground-mounted equipment servicing the same carrier, as permitted by Section 337.401, Florida Statutes;
- (12) Ground-mounted equipment shall be placed so as to not interfere with the intended purpose of the right-of-way, swales, or stormwater drainage features and appurtenances.

- (13) The City may deny a proposed collocation of a new small wireless facility in the public rights-of-way if the proposed collocation materially interferes with compliance with the Americans with Disabilities Act (ADA) or similar federal or state standards regarding pedestrian access or movement;
- (14) The City may deny a proposed collocation of a new small wireless facility the public rights-of-way if it materially fails to comply with the 2010 edition of the Florida Department of Transportation Utility Accommodation Manual.
- (u) Vertical structures, such as towers, having a sole purpose to serve as a mounting device for antennae, are expressly prohibited from being placed in the public rights of-way, except as permitted by Section 337.401, Florida Statutes.
- (v) Shared use. To discourage the proliferation of new small wireless facilities, shared use of structures is both permitted and encouraged.
- (w) Dedication of use to the City of Greenacres. During the permit review process and after, as a condition of approval, the City may require the dedication of space on the tower for communication and/or surveillance equipment as required for City use.

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 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 upon adoption.

[The remainder of this page intentionally left blank.]

Passed on the first reading this 21st day of March, 2022.

PASSED AND ADOPTED on the second reading this ____ day of ____, 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Resolution 2022-05, SE-21-01**
Alpha-G Arcade

BACKGROUND

A request from Stephan A. Yeckes, agent for 3757 Military Trail LLC, for Special Exception approval for an Indoor Recreation Amusement use in the Commercial Intensive (CI) zoning district within the existing Warbanks Plaza located at 3747 South Military Trail. The proposed Special Exception is to move an existing Indoor Recreational Amusement use from a 1,700 square foot inline bay to an existing 2,016 square foot inline bay in the same location - Warbanks Plaza. The applicant is not proposing any changes to the exterior of the building nor is the applicant adding additional machines.

The indoor recreational amusement will be used as a game room consisting of fifty (50) video slot machines. It is limited to adults and the applicant has stated it will cater primarily to senior customers. As previously mentioned, the center will have fifty (50) video slot machines with buttons which, as stated by the applicant, allow the player to influence the results through application of skill. Winnings are paid out in the form of printed vouchers, which can be redeemed for gift certificates from local retailers; these vouchers cannot be redeemed for cash.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 4-1 at their meeting February 24, 2022.

ANALYSIS

The applicant is requesting a Special Exception approval to permit an Indoor Recreational Amusement use. The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report. Specifically, it will not create a nuisance factor detrimental to the adjacent and nearby properties, it is compatible with the existing character of this commercial area and maintains safe and efficient traffic at this shopping center. The proposed Indoor Recreational Amusement use will utilize existing parking and the property's existing access points. Conditions are proposed which will ensure the operation conforms to the exemption contained in Section 849.161(1)(a),(b),(c), and (d) of the Florida Statutes.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2022-05 was prepared in accordance with all applicable State statutes and City Code requirements. The attached statement from the arcade operator describes the business in detail and it appears to meet the requirements of Section 849.161(1)(a),(b),(c), and (d) of the Florida Statutes.

STAFF RECOMMENDATION

Approval of SE-21-01 through the adoption of Resolution 2022-05.

SE-21-01
Exhibit "A"
Date: January 24, 2022

Revised: Feb. 25, 2022

	DEVELOPMENT REVIEW COMMITTEE REPORT AND RECOMMENDATION
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Subject/Agenda Item:

Resolution 2022-05: Special Exception for Greenacres Internet Cafe

Consideration of Approval: A request from Stephan A. Yeckes, agent for 3757 Military Trail LLC, for Special Exception approval for an Indoor Recreation Amusement use. The proposed use is within the Warbanks Plaza, at 3747 South Military Trail.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☒ Quasi-Judicial

☐ Legislative

☒ Public Hearing

Originating Department: Planning, GIS & Engineering Project Manager _____ Caryn Gardner-Young, AICP Zoning Administrator	Reviewed By: Director of Development and Neighborhood Services _____ Kara L. Irwin-Ferris, AICP
Approved By: City Manager _____ Andrea McCue	Public Notice: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Dates: February 10, 2022, March 10, 2022 Paper: Lake Worth Herald Mailing <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Notice Distance: <u>300'</u>

Attachments: <ul style="list-style-type: none"> • Resolution 2022-05 • Site Plan / Floor Plan 	City Council Action: <input type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____
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I. Executive Summary

The applicant is requesting a Special Exception approval to allow the relocation and expansion of an internet café/arcade use from a 1,700 square foot inline bay to an existing 2,016 square foot inline bay in the same plaza - Warbanks Plaza. The use most similar to the proposed use, video game arcade, is included within the definition of an Indoor Recreational Amusement in Sections 16-1 of the City Code.

II. Site Data:

Existing Use:	Commercial
Proposed Use:	Indoor Recreational Amusement
Parcel Control Number:	18-42-44-24-00-000-7150
Parcel Size:	1.04 acres
Future Land Use Designation:	Commercial (CM)
Zoning District:	Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Offices	City Commercial (CM)	City Commercial Intensive (CI)
<i>South</i>	Retail	City Commercial (CM)	City Commercial Intensive (CI)
<i>East</i>	Commercial, Vacant	Village of Palm Springs (COM)	Village of Palm Springs (CG)
<i>West</i>	Multi-family development (Whispering Winds)	City Residential Medium Density (RS-MD)	City Residential Medium Density (RM-2)

III. Annexation/Zoning History:

The Palm Beach County Property Appraiser's Office indicates that the existing commercial building was built in 1984 and that it is currently 10,465 square feet. The subject property was annexed into the City of Greenacres as petition ANX-10-03 on November 1, 2010, through Ordinance 2010-28. At the same time, the City Council approved a future land use designation of Commercial (CM) as petition CPA-10-07 through Ordinance 2010-29 and a zoning designation of Commercial Intensive (CI) as petition ZC-10-07 through Ordinance 2010-30. In conjunction with the annexation, the existing approved Palm Beach County site plan was accepted as a valid City site plan and a case number of SP-10-05 assigned for filing and tracking purposes. On October 16, 2016, a Special Exception to allow an Indoor Recreational Amusement use, under the name Get Hooked Arcade, was approved by the City Council (SE 16-02). This approval was for only 1,700 square feet.

IV. Applicable City Code Provisions:

Sec. 16-1 pertaining to Definitions

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

Sec. 16-496 through 16-506 pertaining to the Commercial Intensive (CI) zoning district

Sec. 16-736 through 16-737 pertaining to Transitional Areas

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

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

V. Staff Analysis:

Background:

The proposed Special Exception is to move an existing Indoor Recreational Amusement use from a 1,700 square foot inline bay to an existing 2,016 square foot inline bay in the same plaza - Warbanks Plaza. The applicant is not proposing any changes to the exterior of the building nor is the applicant adding additional machines. Indoor Recreational Amusements are allowed as a Special Exception in the CI district per Section 16-499(20). The use most similar to the proposed use, video game arcade, is included within the definition of an Indoor Recreational Amusement in Section 16-1 of the City Code:

“Indoor recreational amusement shall mean establishments engaged in providing entertainment indoors for a fee or admission charge, including such activities as bowling, pool, billiards, arcades which feature coin or token-operated devices or similar devices, such as pinball and video games, with three (3) or more devices, and bingo halls.”

“Arcade, game / video shall mean any establishment, room, place or business location in which there are available to the public more than three (3) coin- or token-operated amusement devices which are coin- or token-operated or where a fee is charged for the operation of such devices.”

“Amusement device / coin- or token-operated shall mean any amusement machine or device operated by means of insertion of a coin, token, or similar object for the purpose of amusement or skill, or for the playing of which, a fee is charged...”

Chapter 546.10 of the Florida Statutes clarifies the operation and use of amusement games or machines and provides regulations to distinguish the use from prohibited gambling:

(3)(a) “Amusement game or machine” means a game or machine operated only for the bona fide entertainment of the general public which a person activates by inserting or using currency or a coin, card, coupon, slug, token, or similar device, and, by the application of skill, with no material element of chance inherent in the game or machine, the person playing or operating the game or machine controls the outcome of the game....

(3)(b) “Arcade amusement center” means a place of business having at least 50 amusement games or machines on premises which is operated for the entertainment of the general public and tourists as a bona fide amusement facility.

The applicant has stated the amusement center will cater to adults over 18 years of age. The center

will have 50 amusement machines in a combination of traditional arcade equipment and/ or computerized games which, as stated by the applicant, the games allow the player to influence the results through the application of skills. Winnings are paid out in the form of printed vouchers, which can be redeemed for prizes such as merchandise or for additional games; these vouchers cannot be redeemed for cash.

According to Section 16-737(2) f, video game arcades are prohibited within the Transitional Area where CI zoning abuts residential zoning. The subject bay lies within a Transitional Area. While the proposed use is most similar to a video game arcade, it has a few substantial differences. The proposed use, as conditioned below, will be for adults only rather than the children typically present at video game arcades and the machines used by the business are quieter than typical video game arcade machines. In reviewing the basis for prohibiting video game arcades in the Transitional Area, the analysis and public hearing minutes associated with the most recent relevant code amendment (ZTA-93-02, Ordinance 93-22) are instructive. The main factors used to determine which uses would be prohibited in the Transitional Area were noise, alcoholic beverage sales, and late hours. The proposed use, as presented by the applicant and as conditioned below, adequately distinguishes itself from the prohibited uses by being for adults, thus avoiding noisy teen crowds and child-oriented machines, and by having no alcohol and not having late hours. Thus, the prohibition in Section 16-737(2)f should not apply.

On January 13, 2022, the Development Review Committee reviewed this petition and recommended approval subject to the conditions contained in this staff report.

Land Development Staff Comments:

Planning, GIS, and Engineering Division:	Incorporated into Staff Report
Building Department:	No objections.
Fire Rescue Department:	Incorporated into Staff Report
Public Works Department:	No objections.
PBSO District 16:	No objections.
Community & Rec Services Department:	No objections

Plan Details:

The petitioner's concept plan stamp-dated December 15, 2021, depicts the following:

1. A floor area of 2,106 square feet.
2. Floor Plan indicating a Game Room containing a total of 50 amusement machines.
3. Two restrooms.

VI. Special Exception Criteria and Findings of Fact:

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

Finding: The proposed Indoor Recreation Amusement center complies with Future Land Use Element Objectives 1 and 6; Intergovernmental Element Objective 3; and Transportation Element Goal 1, Objective 4 of the City of Greenacres' Comprehensive Plan. The request complies with the objectives and policies of the City of Greenacres' Comprehensive Plan directing commercial activities to appropriate areas. An Indoor

Recreational Amusement is allowed subject to Special Exception approval in the Commercial Intensive (CI) zoning district.

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 is to relocate and convert the tenant space within an existing commercial building to an Indoor Recreational Amusement. As such, no changes are being proposed for the existing vehicular circulation of the subject site. A traffic study demonstrates that the impacts of the change in use of part of the plaza will not result in additional traffic so roadway capacity is adequate.

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 building was originally approved for retail uses. Per Table 16-1336(B) of the Zoning Code, Retail and Indoor Recreational Amusement have similar parking requirements. Therefore, there will be no impact on the required parking and an additional loading space is not necessary.

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. Trash generation by the proposed use is not expected to be excessive in comparison to retail uses. One dumpster is located to the rear of the building that will provide an adequate storage area for refuse and will not adversely affect public health and safety.

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 as conditioned below will not create a nuisance factor that is detrimental to adjacent and nearby properties. The building is located along Military Trail. This Palm Beach County Urban Principal Arterial is a major commercial thoroughfare in the local area, with commercial uses occupying both sides of the road. The proposed use is located adjacent to Offices to the north which are located at the northwest corner of Bowman Street and Military Trail. Immediately south of the proposed use is a commercial property with Retail uses and a multi-family development to the west. Across Military Trail to the east is a commercial building (vacant) in the Village of Palm Springs. The proposed use is being relocated closer to Military Trail and further away from the residential properties immediately to the west of the shopping center. However, the residential properties will still be separated from the tenant space by a 6-foot-high masonry wall, an approximately 5-foot-wide landscape buffer, and a 20-foot-wide drive aisle area. With the separation and buffering described, and the conditions listed below, the proposed use will not create any off-site impacts in excess of the existing retail approval.

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

Finding: The plaza already exists and is served by utilities; therefore, the proposal will not adversely affect public health and safety in this regard.

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 Special Exception is to convert approximately 2,016 sq. ft. of existing inline retail space to an Indoor Recreational Amusement use. The existing setbacks are adequate for the existing plaza and for the proposed use as described in criterion number (5) above and as conditioned below. As such, no changes are being proposed for the existing setbacks. The landscape buffers along the right-of-ways are existing and are not being modified as part of this request.

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

Finding: All building identification 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;**

Findings: Warbanks Plaza has an approved site plan and contains legal non-conforming structures in regard to yard and open space requirements. No exterior modifications are proposed, and thus there is no impact on required setbacks and lot coverage.

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

Finding: The proposed Indoor Recreational Amusement as described in this staff report, and as conditioned below, is compatible with the uses in the surrounding area, is consistent with the prevailing commercial character of the area and is allowed as a Special Exception under the Commercial Intensive (CI) zoning district regulations. Off-site impacts greater than those associated with other uses permitted in the CI district are not expected.

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

Finding: The proposed Indoor Recreational Amusement is in scale with the surrounding needs of the neighborhood. The applicant has stated that the use will provide a recreational opportunity for the senior and retiree community.

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: There are no special requirements for an Indoor Recreational Amusement in a

Commercial Intensive (CI) zoning district, and the proposal meets the intent of the Transitional Area requirements by restricting access to adults 18 years of age or older and prohibiting alcohol sales as conditioned below.

VII. Staff Recommendation:

Approval of SE-21-01 through adoption of Resolution 2022- 05 with the following conditions:

1. The most stringent requirements of Exhibit "A" Development Review Committee Staff Report and Recommendation dated January 24, 2022, as amended, and Exhibit "B" Site and Development Plan stamp-dated December 15, 2021, as hereafter defined shall apply. (Planning)
2. The Special Exception is limited to the described Indoor Recreational Amusement operation. Changes to another type of Indoor Recreational Amusement will require a new Special Exception. (Planning)
3. Hours of operation shall be limited to between 10:00 a.m. and 12:00 midnight, seven days a week. (Building)
4. In accord with the requirements of 546.10(3), (5)(b), (6)(a) and (7) of the Florida Statutes, the Indoor Recreational Amusement shall comply with the following (Building and PBSO):
 - a. All games shall be activated by inserting or using currency or a coin, card, coupon, slug, token, or similar device;
 - b. All games shall require the application of skill in order to win, with no material element of chance inherent in the game or machine;
 - c. All games shall award points or coupons only; machines shall not pay out in cash;
 - d. Points or coupons may be exchanged for merchandise only, excluding cash, gift cards and certificates, alcoholic beverage, tobacco products, an item or device that can be used to activate an amusement game or machine, and coupons or points with a value greater than the amount in F.S. 646.10(7) (currently \$5.25);
 - e. The wholesale cost of the merchandise or prize awarded in exchange for accumulated points or coupons shall not exceed 100 times the amount in 546.10(7) (currently calculates to \$525.00);
 - f. Merchandise for redemption shall be maintained on the premises and the redemption shall take place on site;
 - g. A minimum of 50 amusement games or machines shall be on the premises;
 - h. The business shall be operated for the entertainment of the general public and tourists as a bona fide amusement facility.
5. No outdoor speakers shall be permitted. (Building)
6. No noise from inside the tenant space shall be audible at the west property line of Warbanks Plaza. (Building)
7. The special exception is limited to the approved 2,016 square feet of area, in the location known as 3747 South Military Trail. Any increase in the size of the area or change in location will require a modification of this Special Exception. (Planning)

8. Access to the business shall be limited to those eighteen (18) years of age and older only. A sign to this effect shall be posted on the entry door. (Building)
9. All customer access shall be from the front (east-side) of the bay only. (Building)
10. No alcohol shall be sold or otherwise dispensed on the premises. (Building)
11. A minimum of two (2) customer restrooms in compliance with applicable Florida Accessibility Code requirements shall be provided. (Building)
12. Interior aisles a minimum of 44" wide shall be maintained free and clear of obstructions such as games, chairs, etc. at all times. (Fire Rescue and Building)
13. Tenant separation needs to be addressed "no" indoor children playground structures. Indoor children playground shall meet Fire Prevention Code 201 Edition NFPA-1 Section 10.19.1 (Fire)
14. The property owner and tenant shall indemnify the City of Greenacres from damages resulting from law enforcement action. (PBSO and City Attorney)
15. Temporary use permits are necessary for any outside activities or events over and above the normal operations of the described indoor recreational amusement operation. (Planning)
16. The applicant shall submit for building permits and obtain a Certificate of Completion for all work requiring a permit prior to occupying the space. (Building)
17. The applicant shall submit for and obtain a City Business Tax Receipt prior to opening for business. The issuance, continuation, and renewal of the Business Tax Receipt is conditioned upon the strict conformance of the operation of the proposed use with the above listed conditions of approval. Failure to comply with the conditions of approval shall be cause for revocation of the Business Tax Receipt. (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. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or certificates of completion and/or occupancy. (Building)
20. In the event that a court determines that activity of the sort proposed is illegal under the statutes of the State of Florida, this Special Exception approval shall be null and void. (Planning and City Attorney)

PZAB RECOMMENDATION – February 24, 2022

The Planning and Zoning Board of Appeals on a motion made by Board Member Betty Litowsky and seconded by Board Member Emily Robarts, voting four (4) to one (1), *recommended approval* of Special Exception **SE-21-01**, as presented by staff.

CITY COUNCIL ACTION – March 21, 2022

RESOLUTION NO. 2022-05

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE PETITION FOR A SPECIAL EXCEPTION TO ALLOW AN 2,016 SQUARE FOOT INDOOR RECREATIONAL AMUSEMENT USE IN A COMMERCIAL INTENSIVE (CI) ZONING DISTRICT, LOCATED AT 3747 S. MILITARY TRAIL, AS REQUESTED BY THE PETITIONER, STEPHAN A. YECKES, AGENT FOR THE OWNER, 3757 MILITARY TRAIL, LLC; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Stephen A. Yeckes, hereafter “Petitioner”, as agent for the owner, 3757 Military Trail, LLC, has submitted a petition for a Special Exception approval to allow a 2,016 Square Foot Indoor Recreational Amusement use to be located within a Commercial Intensive (CI) zoning district, located at 3747 S. Military Trail, pursuant to Section 16-499, Commercial Intensive (CI) regulations of the Zoning Code; and

WHEREAS, the Petitioner presented this matter to the Development Review Committee of the City of Greenacres which provided comments to the Development and Neighborhood Department which, in turn, recommended approval of the Special Exception to allow for an Indoor Recreational Amusement use within a Commercial Intensive (CI) zoning district, with the conditions identified in the Development Review Committee Staff Report and Recommendation, Exhibit “A” dated January 24, 2022, as revised; and

WHEREAS, the Planning and Zoning Board of Appeals reviewed the petition in a public hearing on February 24, 2022, for compliance with the Special Exception Criteria as indicated by the Findings of Fact contained in the Development Review Committee Staff Report and Recommendation and has found that the project is in compliance with said criteria; and

WHEREAS, the Planning and Zoning Board of Appeals made a recommendation on the petition to the City Council for approval; 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 an Indoor Recreational Amusement within a Commercial Intensive (CI) zoning district subject to the conditions stipulated in the Development Review Committee Report.

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

SECTION 1. The Petition, SE-21-01, a Special Exception to allow for an Indoor Recreational Amusement within a Commercial Intensive (CI) zoning district, is hereby approved.

SECTION 2. The approval of Petition SE-21-01 is subject to all conditions contained in the Development Review Committee Staff Report and Recommendation, Exhibit "A", dated January 24, 2022, as revised (attached).

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

SECTION 4. This approval is subject to the following conditions, which shall be the responsibility of and binding upon the Applicant, its successors or assigns:

1. The most stringent requirements of Exhibit "A" Development Review Committee Staff Report and Recommendation dated January 24, 2022, as amended, and Exhibit "B" Site and Development Plan stamp-dated December 15, 2021, as hereafter defined shall apply. (Planning)
2. The Special Exception is limited to the described Indoor Recreational Amusement operation. Changes to another type of Indoor Recreational Amusement will require a new Special Exception. (Planning)
3. Hours of operation shall be limited to between 10:00 a.m. and 12:00 midnight, seven

days a week. (Building)

4. In accord with the requirements of 546.10(3), (5)(b), (6)(a) and (7) of the Florida Statutes, the Indoor Recreational Amusement shall comply with the following (Building and PBSO):
 - a. All games shall be activated by inserting or using currency or a coin, card, coupon, slug, token, or similar device;
 - b. All games shall require the application of skill in order to win, with no material element of chance inherent in the game or machine;
 - c. All games shall award points or coupons only; machines shall not pay out in cash;
 - d. Points or coupons may be exchanged for merchandise only, excluding cash, gift cards and certificates, alcoholic beverage, tobacco products, an item or device that can be used to activate an amusement game or machine, and coupons or points with a value greater than the amount in F.S. 646.10(7) (currently \$5.25);
 - e. The wholesale cost of the merchandise or prize awarded in exchange for accumulated points or coupons shall not exceed 100 times the amount in 546.10(7) (currently calculates to \$525.00);
 - f. Merchandise for redemption shall be maintained on the premises and the redemption shall take place on site;
 - g. A minimum of 50 amusement games or machines shall be on the premises;
 - h. The business shall be operated for the entertainment of the general public and tourists as a bona fide amusement facility.
5. No outdoor speakers shall be permitted. (Building)
6. No noise from inside the tenant space shall be audible at the west property line of Warbanks Plaza. (Building)
7. The special exception is limited to the approved 2,016 square feet of area, in the location known as 3747 South Military Trail. Any increase in the size of the area or change in location will require a modification of this Special Exception. (Planning)
8. Access to the business shall be limited to those eighteen (18) years of age and older only. A sign to this effect shall be posted on the entry door. (Building)
9. All customer access shall be from the front (east-side) of the bay only. (Building)
10. No alcohol shall be sold or otherwise dispensed on the premises. (Building)
11. A minimum of two (2) customer restrooms in compliance with applicable Florida Accessibility Code requirements shall be provided. (Building)
12. Interior aisles a minimum of 44" wide shall be maintained free and clear of obstructions such as games, chairs, etc. at all times. (Fire Rescue and Building)

13. The property owner and tenant shall indemnify the City of Greenacres from damages resulting from law enforcement action. (PBSO and City Attorney)
14. Temporary use permits are necessary for any outside activities or events over and above the normal operations of the described indoor recreational amusement operation. (Planning)
15. The applicant shall submit for building permits and obtain a Certificate of Completion for all work requiring a permit prior to occupying the space. (Building)
16. The applicant shall submit for and obtain a City Business Tax Receipt prior to opening for business. The issuance, continuation, and renewal of the Business Tax Receipt is conditioned upon the strict conformance of the operation of the proposed use with the above listed conditions of approval. Failure to comply with the conditions of approval shall be cause for revocation of the Business Tax Receipt. (Building)
17. 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)
18. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or certificates of completion and/or occupancy. (Building)
19. In the event that a court determines that activity of the sort proposed is illegal under the statutes of the State of Florida, this Special Exception approval shall be null and void. (Planning and City Attorney)

Section 5. This resolution shall become effective upon its adoption subject to the conditions of Petition SE-21-01 being satisfied.

[The remainder of this page intentionally left blank.]

RESOLVED AND ADOPTED this 21st day of March, 2022

Joel Flores, Mayor

Attest:

Quintella Moorer, City Clerk

John Tharp, Deputy Mayor

Peter Noble, Council Member, *District II*

Judith Dugo, Council Member, *District III*

Susy Diaz, Council Member, *District IV*

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Resolution 2022-05, SP-21-01**
Sunset Springs

BACKGROUND

A request from Yoan Machado of WGI, agent for multiple owners for a site and development plan approval of 25 single-family dwellings on a 4.993± acre site. The site is located west of Chickasaw Circle, north of the L-11 Canal at 6645 Chickasaw Road. The 4.99 acre site was granted approval on October 4, 2004 for annexation into the City (*ANX-04-03*) via *Ordinance 2004-13*, a change in the future land use designation from Palm Beach County Low Residential 3 (LR-3) to City Residential-Medium Density (RS-MD) (*CPA-04-03*) via *Ordinance 2004-14*, and a rezoning from Palm Beach County Agricultural Residential (AR) to City Residential Medium-2 (RM-2) (*ZC-04-02*) via *Ordinance 2004-15*. The zoning approval limited the site to twenty-five (25) single-family units.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 5-0 at their meeting February 24, 2022.

ANALYSIS

The applicant is proposing the construction of 25 single-family dwellings on this 4.993± acre site. A Homeowners Association will maintain all the landscape buffers and stormwater tracts of the project and the private roadway. The applicant has provided architectural elevations for three different models, along with architectural details such as bands on the front elevation and shingle roofs. Ingress and egress to the site will be provided from Chickasaw Road.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2022-12 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of SP-21-01 through the adoption of Resolution 2022-12.

SP-21-01 (Resolution 2022-12)

Revised: 02/24/2022

Exhibit "A"

Date: February 17, 2022



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2021-12: SP-21-01 Sunset Springs (fka Macy Estates)

Consideration of Approval: A request from Yoan Machado of WGI, agent for approval of the proposed Sunset Springs project. The project consists of twenty-five (25) single-family homes. The site is located 6645 Chickasaw Road.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☐ Legislative

☐ Public Hearing

Originating Department:

Planning & Engineering

Project Manager

Kara L. Irwin-Ferris, AICP

Reviewed By:

Director of Planning & Engineering

Kara L. Irwin-Ferris, AICP

Approved By:

City Manager

Andrea McCue

Public Notice:

☐ Required
☒ Not Required

Dates:

Paper:

Mailing

☐ Required
☒ Not Required

Notice Distance:

Attachments:

- Survey
- Development and Site Plans
- Aerial Map

City Council Action:

☐ Approval
☐ Approve with conditions
☐ Denial
☐ Continued to: _____

I. Executive Summary

The applicant is requesting approval for 25 single-family homes located within the Residential Medium - 2 (RM-2) zoning district. The site is located at the terminus of Chickasaw Road, west of South Jog Road.

II. Site Data

Existing Use:	Vacant
Proposed Use:	Twenty-five (25) Single-Family Residences
Parcel Id:	00-42-43-27-05-022-0360
Parcel Size:	Approximately 4.99 acres (217,495 sq. ft)
Existing Future Land Use Designation:	City Residential-Medium Density (RS-MD)
Existing Zoning:	City Residential Medium-2 (RM-2)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Park Pointe	City Residential-Medium Density (RS-MD)	City Residential Medium-2 (RM-2)
<i>South</i>	Suncrest Ridge	PBC Low Residential 3 (LR 3)	PBC Agricultural Residential (AR)
<i>East</i>	Chickasaw Manor	City Residential-Medium Density (RS-MD)	City Residential Low-3 (RL-3)
<i>West</i>	Poinciana Place	PBC High Residential 12 (HR 12)	PBC Residential (RS)

III. Annexation/Zoning History:

The 4.99 acre site was granted approval for annexation into the City (*ANX-04-03*) via *Ordinance 2004-13*, a change in the future land use designation from Palm Beach County Low Residential 3 (LR-3) to City Residential-Medium Density (RS-MD) (*CPA-04-03*) via *Ordinance 2004-14*, a rezoning from Palm Beach County Agricultural Residential (AR) to City Residential Medium-2 (RM-2) (*ZC-04-02*) via *Ordinance 2004-15* and site plan approval for the construction of twenty-five (25) detached single-family residences (*SP-04-01*), to be located west of Chickasaw Circle,

north of the L-11 Canal at 6645 Chickasaw Road, were **approved** by the City Council on October 4, 2004. The project was never platted and the development order expired October 4, 2006.

IV. Applicable City Code Provisions:

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

Sec. 16-331 through 16-342 pertaining to the Residential Medium-2 (RM-2) 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:

The petitioner's site and development plan documents depict the following:

1. A total land area of 217,364 square feet (+/-4.99 acres).
2. Twenty-five (25), Single-Family Homes. Each unit has a two-car garage and sits on an individual platted lot with a 2-car driveway.
3. A 40-foot-wide private road right-of-way with sidewalks and buildings located on each side of the roadway.
4. A total of 100 parking spaces, 50 in garages and 50 in driveways with, each house meeting parking requirements individually.
5. One ingress/egress point at the south property line off Chickasaw Road.
6. Landscape buffers and easements around the entire perimeter of the project as well as landscaping on each individual lot.
7. Landscaping Plan and Conceptual Engineering Plan.
8. Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Site	217,495	4.993	100%
Site Impervious Area	67,518	1.55	31%
Site Pervious Area [including landscape & open area]	149,997	3.44	69%
Total	217,495	4.993	100%

VI. Staff Analysis:

Background:

The applicant is proposing the construction of 25 single-family dwellings on this 4.993± acre site. A Homeowners Association will maintain all the landscape buffers and stormwater tracts of the project and the private roadway. The applicant has provided architectural elevations for three different models, along with architectural details such as bands on the front elevation and shingle roofs. Ingress and egress to the site will be provided from Chickasaw Road.

On April 30, 2021, Land Development Staff reviewed this petition and recommended approval subject to the conditions of approval contained within this staff report.

Land Development Staff Comments:

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

Other Agencies:

PBC Traffic Division:	Project meets traffic performance standards.
PBC Water Utilities:	Service is available. The applicant must enter into a Standard Developers Agreement with Palm Beach County.
MPO / Palm Tran:	No objections.
LWDD:	No objections

Standards And Staff Findings:

1. Minimum Lot Requirements: Lot areas averaging 5,700 square feet **meet** the minimum area of 5,000 square feet. Width of 50' **meets** the minimum width of 50'.
2. Maximum Lot Coverage: Individual building lot coverages **will not exceed** the maximum of 35%.

3. Minimum Yard Requirements: Building setbacks for yard requirements of 25' front, 15' rear, 7.5' side interior and 15' side corner **will be met**.
4. Height Restrictions: The building heights **will not exceed** the maximum height of 35'.
5. Off-Street Parking & Loading: The 100 parking spaces **meet** the minimum code requirement of 75 spaces (based on 3 spaces per each 3 or more bedroom unit X 25 units).
6. Landscaping: The landscaping plan **complies** with the landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** 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: Project traffic **meets** traffic concurrency. Water and sewer service and capacities are available to serve the site.
10. Comprehensive Plan: The proposed development net density of 5.7 du/acre (based on 4.993 gross – 0.61 private road pavement = 4.383 net acres) **is consistent** with the Residential Medium Density (RS-MD) future land use category, which provides for a maximum density of 7 dwelling units per net acre.

11. Color Scheme: The colors of the buildings **shall be** in accordance with the site and development plans submitted.

VII. Staff Recommendation:

Approval of SP-21-01 with the following conditions.

1. The most stringent requirements of Exhibit “A” Land Development Staff Report and Recommendation dated February 17, 2022 and Exhibit “B” Site and Development Plan, stamp-dated October 1, 2021, as hereafter defined shall apply. (Planning)
2. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to platting. (Engineering)
3. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the approval of the plat. (Planning)
4. The project shall be subject to the City's required parks and recreation and governmental services land dedication in accordance with section 26-51 of the Subdivision Regulations. The requirements are 2 acres per 1,000 population for governmental services and 5 acres per 1,000 population for parks and recreation. Based upon 25 single-family units x 3 persons per unit = $75 / 1,000 = .075 \times (5 + 2) = .525$ acres. In lieu of land dedication, the developer shall be required to pay a fee equal to the combined value of the required land dedication to be determined in accordance with Sections 12-83 and 12-93 of the City's subdivision regulations. The fee shall be paid prior to approval of the plat. (Engineering)
5. Permits from the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County Land Development, and the City of Greenacres, as required, for the storm water management system must be obtained prior to approval of the plat. (Engineering)
6. Permits from the Health Department for the water and sewer system must be obtained prior to approval of the plat. (Engineering)
7. The site must be platted prior to the issuance of building permits. (Engineering and Building)
8. Complete drainage calculations addressing water quality and quantity in accord with the requirements of the SFWMD must be submitted for review along with complete paving

and drainage, and water and sewer construction plans prior to the issuance of building permits. (Engineering and Building.

9. 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 and Public Works)
10. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Engineering and Planning)
11. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the Homeowners Association to maintain the site free from invasive plants. (Planning and Building)
12. 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)
13. Fences shall not be allowed in any front yards. (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, 2024 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. (Building and Planning)
15. The applicant shall provide the city with color palette options for the development prior to issuance of the first building permit. Diversity in architectural elevations and exterior color schemes shall be achieved by compliance with the following (Planning):
 - a. No identical homes shall be placed next to one another (i.e. same elevation with same exterior color scheme).
 - b. No more than three (3) homes with the same elevation shall be placed next to each other; and,
 - c. No more than three (3) homes with the same exterior color scheme may be placed next to each other.
 - d. A monitoring report with updated information shall be submitted by the developer with each building permit application to ensure compliance with this condition. This obligation shall be included in the Homeowners Association's documentation.
16. The site must be platted prior to the issuance of building permits except for a clearing

permit. 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)

17. Certificates of Occupancy shall not be issued until all conditions of approval have been complied with. (Building)
18. The developer shall enter into a Traffic Control Jurisdiction Agreement with City of Greenacres to provide for the enforcement of parking and traffic regulations within the development. This agreement must be approved by the City prior to the issuance of more than 20 Certificates of Occupancy (80% of project total). (Building and PBSO)
19. Documentation establishing a Homeowners Association governing aspects of the project such as uniformity of exterior colors, coordinated roof replacement, access to the private road right-of-way and parking, uniformity in fencing and accessory structures such as screen enclosures, and prohibitions against habitable space additions shall be provided to the City in a form acceptable to the City Attorney prior to approval of the plat. (Engineering and City Attorney)
20. The Homeowners Association documents shall clearly establish the responsibility of the Association to maintain all common areas including drainage and the perimeter landscape easements on the north, south, east and west perimeters of the property. The Association documents shall be approved by the City Attorney prior to approval of the plat. (Engineering and City Attorney)
21. 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)

PLANNING COMMISSION RECOMMENDATION – February 24, 2022

The Planning Commission on a motion made by Commissioner Edmundson and seconded by Commissioner Hayes, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-21-01*** (*Sunset Springs*), as presented by staff.

CITY COUNCIL ACTION – March 21, 2022

RESOLUTION NO. 2022-12

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE APPLICATION FOR SITE PLAN APPROVAL TO CONSTRUCT 25 SINGLE FAMILY DWELLING UNITS IN A RESIDENTIAL MEDIUM-2 (RM-2) ZONING DISTRICT, LOCATED ON THE WEST SIDE OF CHICKASAW CIRCLE, NORTH OF THE L-11 CANAL AT 6645 CHICKASAW ROAD, AS REQUESTED BY THE PETITIONER, WANTMAN GROUP INC., AGENT FOR THE OWNER, SOUTH COUNTY DEVELOPMENT, LLC; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Wantman Group Inc., hereinafter "Petitioner", as agent for the owner, South County Development LLC, has made an application for a Site Plan approval to be located within a Residential Medium Density-2 (RM-2) zoning district, located at the on the west side of Chickasaw Circle, north of the L-11 Canal at 6645 Chickasaw Road; 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 Division which, in turn, recommended approval of the Site Plan to allow for 25 Single Family dwelling units with the conditions identified herein; and

WHEREAS, the Planning and Zoning Board of Appeals held a public hearing on February 24, 2022, reviewed the Petitioner's request, and made a recommendation on the petition with a vote of 5-0; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Site Plan for 25 Single Family dwelling units within a Residential Medium Density-2 (RM-2) zoning district, subject to the conditions of approval and staff recommendation at the March 21, 2022 Public Hearing.

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

SECTION 1. The Petition, SP-21-01, a Site Plan is hereby APPROVED for 25 Single Family dwelling within a Residential Medium Density-2 (RM-2) zoning district, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property as follows:

Legal Description

PCN: 18-42-43-27-05-022-0360

Tract 36, Block 22, "Palm Beach Farms Company's Plat No. 3" according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida.

Said Lands situate in the City of Greenacres, Palm Beach County Florida and contain 4.993 acres, more or less.

SECTION 2. This approval is subject to the following conditions, which shall be the responsibility of and binding upon the Applicant, its successors, or assigns:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated February 17, 2022 and Exhibit "B" Site and Development Plan, stamp-dated October 1, 2021, as hereafter defined shall apply. (Planning)
2. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to platting. (Engineering)
3. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the approval of the plat. (Planning)
4. The project shall be subject to the City's required parks and recreation and governmental services land dedication in accordance with section 26-51 of the Subdivision Regulations. The requirements are 2 acres per 1,000 population for governmental services and 5 acres per 1,000 population for parks and recreation. Based upon 25 single-family units x 3 persons per unit = 75 / 1,000 = .075 x (5 + 2) = .525 acres. In lieu of land dedication, the developer shall be required to pay a fee equal

to the combined value of the required land dedication to be determined in accordance with Sections 12-83 and 12-93 of the City's subdivision regulations. The fee shall be paid prior to approval of the plat. (Engineering)

5. Permits from the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County Land Development, and the City of Greenacres, as required, for the storm water management system must be obtained prior to approval of the plat. (Engineering)
6. Permits from the Health Department for the water and sewer system must be obtained prior to approval of the plat. (Engineering)
7. The site must be platted prior to the issuance of building permits. (Engineering and Building)
8. Complete drainage calculations addressing water quality and quantity in accord with the requirements of the SFWMD must be submitted for review along with complete paving and drainage, and water and sewer construction plans prior to the issuance of building permits. (Engineering and Building)
9. 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 and Public Works)
10. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Engineering and Planning)
11. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the Homeowners Association to maintain the site free from invasive plants. (Planning and Building)
12. 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)
13. Fences shall not be allowed in any front yards. (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, 2024 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. (Building and Planning)

15. The applicant shall provide the city with color palette options for the development prior to issuance of the first building permit. Diversity in architectural elevations and exterior color schemes shall be achieved by compliance with the following (Planning):
 - a. No identical homes shall be placed next to one another (i.e. same elevation with same exterior color scheme).
 - b. No more than three (3) homes with the same elevation shall be placed next to each other; and,
 - c. No more than three (3) homes with the same exterior color scheme may be placed next to each other.
 - d. A monitoring report with updated information shall be submitted by the developer with each building permit application to ensure compliance with this condition. This obligation shall be included in the Homeowners Association's documentation.
16. The site must be platted prior to the issuance of building permits except for a clearing permit. 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)
17. Certificates of Occupancy shall not be issued until all conditions of approval have been complied with. (Building)
18. The developer shall enter into a Traffic Control Jurisdiction Agreement with City of Greenacres to provide for the enforcement of parking and traffic regulations within the development. This agreement must be approved by the City prior to the issuance of more than 20 Certificates of Occupancy (80% of project total). (Building and PBSO)
19. Documentation establishing a Homeowners Association governing aspects of the project such as uniformity of exterior colors, coordinated roof replacement, access to the private road right-of-way and parking, uniformity in fencing and accessory structures such as screen enclosures, and prohibitions against habitable space additions shall be provided to the City in a form acceptable to the City Attorney prior to approval of the plat. (Engineering and City Attorney)
20. The Homeowners Association documents shall clearly establish the responsibility of the Association to maintain all common areas including drainage and the perimeter landscape easements on the north, south, east and west perimeters of the property. The Association documents shall be approved by the City Attorney prior to approval of the plat. (Engineering and City Attorney)
21. 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)

SECTION 3. This resolution shall be effective upon its adoption.

[The remainder of this page intentionally left blank.]

RESOLVED AND ADOPTED this 21st of day of March 2022.

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

City of Greenacres

Item # 19.

PBC

SITE

PBC

Aldi's

PBC

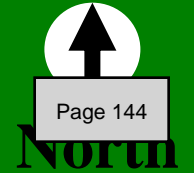
City of Greenacres

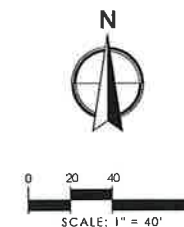
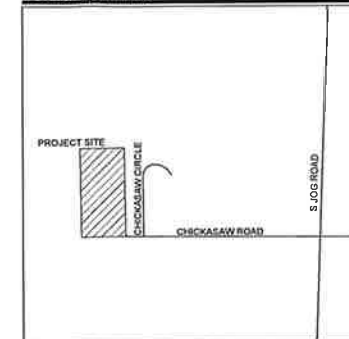


Sunset Springs

SP-21-01

Prepared By:
Planning Department
City of Greenacres
5800 Melaleuca Lane
Greenacres, FL 33463





SF	MIN. LOT SIZE	MAX LOT COVERAGE	MIN LOT WIDTH	MIN. LOT DEPTH	MIN. BUILDING SETBACKS				MAX. HEIGHT
					FRONT	SIDE CORNER	SIDE	REAR	
REQUIRED	5,000 S.F.	35%	50'	100'	25'	15'	7½'	15'	35'
PROPOSED	5,700 S.F.	35%	50'	114'	25'	15'	7½'	15'	35'

VARIANCE CHART				
VARIANCE	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VI	SECTION 16-1286 PERIMETER BUFFER	10' WIDE	5'	-5' REDUCT FOR 126' ON WEST PORTION THE ACCESS

AC. =	ACRES	P.B. =	PLAT BOOK
C =	CENTERLINE	PDR =	PROPERTY DEVELOPMENT
C.S. =	COMPACT SPACE		REGULATIONS
D.E. =	DRAINAGE EASEMENT	PG. =	PAGE
D.U. =	DWELLING UNITS	R =	RADIUS
E.O.W. =	EDGE OF WATER	R/W =	RIGHT-OF-WAY
EX. =	EXISTING	S.F. =	SQUARE FEET
FLU =	FUTURE LAND USE	S.P. =	SPACE
LB =	LANDSCAPE BUFFER	SW =	SIDEWALK
L.W.D. =	LAKE WORTH DRAINAGE DISTRICT	T.O.B. =	TOP OF BANK
L =	LENGTH	TYP =	TYPICAL
O.R.B. =	OFFICIAL RECORD BOOK	U. =	UTILITY EASEMENT
O.S. =	OPEN SPACE	Z =	ZONING

MAXIMUM BUILDABLE AREA

PROJECT NAME	CHICKASAW PROPERTY
PROPERTY CONTROL NUMBER	1842432705022036

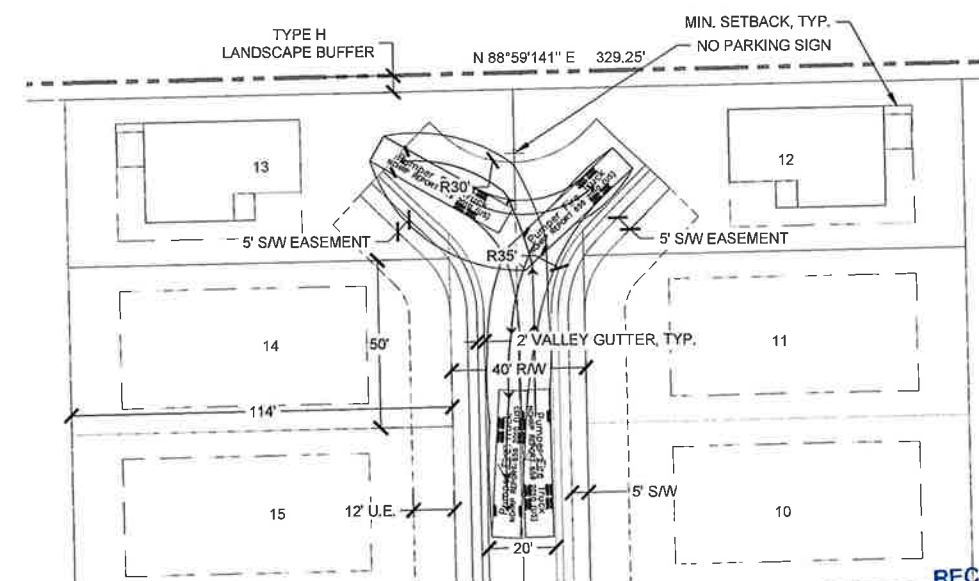
PROPOSED USE	SINGLE FAMILY DETACHED
FLU DESIGNATION	RS-M
ZONING DISTRICT	RM
GROSS SITE AREA	41. 4.99 AC. (217,495 S
TOTAL R.O.W AREA	0.64 AC
TOTAL RESIDENTIAL AREA	3.99 AC
TOTAL LANDSCAPE BUFFER AREA	0.36 AC
TOTAL DWELLING UNITS - SINGLE FAMILY DETACHED (50x14')	25 D.U.
TOTAL DENSITY (25 D.U.)	5.01 D.U./A
HOUSING TYPE	SINGLE FAMILY DETACHED
BUILDING HEIGHT	35' MAX
TOTAL GROSS FLOOR AREA (AVERAGE 1,631 SF PER UNIT X 25)	40,775 SF
TOTAL NET BUILDING COVERAGE (40,775 SF)	18.74 AC
IMPERVIOUS SURFACE TOTAL	1.55 AC
BUILDING	0.94 AC
R.O.W.	0.61 AC
PERVIOUS SURFACE TOTAL	3.41 AC
BUFFERS	0.36 AC
OPEN SPACE (TOTAL AREA LESS R.O.W-BUILDING AREA & BUFFERS)	3.08 AC

TOTAL PARKING	75 SP. / 75 S
SINGLE FAMILY DETACHED (3 SP. PER D.U.)*	75 SP. / 100 S

*2 GARAGE SPACES, 2 DRIVEWAY SPACES PER UNIT = 100 SPACES

REQUIRED / PROVIDED
75 SP. / 75 SP.
75 SP. / 100 SP.

N.T.S.



Pumper Fire Truck

Width
Track
Lock to Lock Time
Steering Angle

RECEIVED by
CITY OF GREENACRES

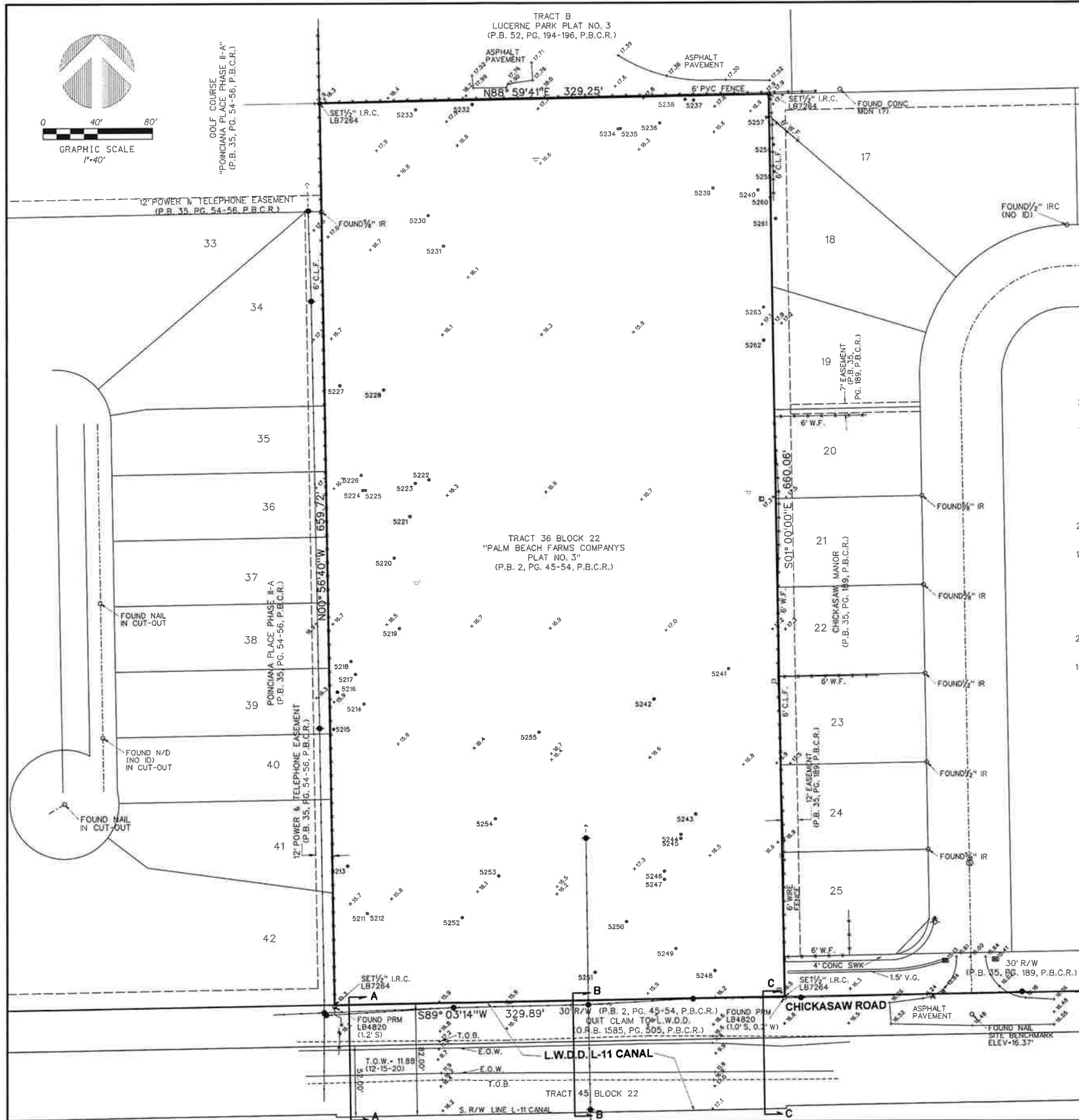
OCT 1 2021

PLANNING & ENGINEERING

SUNSET SPRINGS

SITE PLAN

SHEET:
SP-1



LEGAL DESCRIPTION

TRACT 36 BLOCK 22, "PALM BEACH FARMS COMPANYS PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.993 ACRES, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCH-MARK "SILK OAK", HAVING AN ELEVATION OF 16.57' NAVD 1988. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHICKASAW ROAD HAVING AN ASSUMED BEARING OF SOUTH 89°03'14" WEST.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ADDRESS IS 6645 CHICKASAW ROAD, GREENACRES, FL 33467
7. FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER: 120203
MAP NUMBER: 12099CD569F
EFFECTIVE DATE: 10-5-2017
ZONE: X, AE
BASE FLOOD ELEV: 16.3' FOR AE
8. THIS SURVEY IS CERTIFIED TO:
A.

TITLE INFORMATION

SCHEDULE B-1
TITLE COMMITMENT • 2037-5093950
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: DECEMBER 08, 2020 @ 8:00 AM

BOOK/PAGE	DESCRIPTION	AFFECTS?	PLATTED?
9	PB 2/45	YES	YES
	ORB 24682/1125 NOTICE	YES	NO

LEGEND

① STORM MANHOLE	CONC. POWER POLE	① CONC. POWER POLE	① CONC. POWER POLE
② ELEC. HANDHOLE	② ELEC. HANDHOLE	② ELEC. HANDHOLE	② ELEC. HANDHOLE
③ CATCH BASIN	③ CATCH BASIN	③ CATCH BASIN	③ CATCH BASIN
④ SANITARY MANHOLE	④ SANITARY MANHOLE	④ SANITARY MANHOLE	④ SANITARY MANHOLE
⑤ CLEAN OUT	⑤ CLEAN OUT	⑤ CLEAN OUT	⑤ CLEAN OUT
⑥ WOOD POWER POLE	⑥ WOOD POWER POLE	⑥ WOOD POWER POLE	⑥ WOOD POWER POLE
⑦ METAL LIGHT POLE	⑦ METAL LIGHT POLE	⑦ METAL LIGHT POLE	⑦ METAL LIGHT POLE
⑧ ANCHOR	⑧ ANCHOR	⑧ ANCHOR	⑧ ANCHOR
⑨ SIGN	⑨ SIGN	⑨ SIGN	⑨ SIGN
⑩ WATER VALVE	⑩ WATER VALVE	⑩ WATER VALVE	⑩ WATER VALVE
⑪ FIRE HYDRANT	⑪ FIRE HYDRANT	⑪ FIRE HYDRANT	⑪ FIRE HYDRANT
⑫ WATER METER	⑫ WATER METER	⑫ WATER METER	⑫ WATER METER
⑬ TELEPHONE BOX	⑬ TELEPHONE BOX	⑬ TELEPHONE BOX	⑬ TELEPHONE BOX
⑭ TELEPHONE MANHOLE	⑭ TELEPHONE MANHOLE	⑭ TELEPHONE MANHOLE	⑭ TELEPHONE MANHOLE
⑮ CABLE TV BOX	⑮ CABLE TV BOX	⑮ CABLE TV BOX	⑮ CABLE TV BOX
⑯ FPL TRANSFORMER	⑯ FPL TRANSFORMER	⑯ FPL TRANSFORMER	⑯ FPL TRANSFORMER
⑰ HANDICAP SPACE	⑰ HANDICAP SPACE	⑰ HANDICAP SPACE	⑰ HANDICAP SPACE
⑱ BACKFLOW PREVENTER	⑱ BACKFLOW PREVENTER	⑱ BACKFLOW PREVENTER	⑱ BACKFLOW PREVENTER
⑲ TRAFFIC SIGNAL BOX	⑲ TRAFFIC SIGNAL BOX	⑲ TRAFFIC SIGNAL BOX	⑲ TRAFFIC SIGNAL BOX
⑳ OVERHEAD LINE	⑳ OVERHEAD LINE	⑳ OVERHEAD LINE	⑳ OVERHEAD LINE
① FENCE	① FENCE	① FENCE	① FENCE
② ELEVATION	② ELEVATION	② ELEVATION	② ELEVATION
③ TREE	③ TREE	③ TREE	③ TREE
④ MAILBOX	④ MAILBOX	④ MAILBOX	④ MAILBOX

ABBREVIATIONS

(C)	CALCULATED
C&G	C&G
C.L.F.	C.L.F.
CONC.	CONCRETE
D.C.R.	DADE COUNTY RECORDS
COR.	CORNER
O.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
(M)	MEASURED
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.G.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
U.E.	UTILITY EASEMENT
W.F.	WOOD FENCE
N&D	NAIL AND DISK
(P)	PLAT
(C)	CALCULATED
J.P.	IRON PIPE
F.F.ELEV.	FINISHED FLOOR ELEVATION
C.B.S.	CONCRETE BLOCK AND STUCCO
T.O.W.	TOP OF WATER

TREE LIST

5211	4" OAK	5237	18" SABAL PALM
5212	4" OAK	5238	18" SABAL PALM
5213	8" OAK	5239	18" SABAL PALM
5214	6" OAK	5240	18" SABAL PALM
5215	18" SABAL PALM	5241	18" SABAL PALM
5216	12" SABAL PALM	5242	12" SABAL PALM
5217	12" SABAL PALM	5243	12" SABAL PALM
5218	18" SABAL PALM	5244	10" OAK
5219	16" SABAL PALM	5245	18" OAK
5220	12" SABAL PALM	5246	18" SABAL PALM
5221	10" OAK	5247	6" OAK X4
5222	6" OAK	5248	12" SABAL PALM X3
5223	12" OAK	5249	12" OAK
5224	4" OAK	5250	6" OAK X3
5225	4" OAK	5251	12" SABAL PALM X3
5226	4" OAK X3	5252	6" OAK
5227	12" SABAL PALM	5253	6" OAK X5
5228	6" OAK	5254	6" OAK X5
5229	6" OAK	5255	10" OAK
5230	18" SABAL PALM	5256	12" SLASH PINE
5231	10" OAK	5257	12" SLASH PINE
5232	12" SABAL PALM	5258	12" SLASH PINE
5233	12" SABAL PALM	5259	12" SLASH PINE
5234	4" OAK	5260	12" QUEEN PALM
5235	4" OAK	5261	12" SLASH PINE
5236	4" OAK X4	5262	120" BAMBOO CLUSTER
		5263	18" SABAL PALM

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : DECEMBER 15, 2020.

PERIMETER
SURVEYING & MAPPING

947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264

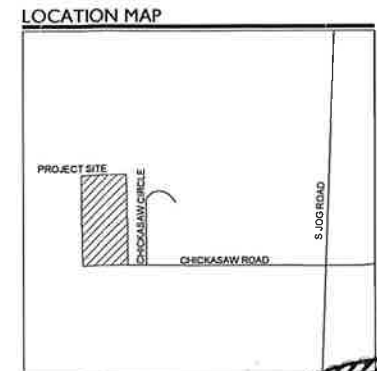
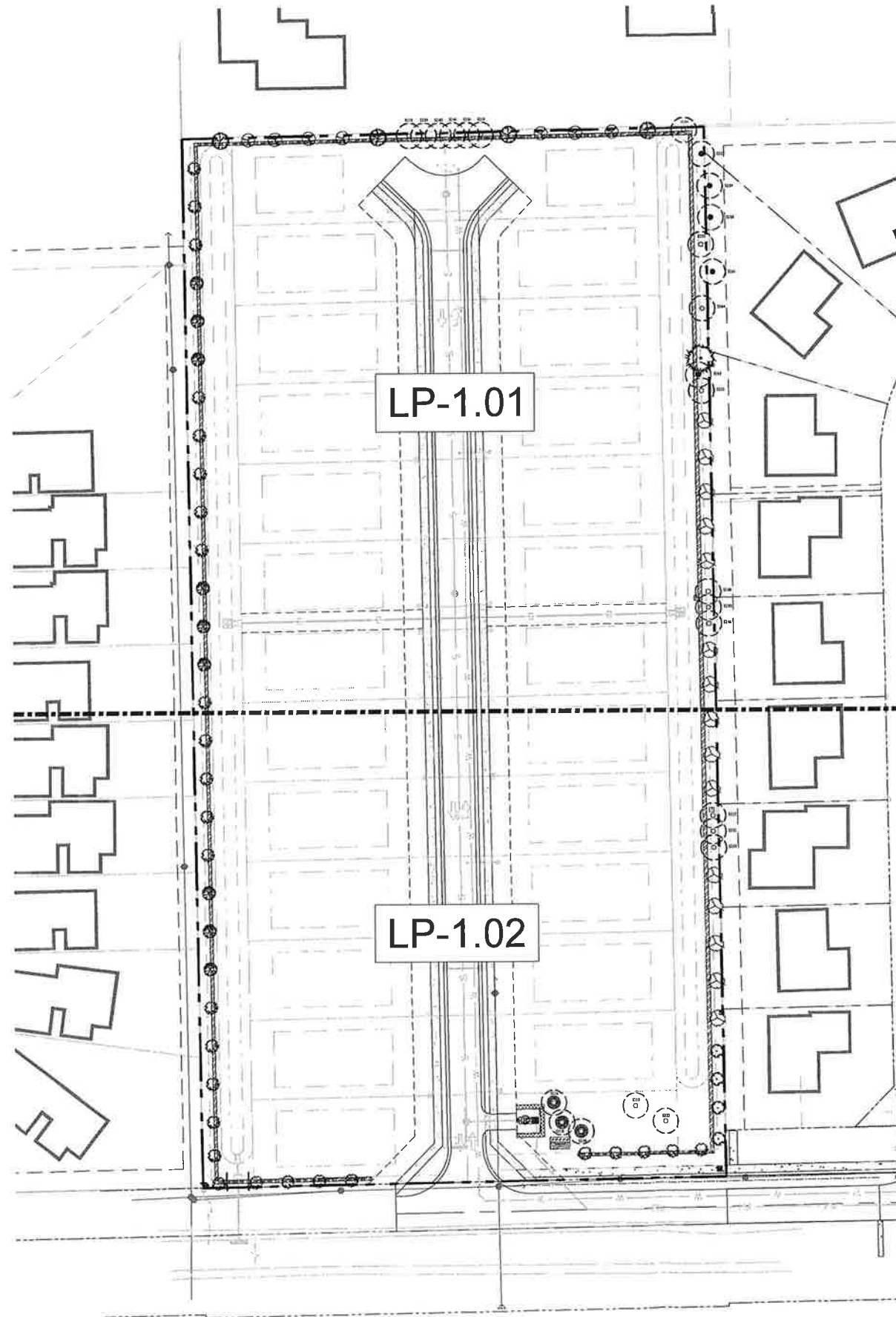
Tel: (561) 241-9988
Fax: (561) 241-5182

SUNSET SPRINGS 6645 CHICKASAW ROAD BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

Jeff S. Hodapp
Digitally signed by Jeff S. Hodapp
Date: 2021.07.07 08:24:35
04'00"

JOB NO. 20247
SCALE 1"=40'
DRAWN JSH
CHECKED AR
SHEET 1



SEP 30 2021



LANDSCAPE REQUIREMENTS		
GREENACRES, FLORIDA		
PERIMETER LANDSCAPE	REQUIRED	PROVIDED
TYPE H BUFFER 1 TREE PER 25 LINEAR FEET 24" TALL HEDGE	NORTH BUFFER 230 LF / 25 = 14 TREES 24" TALL HEDGE EAST BUFFER 660 LF / 25 = 27 TREES 24" TALL HEDGE WEST BUFFER 660 LF / 25 = 27 TREES 24" TALL HEDGE	NORTH BUFFER 14 TREES PROVIDED (1 RELOCATED TREES + 6 RELOCATED PALMS @ 3:1 = 2 TREES + 11 PROPOSED TREES) 24" TALL HEDGE PROVIDED EAST BUFFER 27 TREES PROVIDED (4 EXISTING TREES + 2 RELOCATED TREE + 1 EXISTING PALM + 6 RELOCATED PALMS + 1 PROPOSED PALM @ 3:1 = 3 TREES + 19 PROPOSED TREES) 24" TALL HEDGE PROVIDED WEST BUFFER 27 TREES PROVIDED 24" TALL HEDGE PROVIDED
TYPE F-2 BUFFER 1 TREE PER 25 LINEAR FEET 24" TALL HEDGE	SOUTH BUFFER 240 LF / 25 = 10 TREES 24" TALL HEDGE	SOUTH BUFFER 10 TREES PROVIDED 24" TALL HEDGE PROVIDED
INTERIOR LANDSCAPE	REQUIRED	PROVIDED
MIN 1 TREE AND 3 SHRUBS PER 2,500 SQ FT OF OPEN SPACE AREA	OPEN SPACE AREA = 3,793 SQ FT 3,793 SQ FT / 2,500 = 2 TREES 3,793 SQ FT / 2,500 x 3 = 6 SHRUBS	3 TREES PROVIDED (2 RELOCATED TREES + 1 RELOCATED PALM @ 3:1 = 1 TREE) 30 SHRUBS PROVIDED
TREE SPECIES	REQUIRED	PROVIDED
WHEN 41+ TREES REQUIRED, MIN 3 TREE SPECIES SHALL BE PROVIDED	80 TOTAL TREES REQUIRED 5 TREE SPECIES REQUIRED	7 TREE SPECIES PROVIDED
ENTRANCE SIGN PLANTING	REQUIRED	PROVIDED
24" HT SHRUBS SPACED MAX 24" O.C. IN A PLANTING BED MIN 3' IN WIDTH AROUND ALL FREESTANDING SIGNS	24" HT SHRUBS SPACED MAX 24" O.C. IN A PLANTING BED MIN 3' IN WIDTH AROUND ALL FREESTANDING SIGNS	24" HT SHRUBS HAVE BEEN PROVIDED IN PLANTING BED WITH MIN 3' WIDTH AROUND THE ENTRANCE SIGN

PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CS	4	Silver Butternut	Conocarpus erectus sericeus	Yes	MIN 12' HT, 2" DBH, MIN 5' SPRD
CS3	26	Orange Geiger Tree	Cordia sebestena	No	MIN 12' HT, 2" DBH, MIN 5' SPRD
IC	7	Dahoon Holly	Ilex cassine	Yes	MIN 12' HT, 2" DBH, MIN 5' SPRD
LI	4	Crape Myrtle	Lagerstroemia indica	No	MIN 12' HT, 2" DBH, MIN 5' SPRD
MF	9	Simpson's Stopper	Myrsine fraxinea	Yes	MIN 12' HT, 2" DBH, MIN 5' SPRD
PD2	15	Slash Pine	Pinus ellioti densa	Yes	MIN 12' HT, 2" DBH, MIN 5' SPRD
SS	1	Cabbage Palmetto	Sabal palmetto	Yes	MIN 18' OA HT, CLEAN CUT
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CI	261	Coco Plum	Chrysobalanus icaco	Yes	MIN 24" HT, 24" SPRD, @ 24" O.C.
CI2	34	Coco Plum	Chrysobalanus icaco	Yes	MIN 4' HT, 24" SPRD, @ 24" O.C.
ID	12	Schillings Dwarf Yaupon Holly	Ilex vomitoria 'Schillings Dwarf'	Yes	MIN 24" HT, 24" SPRD, @ 24" O.C.
MC	10	Muhly Grass	Muhlenbergia capillaris	Yes	MIN 24" HT, 24" SPRD, @ 24" O.C.
PN	670	Wild Coffee	Psychotria nervosa	Yes	MIN 24" HT, 24" SPRD, @ 24" O.C.
TD	30	Dwarf Fakahatchee	Tripsacum floridanum	Yes	MIN 24" HT, 24" SPRD, @ 24" O.C.

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6081 - LB No. 7055

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	07.09.2021	TREESUBMITTAL	DN			
2	10.01.2021	TREESUBMITTAL	DN			

CAD 68667274

JOB NO. 6464.00

DRAWN BY DN

CHECK BY TM

DATE 4-19-21

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, P.L.A.
FL # LA6667274

RECEIVED BY
CITY OF GREENACRES

001 1 001

PLANNING & ENGINEERING

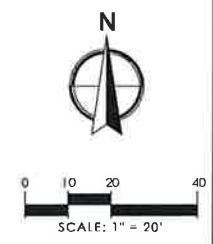
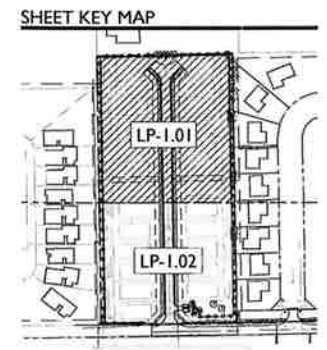
SUNSET SPRINGS

OVERALL LANDSCAPE PLAN



SHEET:
LP-1.02

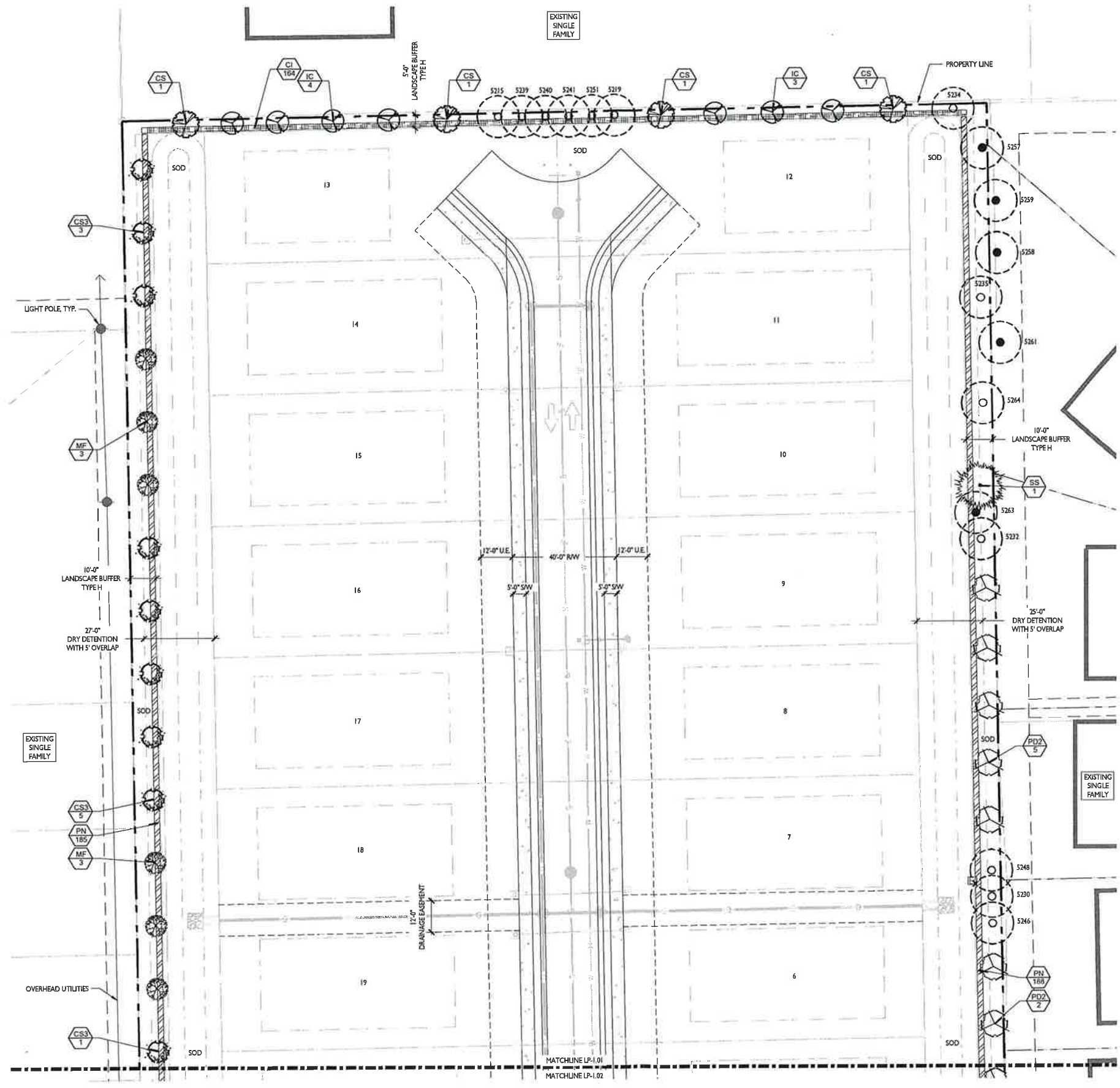


2055 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.555.2220 www.wglinc.com
Cert. No. 6891-LD No. 7535



LEGEND

-  TREE/ PALM TO PRESERVE
-  RELOCATED TREE/ PALM



SEP 30 2021



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	07.09.2021	RESUBMITTAL	DN
2	10.01.2021	RESUBMITTAL	DN

CAD	64600.PDWG		
JOB NO.	6464.00	DN	
DRAWN BY		TM	
CHECK BY			
DATE	4-19-21		

LANDSCAPE ARCHITECT
TIFFANY D MAY, PLA
FL #LA6667274

OCT 1 2021

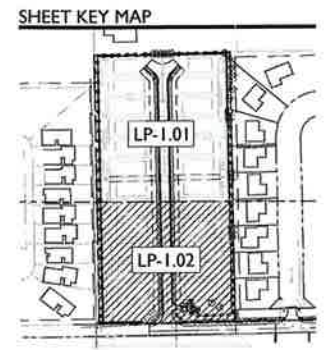
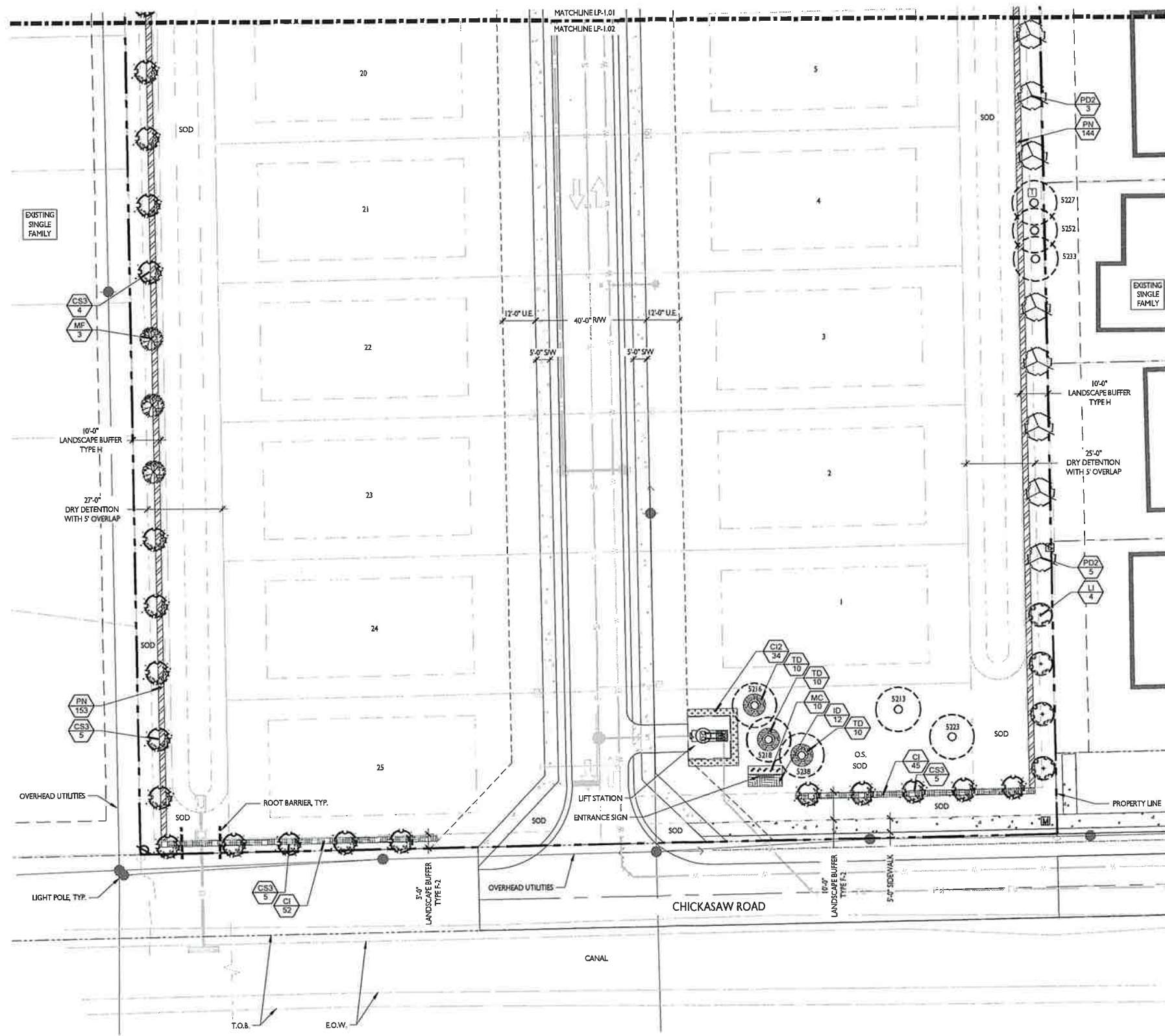
PLANNING & ENGINEERING

SUNSET SPRINGS

LANDSCAPE PLAN

SHEET:

LP-1.01



- LEGEND**
- (X) TREE/ PALM TO PRESERVE
 - (O) RELOCATED TREE/ PALM



SEP 30 2021

SUNSET SPRINGS
LANDSCAPE PLAN

SHEET:
LP-1.02

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	07.09.2021	RESUBMITTAL	DN			
2	10.01.2021	RESUBMITTAL	DN			

LANDSCAPE ARCHITECT OF RECORD
TIFFANY D MAY, PLA
FL # LA6667274

PLANNING & ENGINEERING

OCT 1 2021

RECEIVED BY
CITY OF GREENACRES

CAD	64640.DWG	DATE	4-19-21
JOB NO.	6464.00	DRAWN BY	DN
CHECK BY	TM		

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
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2	10.01.2021	RESUBMITTAL	DN			

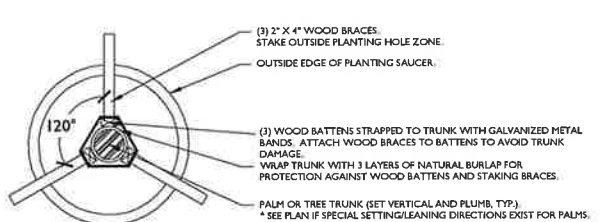
WGL
2035 Vista Parkway, West Palm Beach, FL
Phone No. 561.609.2220 www.wgl.com
Cot No. 6091 - LB No. 7055

Item # 19.



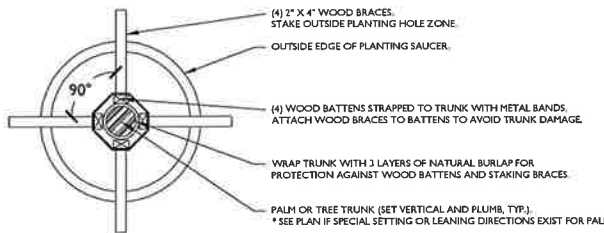
SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

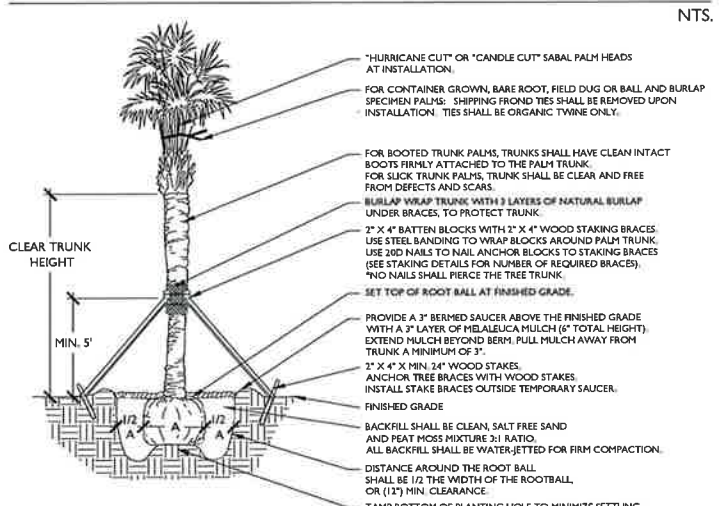


LARGE PALM OR TREE STAKING PLAN

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

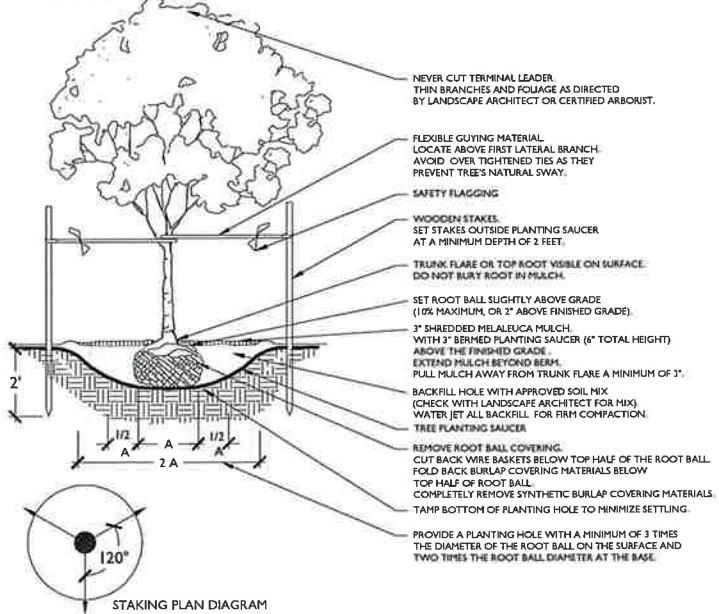


PALM PLANTING DETAIL

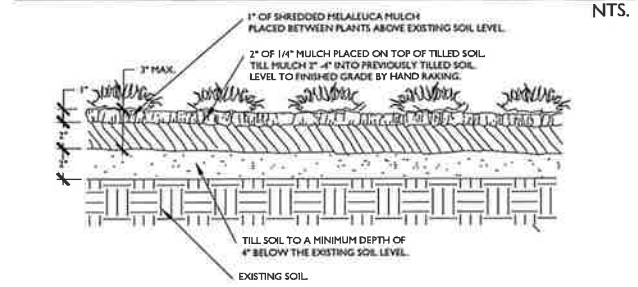


TREE PLANTING DETAIL

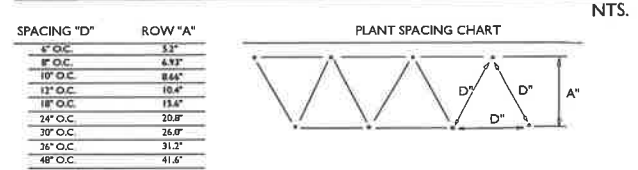
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



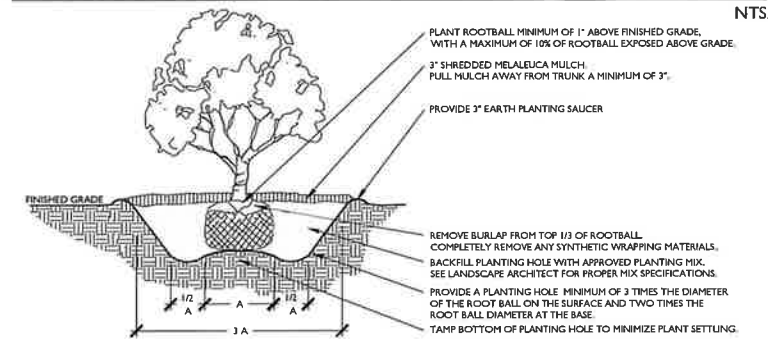
GROUND COVER DETAIL



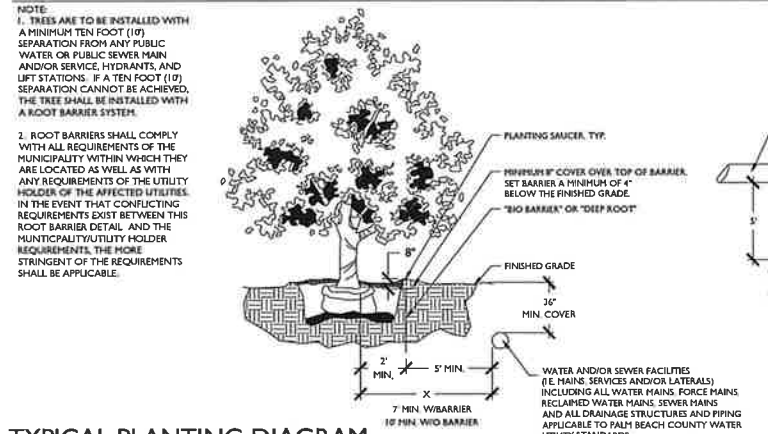
PLANT SPACING DETAIL



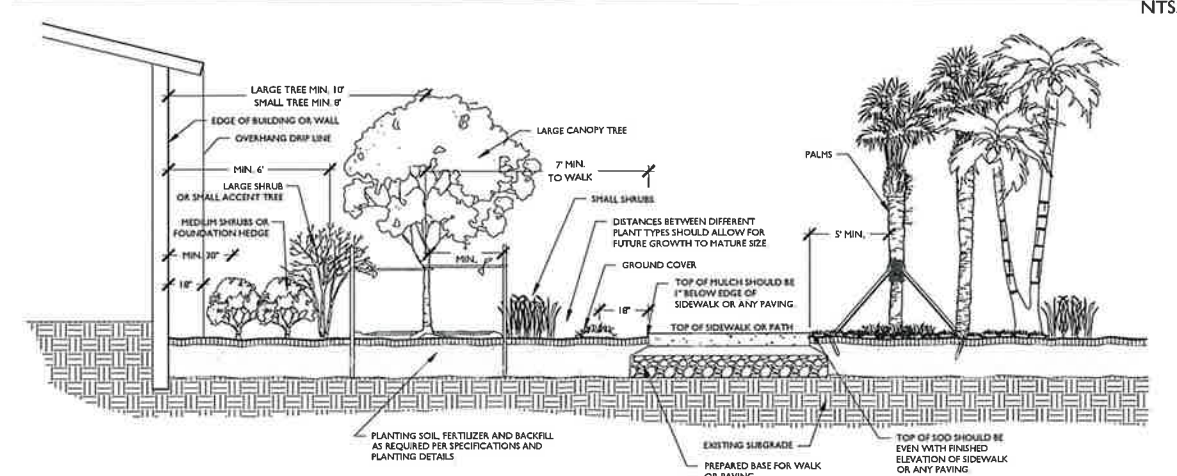
SHRUB PLANTING DETAIL



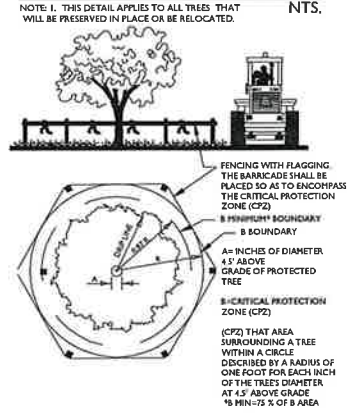
ROOT BARRIER DETAIL



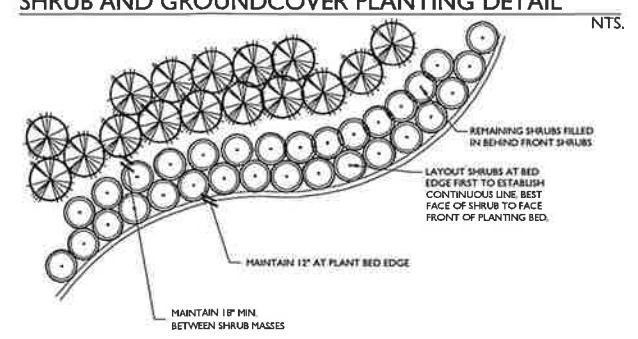
TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



SHRUB AND GROUND COVER PLANTING DETAIL



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED 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. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE 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 PAVEMENT.
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 LIGHTS (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.



2035 Vista Parkway, West Palm Beach, FL
Phone No. 888.999.2320 www.wglo.com
Cert No. 6091 - LE No. 1055

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DN
1	07.09.2021	RESUBMITTAL	DN	DN
2	10.01.2021	RESUBMITTAL	DN	DN

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LANDSCAPE ARCHITECT/ RECORD	TIFFANY D MAY, PLA	FL # LA6667274				

Drawn by
Tiffany D May
10/21

PLANNING & ENGINEERING



SEP 3 0 2021

SUNSET SPRINGS

LANDSCAPE DETAILS

SHEET:
LP-3.

Landscape Planting - Part I, General

I. Description of Work

- A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, 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 herein.
- C. All applicable federal, state and local permits shall be obtained 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, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards

- A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- B. American Standard for Nursery Stock, ANSI Z60.1, 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

III. Qualifications

- A. Landscape 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 sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
- B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands 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's Compensation Insurance.

IV. Requirements of Regulatory Agencies

- A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect 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 with regulations applicable to landscape materials.
- B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of 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.
- D. Soil Test: Submit soil test analysis report 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:

USDA Designation	Size in mm
Gravel	+2 mm
Very Coarse Sand	+2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:

- a. pH and buffer pH
- b. Percentage of organic content by oven-dried weight.
- c. Nutrient levels by parts per million, including phosphorus, potassium, magnesium, 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.
- d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
- e. Cation exchange capacity (CEC).

- E. Material Testing: Submit the manufacturer's particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.

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

VI. Utility Verification

- A. The contractor 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 responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2, Materials

I. 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.
2. 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 hardiness zone of the planting location.
- B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf, free of disease and insects, 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 growth.

1. 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 (3/4 in.) in diameter that are not completely closed will be rejected.

- C. Plants 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 shall 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 refer to the main body of the plant and not from branch tip to branch tip. Plants 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 as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

- D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

- E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

- F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

G. Selection and Tagging

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. Such approval shall not impair the right of inspection and rejection during progress of the work.
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 the 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 tree trunk within the bottom 12 inches of the trunk.

H. Anti-Desiccants

1. 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 sprayed so that all leaves and branches are covered with a continuous protective film.

I. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the rootball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

J. Container Plants

1. 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.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

K. Bareroot and Collected Plants

1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed before 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 disease, 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.

- L. Specimen 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 drawings, these plants shall be Florida Fancy.

M. Palms

1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For balled 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.

N. Sod

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 material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and unjured at the time of planting. Plant sod within 48 hours after harvesting.

3. 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.

- O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

P. 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.
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, straw, hay, 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 installed immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three 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 avoid damaging it.

Q. Mechanized Tree Spade Requirements

- Trees may be moved and planted with an approved mechanized tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-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 and in accordance with applicable sections of the specifications.

II. Materials for Planting

- A. Mulch: Except as otherwise specified, mulch shall be shredded Malaleuca mulch - grade "A". All Malaleuca mulch shall be made entirely from the wood and bark of the Malaleuca quinquinervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger than 3/4" diameter and 1 1/2" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Malaleuca wood and bark. It shall not contain stones or other foreign material that will prevent 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 sample for approval.
- B. Peat: Shall be horticultural peat composed of not less than 50% 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, clay 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.
- D. 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/utility holder requirements, the more stringent of the requirements shall be applicable.
- E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
- F. Anti-desiccant: Shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

- 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.
3. 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.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and silt particles.
2. Provide the following particle size distribution:

Size	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

- D. Lime: shall be ground, pelleted, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

- E. Sulfur: shall be flowers of sulfur, pelleted or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

- F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

A. Planting Mix

1. 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:

Component	Percent by Volume
Course Sand	75%
Peat	25%

- B. Planting mix shall be thoroughly mixed, screened, and shredded.

- C. Prior 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 achieved.

- 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 mix.

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

- F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly.

- G. Protect the planting mix from erosion prior to installation.

Part 3, Execution

I. Excavation of Planted Areas

- 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 initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.

1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope 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 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 excavation.

1. 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.

2. Save the existing soil to be used as backfill around the tree.

3. 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.

- D. Delinquent 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 discontinued until instructions to resolve the conditions are received from the landscape architect.

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

II. 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.

- B. The landscape architect shall review 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.

- D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, masonry work, and other items as directed during the progress of the work.

1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

2. 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 contractors expense.

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

1. Loosen the soil 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.

- F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depth 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.

1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

2. 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.

- c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, let the soil to a depth required to break the overcompaction.

- d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.

3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading 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.

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 filled and regraded.

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III. Fire 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 paving 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 1/4" 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 (1/2 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 fire 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 tree nor will it be allowed 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. Improper compacting of the soil around the root ball may result in the tree settling or leaning. 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.

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.

- H. 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.

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

- J. 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.

- H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire 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.

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- REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
2. STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN, ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES.
4. CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
5. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND PBCWUD APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
7. MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX SERIES 600.
8. RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
9. RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
10. RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
11. OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
12. CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

1. **CLEARING -** CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE COUNTY.
2. **GRUBBING -** ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
3. **DEBRIS REMOVAL -** ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND COUNTY.
4. **PROTECTION -** THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
5. **LANDSCAPED AREAS -** ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
6. **MUCK -** ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
7. **HARDPAN -** ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

1. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES, VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
2. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM OF 3'.
3. PVC WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
4. WATER PIPE AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
5. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
6. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN OR BROWN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY THOR ENTERPRISES OR APPROVED EQUAL.
7. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
8. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
9. FIRE HYDRANTS SHALL BE INSTALLED PER PBCWUD DETAIL.
10. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE HYDRANTS.
11. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
12. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
13. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
14. D.I.P. SEWER PIPE SHALL BE EPOXY LINED.
15. ALL SANITARY SEWER SERVICE LATERALS SHALL BE PRIVATE.
16. ALL MANHOLE LIDS SHALL HAVE PBCWUD LOGO INSCRIBED THEREON (NEW & EXISTING).
17. HIGH VOLTAGE CORROSION BARRIER TESTING FOR SANITARY SEWER MANHOLES TO BE PERFORMED BY A CERTIFIED LABORATORY AT NO COST TO PBCWUD.
18. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM PBCWUD.
19. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND PBCWUD STANDARDS, SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
20. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
21. PRESSURE FITTINGS TO BE RESTRAINED PER PBCWUD SPECIFICATIONS.

1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
2. BASE - APPROVED SHELLROCK AND LIMESTONE SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (ASTM 1557). PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/S.Y.
3. ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
4. STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO. 201.
5. PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
6. REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.















3. CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
8. PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 100% MAXIMUM DENSITY AS DEFINED BY AASHTO T-180.
9. TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVEMENT BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEANED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2) FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY- EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

1. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK, CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION, ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER AND COUNTY PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
8. TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, PCBWD OR PERMITTING AGENCIES.

1. IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THAN CONDITION AND TO PB COUNTY/FDOT STANDARDS.
2. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MINIMUM, AND 50' IN EITHER DIRECTION (THOROUGHFARE) AND 25' MIN RESTORATION (NON-THOROUGHFARE).
3. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
4. IF PB COUNTY SIDEWALK/PATHWAY/C&G/AND OR ADA FACILITIES ARE AFFECTED PB COUNTY R&B WILL REQUIRE RESTORATION OF A MINIMUM OF 10' AND TO BE LIKE OR BETTER THEN LIKE CONDITION PER FDOT/PB COUNTY STANDARDS.
5. SIDEWALKS WILL BE RESTORED BY REPLACING 2 FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINT, NOT PART JOINTS ACCEPTED.

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
CAP	CORRUGATED ALUMINUM PIPE
CO	CLEANOUT
CR	CURB RAMP
CS	CONTROL STRUCTURE
DRO	DESIGNED BY OTHERS
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLANGE
FM	FORCE MAIN
GR	GRATE ELEVATION
HC	GATE VALVE
HC	HANDICAP ACCESSIBLE RAMP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
I	INLET
INV	INVERT
LME	LAKE MAINTENANCE EASEMENT
MH	MANHOLE
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVDO	NORTH AMERICAN VERTICAL DATUM
PBC	PALM BEACH COUNTY
PBCHD	PALM BEACH COUNTY HEALTH DEPARTMENT
PBCWUD	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
PVC	POLYVINYL CHLORIDE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SW	SIDEWALK
SAN	SANITARY SEWER
SP	SAMPLE POINT
STM	STORM SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
YD	YARD DRAIN
WM	WATER MAIN



- | | | | | | |
|---------------------------|---|-------------|-------|---------|---------|
| CONCRETE PAVEMENT |  | | | | |
| ASPHALT PAVEMENT |  | | | | |
| STRUCTURE NUMBER | <table border="1" data-bbox="2707 459 2772 534"> <tr> <td>S-35</td> </tr> <tr> <td>20.00</td> </tr> <tr> <td>13.50 N</td> </tr> <tr> <td>13.00 S</td> </tr> </table> | S-35 | 20.00 | 13.50 N | 13.00 S |
| S-35 | | | | | |
| 20.00 | | | | | |
| 13.50 N | | | | | |
| 13.00 S | | | | | |
| RIM/GRATE EL. | | | | | |
| INVERT EL. AND DIRECTION | | | | | |
| PROPOSED WATER MAIN |  W | | | | |
| PROPOSED SEWER PIPE |  S | | | | |
| PROPOSED DRAINAGE PIPE |  D | | | | |
| PROPOSED FORCE MAIN |  FM | | | | |
| EXISTING WATER MAIN |  W | | | | |
| EXISTING GRAVITY SEWER |  S | | | | |
| EXISTING DRAINAGE PIPE |  D | | | | |
| EXISTING SEWER FORCE MAIN |  FM | | | | |
| DRAINAGE STRUCTURES |  | | | | |
| SANITARY MANHOLE |  | | | | |
| FIRE HYDRANT |  | | | | |
| FINISHED GROUND ELEVATION | <table border="1" data-bbox="2713 876 2756 895"> <tr> <td>XX.XX</td> </tr> </table> | XX.XX | | | |
| XX.XX | | | | | |
| EXISTING GROUND ELEVATION | +17.45 | | | | |
| FLOW DIRECTION |  | | | | |

NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
3. 5% MAX LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.
4. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. PER FIRE PREVENTION CODE NFPA-1 SEVENTH EDITION SECTION 18.2.3.5.2.
5. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. PER FIRE PREVENTION CODE NFPA-1 SEVENTH EDITION SECTION 18.2.3.5.2.

		REVISIONS	
NO.	DATE	DESCRIPTION	BY
CAD 54600-CA/FSD/DWG			
JOB NO.	6464-00		
DRAWN BY	GAT		
CHECK BY	CJH		
DATE	07-09-21		

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, P.E.
PE# 86589

SUNSET SPRINGS
GREENACRES, FLORIDA
PAVING, GRADING AND DRAINAGE

RECEIVED by
CITY OF GREENACRES

OCT 1 2021

PLANNING & ENGINEERING

SHEET:

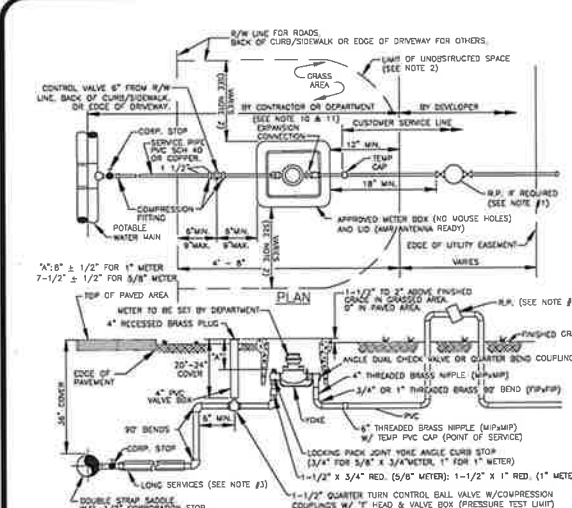


*CALCULATED FROM FIRE HYDRANT TO CLOSET POINT ON BUILDING (D):
D < 250' = 1500 GPM, D < 500' = 1000 GPM, D < 1000 = 750 GPM

WATER AND SEWER PLAN

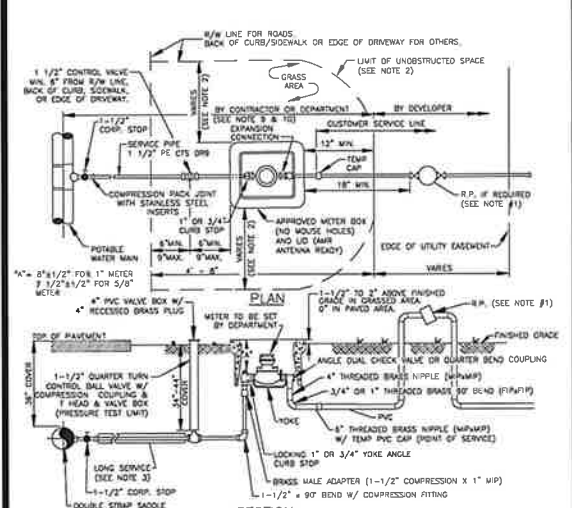
Page 156

PLANNING & ENGINEERING C-1



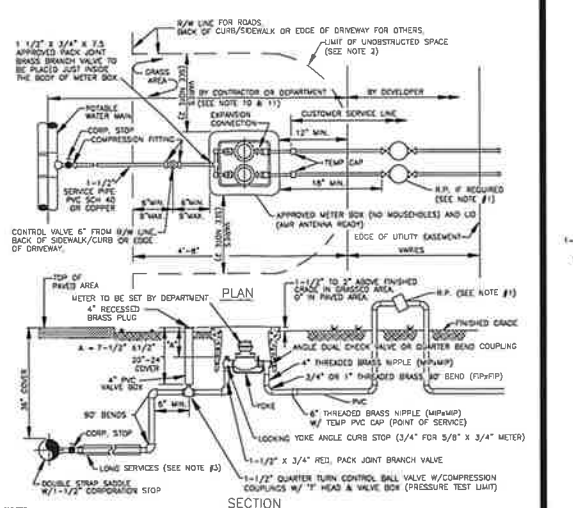
- NOTES:
1. ALL NON-RESIDENTIAL SERVICES AND RESIDENTIAL SERVICES WITH SEPARATE METERED RECLAIMED WATER SERVICE SHALL HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.P.) THE INITIAL TEST OF THE R.P.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE NOT TO EXCEED 48\"/>

POTABLE WATER SERVICE SINGLE 5/8\"/>



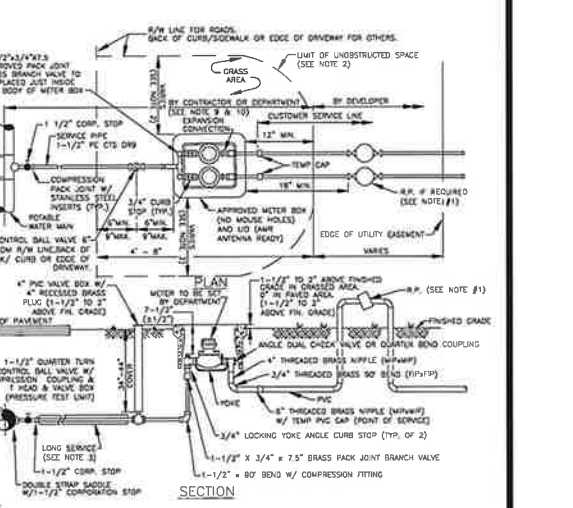
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POTABLE WATER SERVICE SINGLE 5/8\"/>



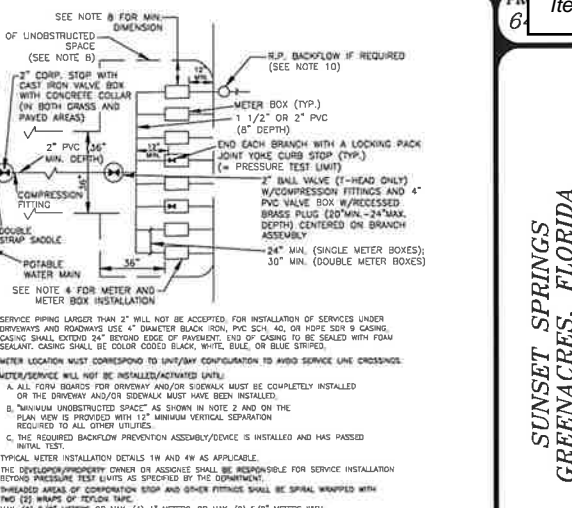
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POTABLE WATER SERVICE DUAL 5/8\"/>



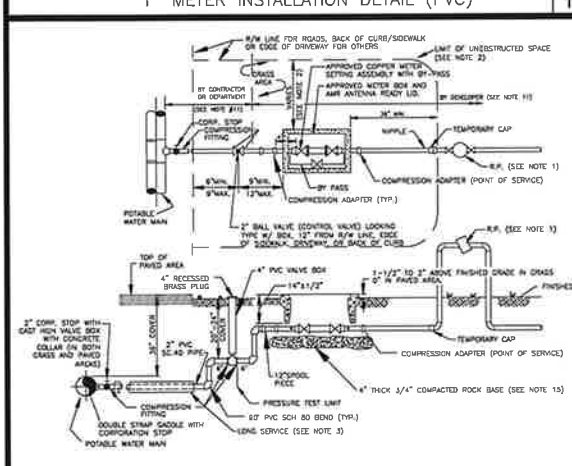
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POTABLE WATER SERVICE DUAL 5/8\"/>



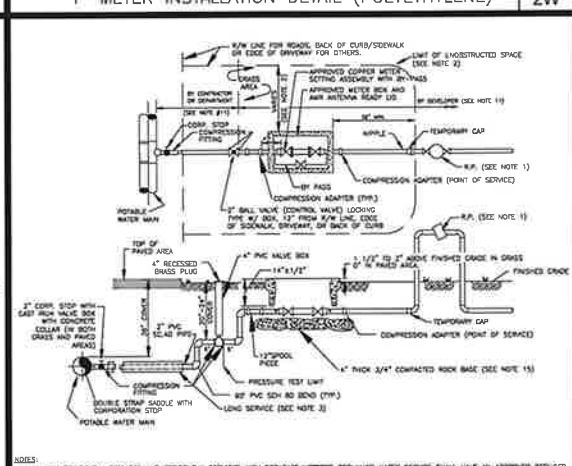
- NOTES:
1. SERVICE PIPING LARGER THAN 2\"/>

POTABLE WATER TYPICAL CONNECTION FOR MULTIPLE SERVICES



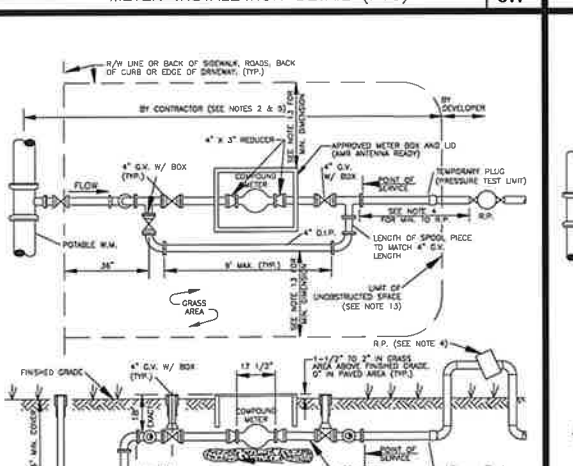
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POTABLE WATER 1 1/2\"/>



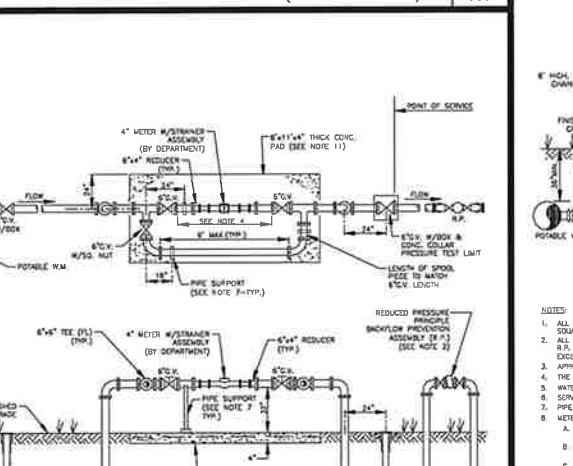
- NOTES:
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POTABLE WATER 2\"/>



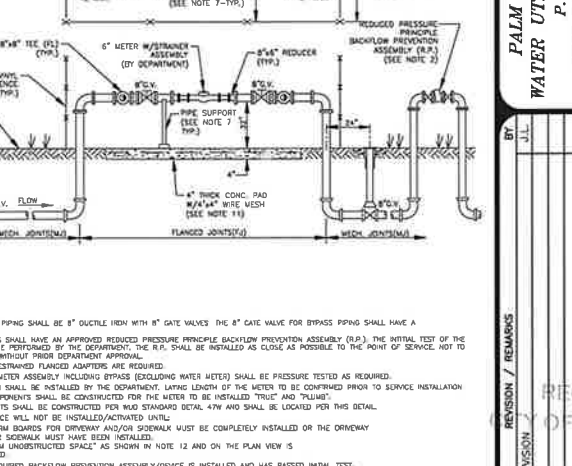
- NOTES:
1. ALL SERVICE PIPING SHALL BE 8\"/>

POTABLE WATER 3\"/>



- NOTES:
1. ALL SERVICE PIPING SHALL BE 8\"/>

POTABLE WATER 4\"/>



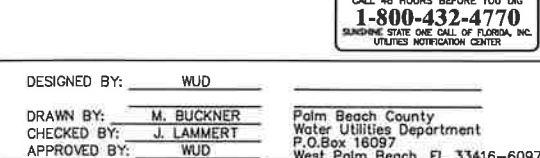
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1. ALL SERVICE PIPING SHALL BE 8\"/>

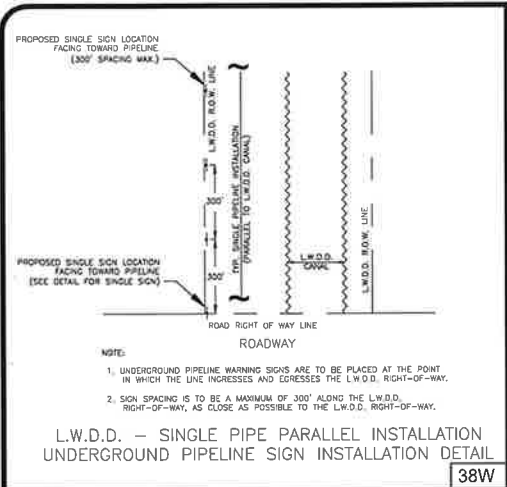
POTABLE WATER 6\"/>

CONSULTANT:

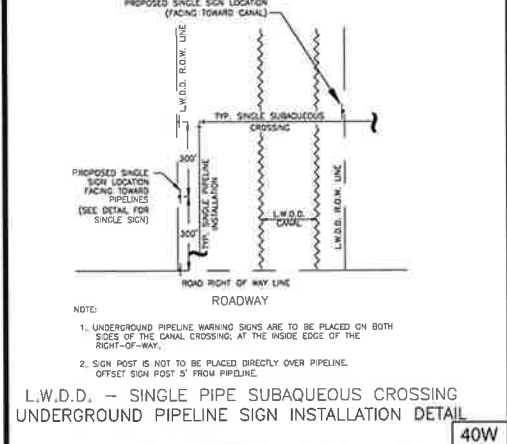
DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMBERT
APPROVED BY: WUD

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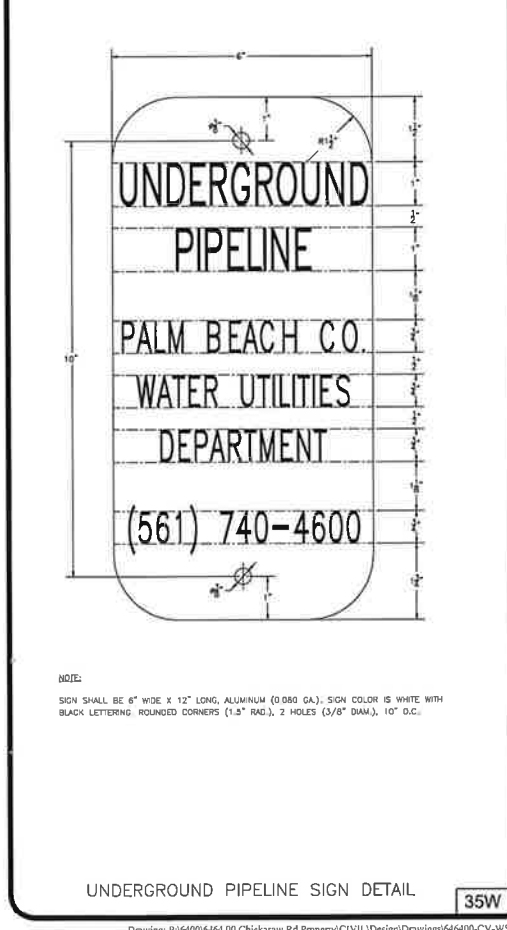




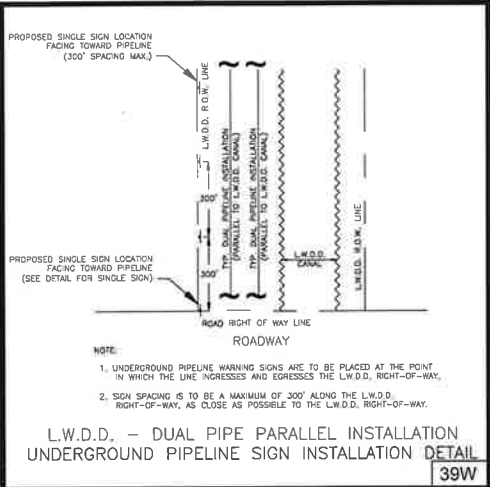
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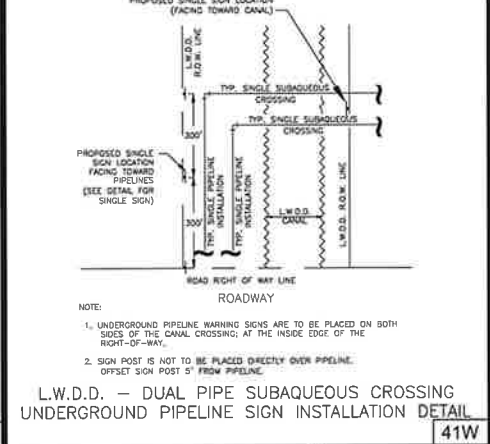
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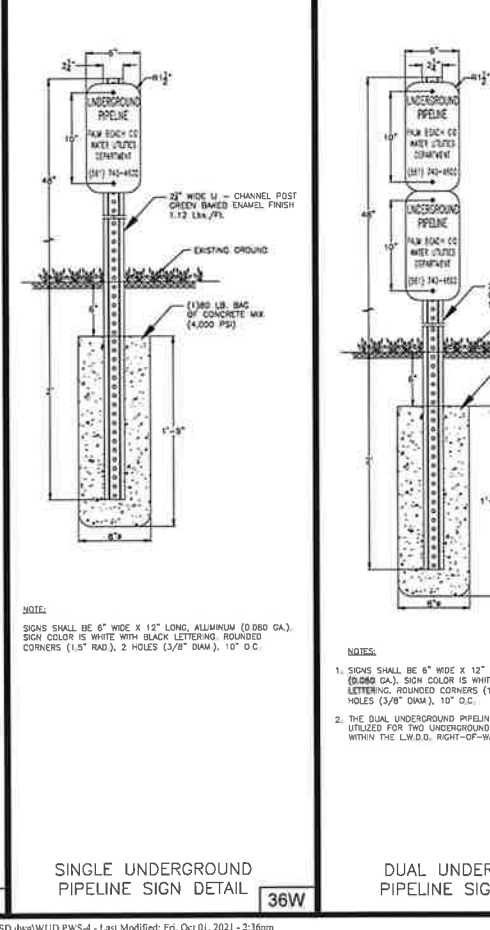
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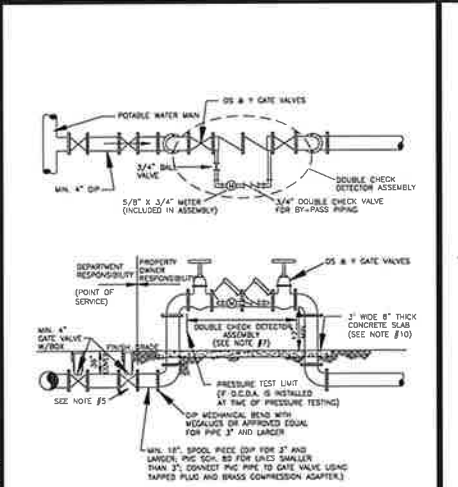
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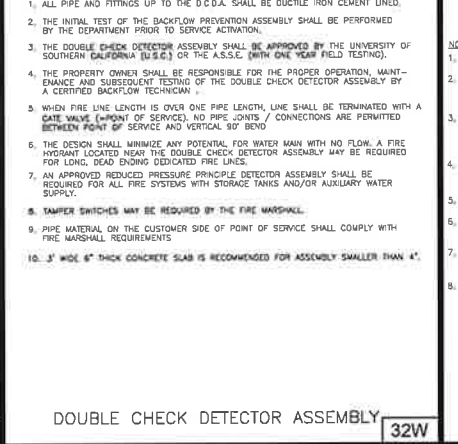
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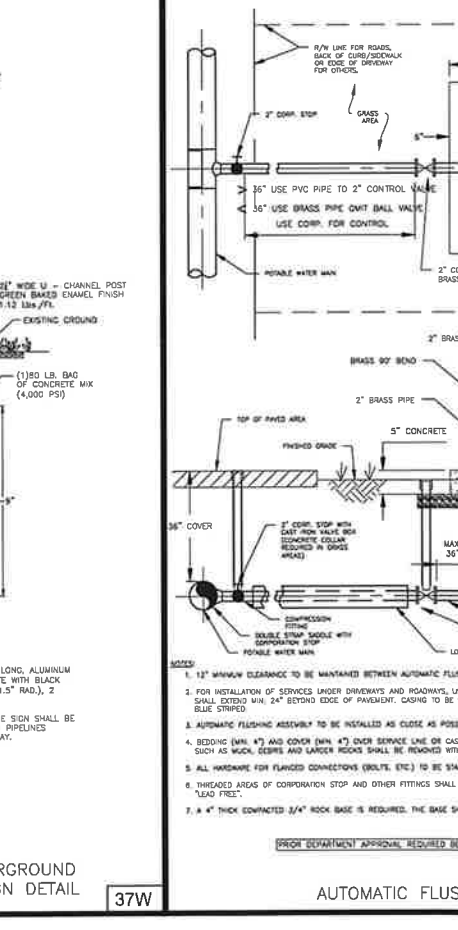
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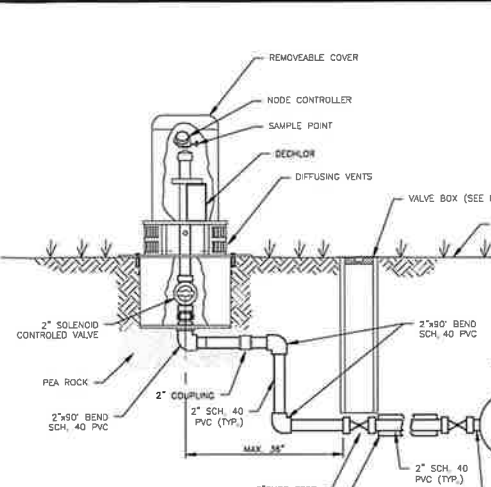
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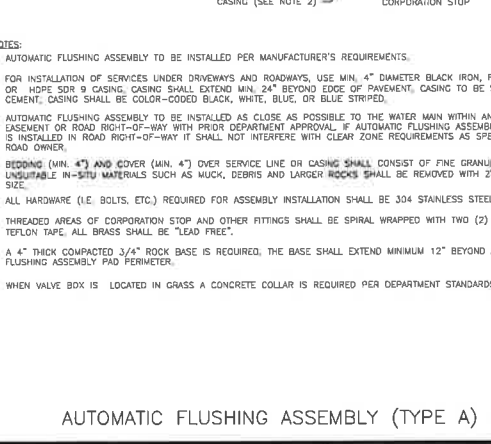
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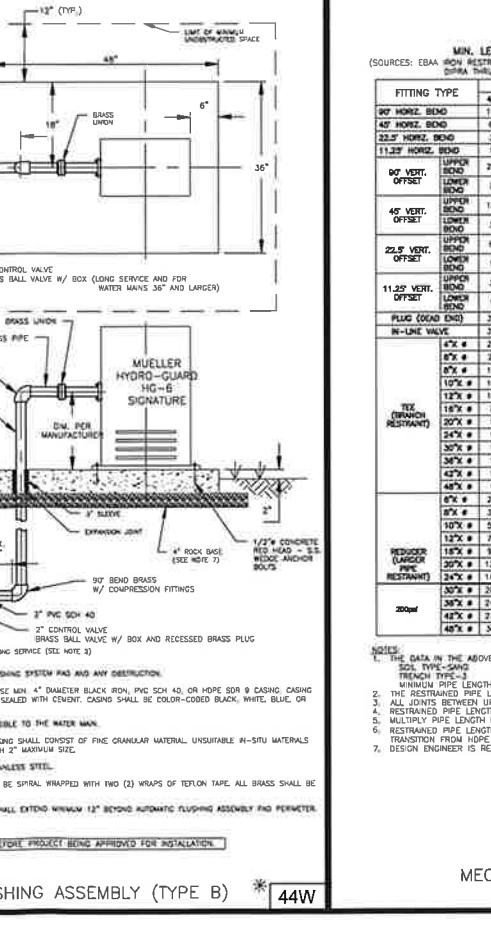
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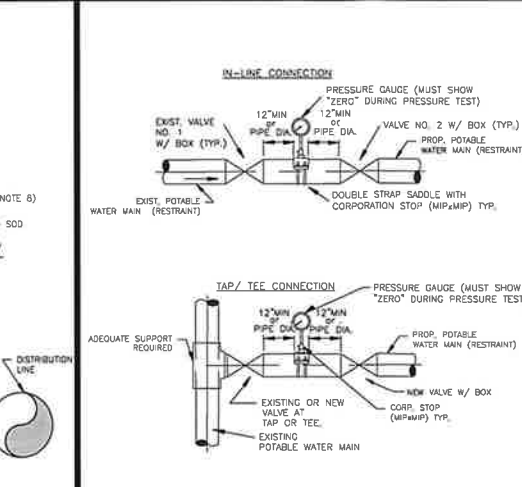
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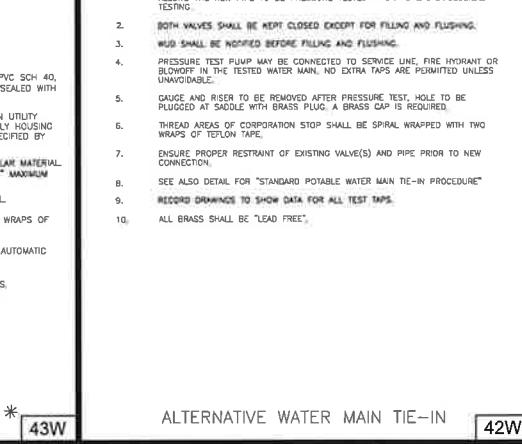
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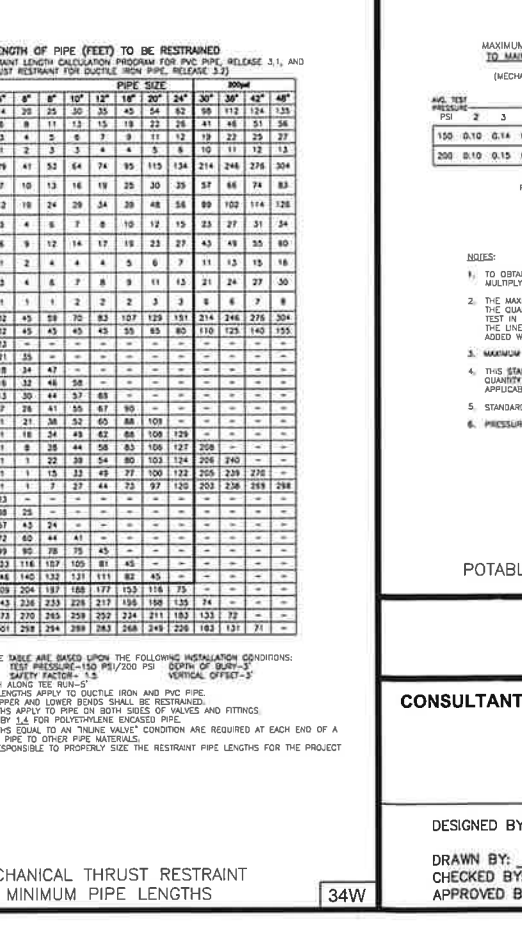
37W



42W



43W



34W

POTABLE WATER #4 STANDARD DETAILS

CONSULTANT: WUD

DESIGNED BY: M. BUCKNER

CHECKED BY: J. LAMBERT

APPROVED BY: WUD

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Palm Beach County Water Utilities Department P.O. Box 16097 West Palm Beach, FL 33416-6097

RECEIVED BY: CITY OF GREENACRES

DATE: OCT 1 2021

SHEET NUMBER: C-9 OF 17

SEAL:

SUNSET SPRINGS GREENACRES, FLORIDA

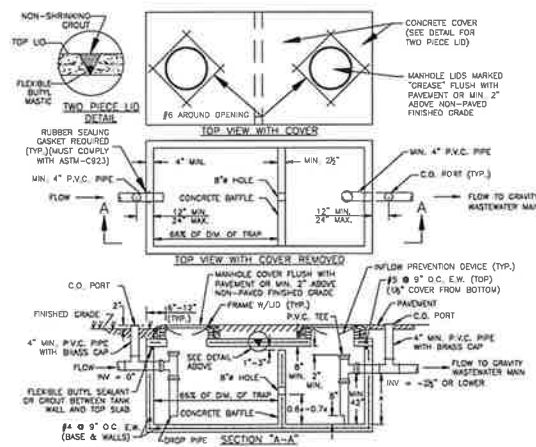
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT P.O. Box 16097 West Palm Beach, FL 33416 (561) 493-6000

RECEIVED BY: CITY OF GREENACRES

DATE: OCT 1 2021

SHEET NUMBER: C-9 OF 17

SEAL:

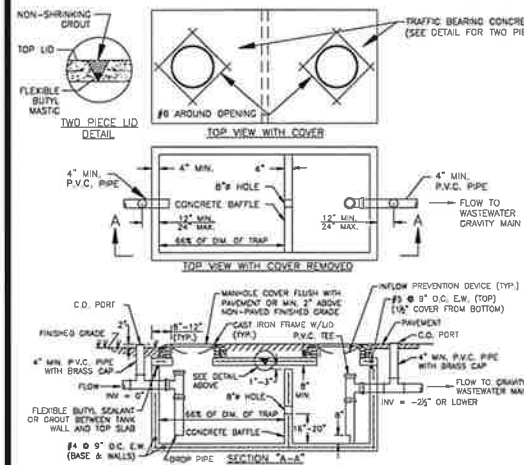


NOTES:

1. OIL/GREASE INTERCEPTORS SHALL BE WATER TIGHT AND SHALL BE BUILT OF PRECAST CONCRETE WHICH HAS A DESIGN COMPRESSIVE STRENGTH OF MINIMUM 3000 PSI AFTER 28 DAYS CURE. THE DESIGN, SIZE AND CONSTRUCTION MUST CONFORM TO THE STANDARD AND TO ALL APPLICABLE BUILDING CODES, HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE. WALL AND SLAB THICKNESS SHALL BE UNIFORM, AND SHALL BE DETERMINED BY THE OWNER'S ENGINEER. THE CONCRETE BOX SHALL BE MONOLITHIC POURED AND SHALL HAVE A PRECAST HOLE ON EACH END ONLY FOR LATERAL, PRECAST HOLES SHALL HAVE CAST-IN BOOTS WHENEVER POSSIBLE. AN ALTERNATE TYPE OF INTERCEPTOR OTHER THAN A PRECAST CONCRETE STRUCTURE MAY BE INSTALLED ONLY WITH PRIOR DEPARTMENT APPROVAL. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY INTERCEPTOR.
2. THE OIL/GREASE INTERCEPTOR SHALL BE USED FOR APPLICATIONS EXCEEDING 25 GPM FLOW RATE. DETERMINED USING THE PLUMBING AND DRAINAGE INSTITUTE (PDI) STANDARD. A DESIGN CALCULATION MUST BE SUBMITTED FOR APPROVAL WITH SHOP DRAWING PRIOR TO THE CONSTRUCTION. THE INTERCEPTOR SHALL BE 25 GPM FLOW RATE (ONE MINUTE FLOW) OR 50 GPM (TWO MINUTE FLOW). AN APPROVED OUTSIDE "GREASE TRAP" MAY BE USED; OTHER DESIGNS MAY BE CONSIDERED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
3. INSPECTION PORTS (CLEAN OUTS) ARE REQUIRED TO BE INSTALLED AT EACH END OF ANY TYPE OF INTERCEPTOR WITH PORTS TO REMAIN EASILY ACCESSIBLE FOR UTILITY INSPECTION AND SAMPLING.
4. THE INTERCEPTOR AND CLEAN-OUTS PORT SHALL BE LOCATED OUTSIDE AND IN NON-TRAFFIC AREA WHENEVER POSSIBLE. IF INSTALLED IN A TRAFFIC AREA MAN-HOLES ARE REQUIRED ON THE INSPECTION PORTS (CLEAN OUTS). THE SURFACE SURROUNDING THE INTERCEPTOR SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE INTERCEPTOR.
5. THE CAPACITY DETERMINATION FOR THE INTERCEPTOR IS THE RESPONSIBILITY OF THE OWNER/CUSTOMER. THE MINIMUM VOLUME OF A SINGLE INTERCEPTOR SHALL BE 750 GALLONS AND THE MAXIMUM VOLUME OF A SINGLE GREASE INTERCEPTOR SHALL BE 1250 GALLONS. THE GREASE INTERCEPTOR SHALL BE 1250 GALLONS. THE GREASE INTERCEPTOR IS GREATER THAN 1250 GALLONS, INSTALLATION OF MULTIPLE GREASE INTERCEPTORS IN SERIES IS REQUIRED.
6. NO Baffle is required if there are multiple grease interceptors installed in series. However, CLEANOUT PORTS MUST BE INSTALLED ON EACH END OF EACH INTERCEPTOR.
7. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE INTERCEPTOR.
8. THE GREASE INTERCEPTOR SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTING SAND AND OIL FROM NON-FOOD HANDLING ESTABLISHMENTS.
9. EACH FACILITY WITH AN OIL/GREASE INTERCEPTOR SHALL HAVE A SEPARATE (NOT SHARED) INTERCEPTOR AND SHALL BE INDIVIDUALLY METRED THROUGH THE DEPARTMENT.
10. A "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE REQUIRED TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT (SINKS, DISHWASHERS, FLOOR DRAINS, CASH WASH AREAS, ETC.) WITH GREASE LOADED WASTE LOCATED IN COMMERCIAL FOOD PREPARATION AREAS SUCH AS RESTAURANTS, HOTELS, KITCHENS, HOSPITALS, SCHOOLS, KITCHENS, BARS, FACTORY CAFETERIAS, CLUBS, ETC.
11. THE "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE LOCATED AS CLOSE AS PRACTICALLY POSSIBLE TO THE FIXTURES AND EQUIPMENT GENERATING GREASE.
12. A "SOLIDS INTERCEPTOR" SHALL BE CONSIDERED TO BE INSTALLED UPSTREAM OF A "GREASE TRAP" WHERE SUBSTANTIAL AMOUNT OF SOLIDS FROM FOOD GRINDERS, DISPOSALS MAY BE PRESENT.
13. MANHOLE COVER SHALL BE MACHINED TO ACCEPT INFLOW PROTECTOR.

OIL/ GREASE INTERCEPTOR

* 1S

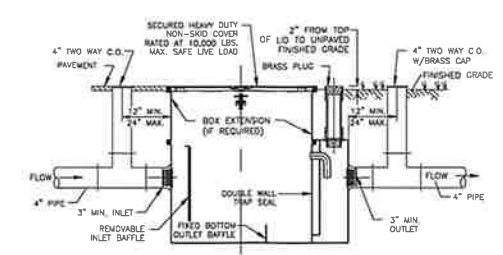


NOTES:

1. SAND/OIL INTERCEPTOR SHALL BE WATER TIGHT AND SHALL BE BUILT OF PRECAST CONCRETE WHICH HAS A DESIGN COMPRESSIVE STRENGTH OF MINIMUM 3000 PSI AFTER 28 DAYS CURE. THE DESIGN, SIZE AND CONSTRUCTION MUST CONFORM TO THE STANDARD AND TO ALL APPLICABLE BUILDING CODES, HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE. WALL AND SLAB THICKNESS SHALL BE UNIFORM, AND SHALL BE DETERMINED BY THE OWNER'S ENGINEER. THE CONCRETE BOX SHALL BE MONOLITHIC POURED AND SHALL HAVE A PRECAST HOLE ON EACH END ONLY FOR LATERAL, PRECAST HOLES SHALL HAVE CAST-IN BOOTS WHENEVER POSSIBLE.
2. AN ALTERNATE TYPE OF INTERCEPTOR OTHER THAN A PRECAST CONCRETE STRUCTURE MAY BE INSTALLED ONLY WITH PRIOR DEPARTMENT APPROVAL. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE CONSTRUCTION OF ANY INTERCEPTOR.
3. INSPECTION PORTS (CLEAN OUTS) ARE REQUIRED TO BE INSTALLED AT EACH END OF ANY TYPE OF INTERCEPTOR WITH PORTS TO REMAIN EASILY ACCESSIBLE FOR UTILITY INSPECTION AND SAMPLING.
4. THE INTERCEPTOR SHALL BE LOCATED IN GRASS AREA/ NON-TRAFFIC AREA WHENEVER POSSIBLE. THE SURFACE SURROUNDING THE INTERCEPTOR SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE INTERCEPTOR.
5. THE CAPACITY DETERMINATION FOR THE INTERCEPTOR IS THE RESPONSIBILITY OF THE OWNER/CUSTOMER. THE MINIMUM VOLUME OF A SAND/OIL INTERCEPTOR SHALL BE 750 GALLONS, WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE SAND/OIL INTERCEPTOR IS GREATER THAN 750 GALLONS, INSTALLATION OF MULTIPLE SAND/OIL INTERCEPTORS IN SERIES IS REQUIRED.
6. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE INTERCEPTOR.
7. THE PROPERTY OWNER/CUSTOMER SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTING GREASE FROM FOOD HANDLING ESTABLISHMENTS.
8. EACH FACILITY REQUIRED TO HAVE A SAND/OIL INTERCEPTOR SHALL HAVE A SEPARATE INTERCEPTOR AND SHALL BE INDIVIDUALLY METRED THROUGH THE DEPARTMENT.
9. MANHOLE COVER SHALL BE MACHINED TO ACCEPT INFLOW PROTECTOR.

SAND/ OIL INTERCEPTOR

* 2S



NOTES:

1. THE GREASE TRAP SHALL BE WATER TIGHT AND GAS TIGHT AND SHALL BE FABRICATED FROM STEEL, ACID RESISTANT COATED INTERIOR AND EXTERIOR.
2. THE GREASE TRAP SHALL BE CERTIFIED AND TAGGED BY THE SEAL OF THE PLUMBING AND DRAINAGE INSTITUTE (PDI), AND TO BE RATED AT 50 GPM FLOW RATE AND 100 LBS. GREASE CAPACITY. THE GREASE TRAP SIZE, DESIGN AND INSTALLATION MUST COMPLY OR EXCEED THE APPLICABLE BUILDING CODES AND REGULATIONS.
3. THE GREASE TRAP MAY BE USED IF AN OIL/GREASE INTERCEPTOR IS NOT REQUIRED AND ONLY FOR APPLICATIONS UP TO 25 GPM FLOW RATE (ONE MINUTE FLOW) OR 50 GPM (TWO MINUTE FLOW), DETERMINED USING THE PDI 0.101 STANDARD. FOR HIGHER FLOW RATES OR GREASE CAPACITY GREATER THAN 50 LBS., AN APPROVED "OIL/GREASE INTERCEPTOR" WILL BE REQUIRED. A DESIGN CALCULATION SHALL BE SUBMITTED FOR APPROVAL WITH A SHOP DRAWING PRIOR TO THE CONSTRUCTION. THE SHOP DRAWING SHALL BE SIGNED BY THE DESIGNING ENGINEER AND BY THE CONTRACTOR. OTHER DESIGNS MAY BE USED UPON APPROVAL OF SHOP DRAWINGS.
4. THE GREASE TRAP SHALL BE LOCATED OUTDOORS, EASY ACCESSIBLE FOR MAINTENANCE AND SAMPLING, PREFERABLY IN GRASS AREA, NOT IN TRAFFIC AREA, PARKING SPACES OR SIDEWALKS. THE SURFACE SURROUNDING THE GREASE TRAP SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE GREASE TRAP.
5. THE GREASE TRAP SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTING SAND AND OIL FROM NON-FOOD HANDLING ESTABLISHMENTS.
6. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREASE TRAP.
7. EACH FACILITY WITH A GREASE TRAP SHALL BE INDIVIDUALLY METRED THROUGH THE DEPARTMENT.
8. EACH FACILITY WHICH IS REQUIRED TO INSTALL A GREASE TRAP SHALL HAVE A SEPARATE (NOT SHARED) GREASE TRAP.
9. INSPECTION PORTS (CLEAN OUTS) ARE REQUIRED TO BE INSTALLED AT EACH END OF ANY TYPE OF INTERCEPTOR WITH PORTS TO REMAIN EASILY ACCESSIBLE FOR UTILITY INSPECTION AND SAMPLING.
10. A "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE REQUIRED TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT (SINKS, DISHWASHERS, FLOOR DRAINS, CASH WASH AREAS, ETC.) WITH GREASE LOADED WASTE LOCATED IN COMMERCIAL FOOD PREPARATION AREAS SUCH AS RESTAURANTS, HOTELS, KITCHENS, HOSPITALS, SCHOOLS, KITCHENS, BARS, FACTORY CAFETERIAS, CLUBS, ETC.
11. THE "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE LOCATED AS CLOSE AS PRACTICALLY POSSIBLE TO THE FIXTURES AND EQUIPMENT GENERATING GREASE.
12. GREASE TRAPS SHALL BE EQUIPPED WITH DEVICES TO CONTROL THE RATE OF FLOW, SO THE RATE OF THE FLOW DO NOT EXCEED 25 GPM. THE FLOW CONTROL DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND MANUFACTURER'S INSTRUCTIONS.
13. A "SOLIDS INTERCEPTOR" SHALL BE CONSIDERED TO BE INSTALLED UPSTREAM OF A "GREASE TRAP" WHERE SUBSTANTIAL AMOUNT OF SOLIDS FROM FOOD GRINDERS, DISPOSALS MAY BE PRESENT.

GREASE TRAP

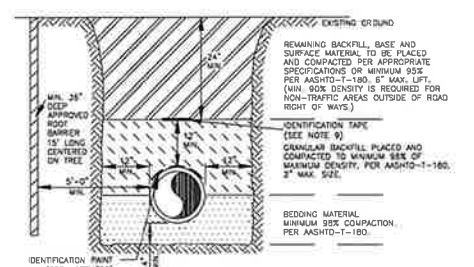
* 3S

POTABLE WATER MAIN, WASTEWATER MAIN,
AND STORM SEWER CONFLICT

4S

POTABLE WATER MAIN/FORCE MAIN
PRESSURE PIPE CONFLICT

5S

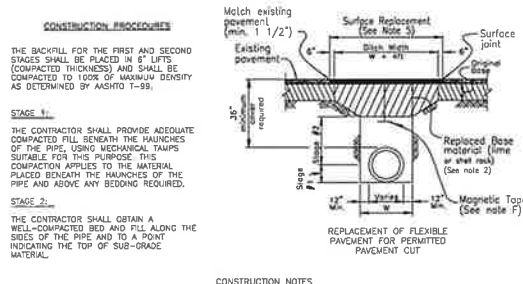


NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED UNLOCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE MANHOLES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSATURABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM, MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT".
8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
9. APPROVED MACHINERY IS REQUIRED FOR ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE PIPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
10. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE). GAS MAINS (YELLOW), OR AS REQUIRED BY THE A.P.D.
12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
13. FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL
ROOT BARRIER INSTALLATION

8S



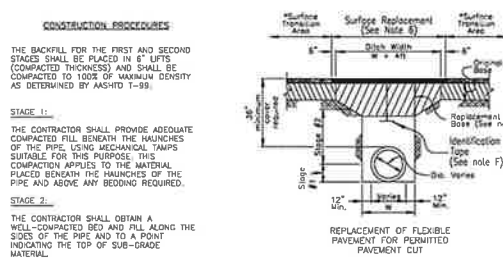
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED UNLOCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAVED AND BUTT-JOINTED.
4. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
6. PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

- A. ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PMM 61-0-3608.
- B. DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MAXIMUM) OR AS DIRECTED BY THE COUNTY ENGINEER. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- C. ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- D. IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 12" ASPHALT) SHALL BE INSTALLED, PROPERLY MARKING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- E. FOR THE FINAL RESTORATION, THE ROAD SHALL BE MILLED AND RESURFACED WITH 1-1/2" (ONE AND A HALF INCH) OF SIL OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCOMPASSED BY THE TRENCH.
- F. APPROVED MACHINERY IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- G. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE A.P.D.

OPEN CUT PIPE INSTALLATION
NON-THOROUGHFARE ROAD

6S



1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED UNLOCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. REPLACED BASE MATERIAL OVER DITCH SHALL BE 18" MINIMUM FOR THOROUGHFARE PLAN ROADS.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAVED AND BUTT-JOINTED.
4. BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
5. * SURFACE TRANSITION AREA (SEE PLANS FOR LOCATION). OVERLAY ON MILL/SURFACE FOR A DISTANCE OF 50 FT ON BOTH SIDES OF THE OPEN CUT AND FOR A FULL LANE WIDTH.
6. 1" SI ASPHALTIC CONCRETE OVER 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
7. PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

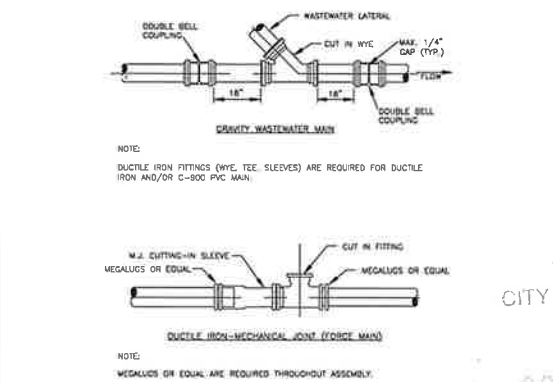
- A. ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PMM 61-0-3608.
- B. DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MAXIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- C. ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- D. IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 12" ASPHALT) SHALL BE INSTALLED, PROPERLY MARKING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- E. THE FINAL RESTORATION, THE ROAD SHALL BE MILLED AND RESURFACED FOR A FULL LANE WIDTH OF THE TRAVEL LANE ENCOMPASSED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE OF THE TRENCH. THE PAVEMENT SHALL BE MILLED AND RESURFACED PER CONSTRUCTION NOTE 6.
- F. APPROVED MACHINERY FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PMM 61-0-3608.
- G. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE A.P.D.

OPEN CUT PIPE INSTALLATION
THOROUGHFARE ROAD

7S

PRESSURE TEST CRITERIA FOR GRAVITY WASTEWATER
MAIN IN WELL FIELD & FORCE MAIN

10S



WASTEWATER SYSTEM STANDARD CUT-IN DETAILS

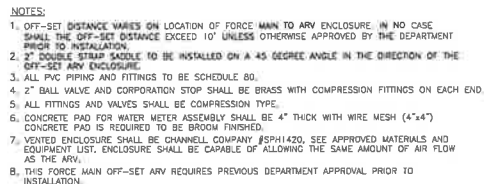
WASTEWATER #1
STANDARD DETAILS

CONSULTANT:

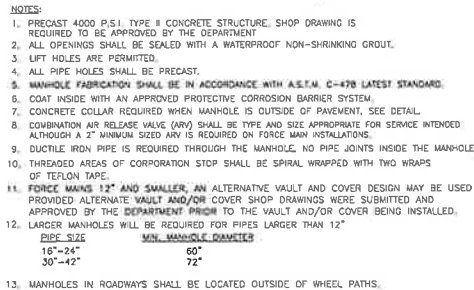
DESIGNED BY: WUD
DRAWN BY: M. BUCKNER
CHECKED BY: J. LAMBERT
APPROVED BY: WUD

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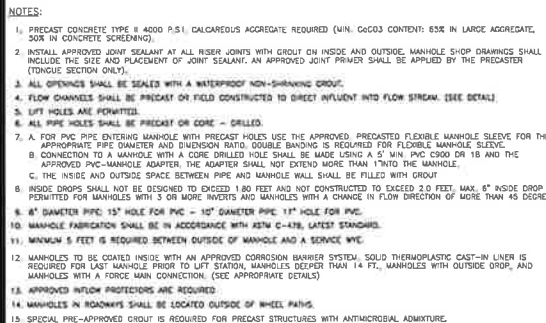
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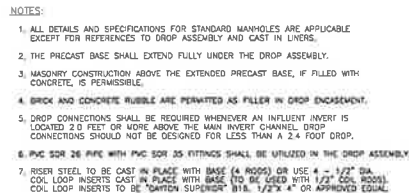
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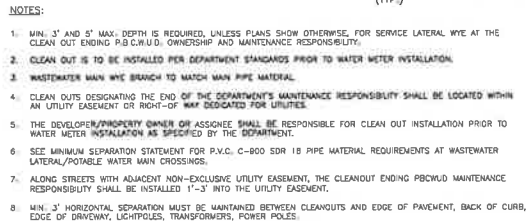
40S



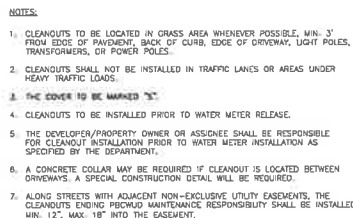
13S



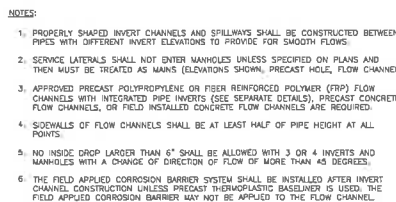
15S



12S



11S



16S

17S

- 1. THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
- 2. DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED WATER MAIN LIST. POEABLE WATER MAINS AND RECLAIMED WATER MAINS DIP SHALL BE COMPLY WITH LARGER SIZES THAN SPECIFIED FOR POTABLE WATER LINED.
- 3. PVC PRESSURE PIPE SHALL BE C-900, SD-108, 150 PSI.
- 4. ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINING.
- 5. POTABLE WATER, RECLAIMED WATER AND WASTEWATER PIPE MAIN VALVES LO AND LARGER SHALL BE RESILIENT SEAT GATE VALVES. THREE-INCH (3") AND SMALLER PIPE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC PLUG VALVES IF APPROVED IN ADVANCE BY DEPARTMENT. POTABLE WATER AND RECLAIMED WATER MAINS SHALL HAVE LARGE VALVE OPERATOR HANDLES.
- 6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT REGULATIONS.

DRAINAGE SYSTEM NOTES

1. MANHOLES AND OTHER CASTINGS SHALL BE INSPECTED BY THE DEPARTMENT BEFORE PLACEMENT AND BEFORE APPLICATION OF THE CORROSION BARRIER SYSTEM (IF APPLICABLE).

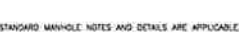
2. ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE OR CURED IN PLACE.

3. ALL MANHOLES SHALL BE SET FLUSH TO LINE AND GRADE, WITH CASTS REST ON A FIRM, UNYIELDING CONCRETE SUBGRADE WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.

4. PAVE WASTEWATER DRAIN PIPE SHALL CONFORM TO ASTM A-303A, SDR 26 WITH PVF2 CASSETT LINED, 36" O.D. X 30" I.D. AND FITTINGS, WITH SDR 26 WITH PVF2 CASSETT JOINTS.

5. R.I.P DRAINAGE SHOE SHALL BE PRESSURE CLASS 300, SPONGE LINED.

6. WASTEWATER DRAINAGE SYSTEMS SHALL BE INSPECTED BY THE DEPARTMENT BEFORE PLACEMENT TO VERIFY ALIGNMENT AND INTEGRITY. THERE SHALL BE NO LEAKAGE, ALL MANHOLE SLABS CAPPED, SHOWING A FULL CIRCLE OF LIGHT. DURING THESE INSPECTIONS, THE MAIN SHALL

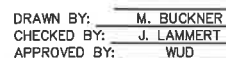
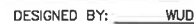
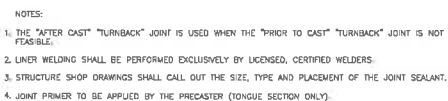
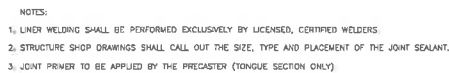
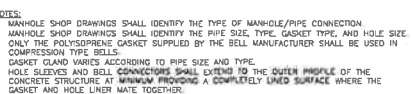
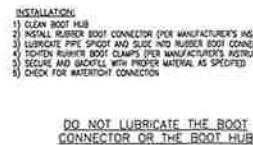
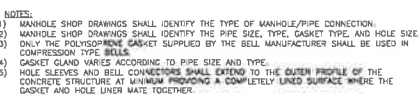
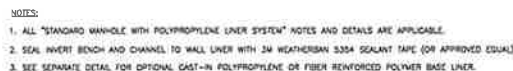


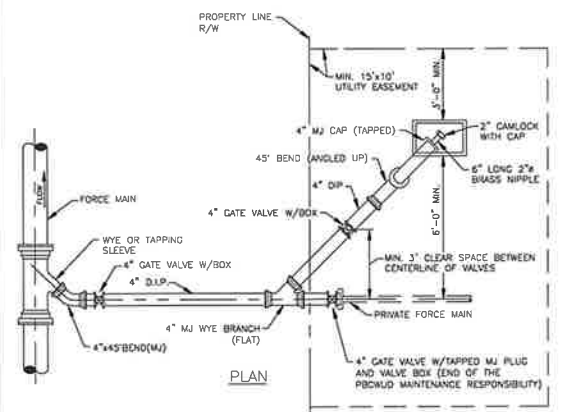
PLANNING 145

PLANNING 145

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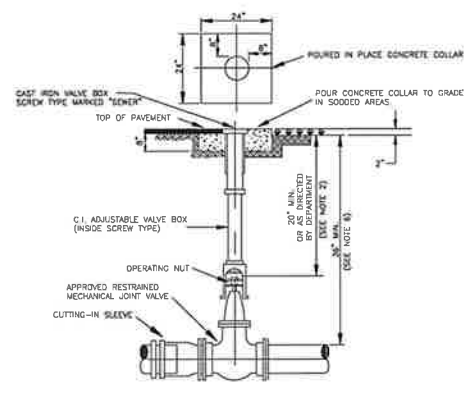
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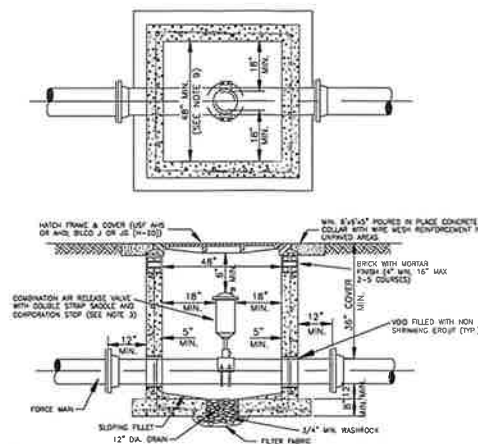
CONNECTION OF PRIVATE FORCE MAIN
UNDER 4" IN DIAMETER

37S



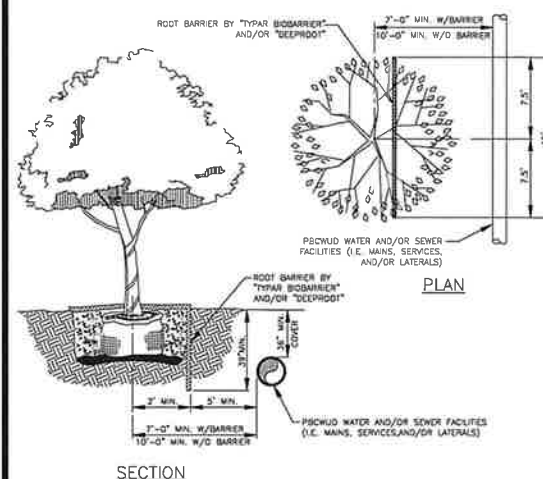
TYPICAL FORCE MAIN GATE VALVE SETTING
AND CUT-IN DETAIL

38S



FORCE MAIN AIR RELEASE VALVE AND VAULT
OUTSIDE OF R/W. NON-TRAFFIC AREAS

39S



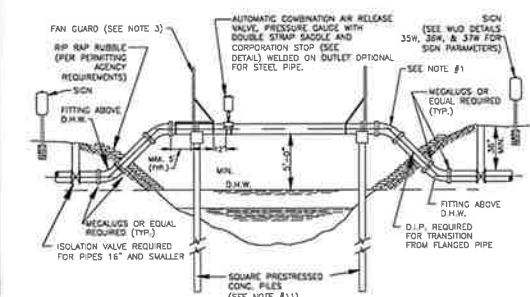
LANDSCAPE AND ROOT BARRIER DETAIL

* 242

MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED												
(SOURCES: DDA 1. MINIMUM LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, DIPA 1976; DDA 2. MINIMUM LENGTH CALCULATION PROGRAM FOR DUCTILE IRON PIPE, RELEASE 3.2)												
FITTING TYPE	PIPE SIZE											
	4"	6"	8"	10"	12"	15"	20"	24"	30"	36"	48"	60"
90° WELD BEND	14	20	23	20	25	45	34	62	73	83	101	111
45° WELD BEND	8	11	13	15	18	22	26	30	35	38	42	46
120° WELD BEND	8	11	13	15	18	22	26	30	35	38	42	46
11.25° WELD BEND	2	3	3	4	4	5	6	7	8	9	10	11
90° VERT. OFFSET	UPPER BEND	29	41	53	84	90	113	134	160	185	228	237
	LOWER BEND	7	10	13	18	23	30	35	42	49	56	62
45° VERT. OFFSET	UPPER BEND	12	18	24	29	34	39	48	56	66	77	88
	LOWER BEND	3	4	5	7	8	10	12	15	18	20	23
22.5° VERT. OFFSET	UPPER BEND	5	9	12	14	17	19	23	27	32	37	43
	LOWER BEND	1	2	4	4	4	5	6	8	10	11	12
11.25° VERT. OFFSET	UPPER BEND	3	4	6	7	8	9	11	13	16	20	22
	LOWER BEND	1	1	1	2	2	2	3	3	4	5	6
PLUG (END OF PIPE)	22	43	58	70	83	107	128	151	160	183	227	238
IN-LINE VALVE	32	45	45	45	45	60	85	85	85	85	105	115
TEE (BRANCH REDUCING)	47#	23	-	-	-	-	-	-	-	-	-	-
	87#	21	25	-	-	-	-	-	-	-	-	-
	127#	18	24	47	-	-	-	-	-	-	-	-
	157#	11	32	48	-	-	-	-	-	-	-	-
	125"	13	30	44	57	88	-	-	-	-	-	-
	167#	7	26	31	55	87	101	-	-	-	-	-
	207#	1	21	38	52	85	88	109	-	-	-	-
	247#	1	18	41	59	88	108	128	-	-	-	-
	307#	6	28	43	62	84	105	125	155	-	-	-
	367#	1	12	32	54	80	103	124	153	179	-	-
	427#	1	1	15	25	49	77	100	122	151	177	201
	487#	1	1	7	27	44	73	97	120	149	176	200
REDUCED (LARGER PIPE RESTRAINT)	547#	1	1	21	-	-	-	-	-	-	-	-
	607#	58	25	-	-	-	-	-	-	-	-	-
	107#	57	43	24	-	-	-	-	-	-	-	-
	127#	72	60	44	41	-	-	-	-	-	-	-
	167#	99	80	78	75	43	-	-	-	-	-	-
	207#	123	116	101	98	68	45	-	-	-	-	-
	247#	145	140	122	131	111	87	45	-	-	-	-
	307#	157	153	148	141	133	113	87	54	-	-	-
	367#	182	175	159	168	147	125	101	78	54	-	-
	427#	203	203	184	198	173	150	125	101	78	54	-
	487#	220	224	202	212	213	185	160	136	108	86	53

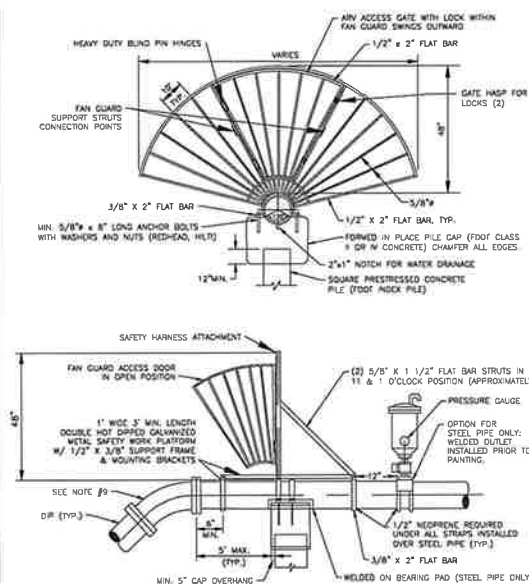
MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS
(FORCE MAINS)

41S



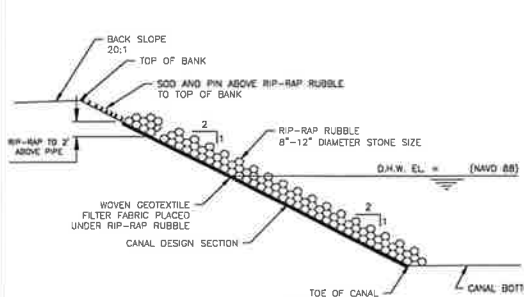
TYPICAL FORCE MAIN AERIAL CANAL CROSSING - *
SINGLE PIPE (SINGLE PILES)

45S



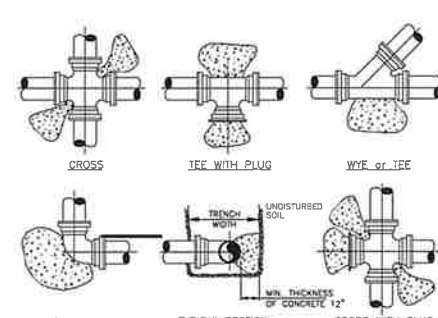
FAN GUARD/ PILE CAP DESIGN -
SINGLE PIPE (SINGLE PILES)

46S



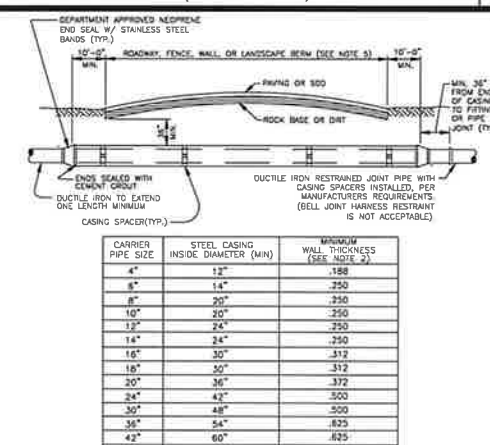
RIP-RAP RUBBLE DETAIL

83S



TYPICAL THRUST BLOCKS FOR PRESSURE PIPING

42S



WASTEWATER MAIN CASING INSTALLATION

*

WASTEWATER #5
STANDARD DETAILS

WASTEWATER #5
STANDARD DETAILS

CONSULTANT:

DESIGNED BY: WUD

DRAWN BY: M. BUCKNER

CHECKED BY: J. LAMMERT

APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33411

STD
DETAILS

SHEET
NUMBER

C-15

OF

17

SEAL

Oct 01, 2021



ITEM SUMMARY

MEETING DATE: March 21, 2022

FROM: Andrea McCue, City Manager

SUBJECT: Appointment of Scholarship Committee Chair

BACKGROUND

Pursuant to City Council Policy No. 16, Charitable Contributions and Educational Scholarships, the Scholarship Committee's Chairperson shall be a member of and appointed by the City Council for a term of two (2) years.

ANALYSIS

Councilmember Paula Bousquet was appointed to the Committee in March of 2020, serving as the Chair for 2020 and 2021; therefore, a new Chairperson for the Scholarship Committee must be appointed by the Council to serve in 2022 and 2023.

FINANCIAL INFORMATION

N/A

LEGAL

The process was prepared in accordance with all applicable state statutes and City Code requirements.

STAFF RECOMMENDATION

Staff recommends appointing a Chair to serve in 2022 and 2023.



ITEM SUMMARY

MEETING DATE: March 21, 2021

FROM: Andrea McCue, City Manager

SUBJECT: Scholarship Committee Re-Appointment – Charles Shaw and Dennis Smith

BACKGROUND

The City's Scholarship Committee (SC) was established in 1997 through Council Policy 16. The SC awards scholarships to high school seniors and college students that reside in the City and demonstrate financial need. The SC has eight (8) members appointed and approved by the City Council. The membership is comprised of a Chair, which must be a Councilmember, six (6) Regular Members, and one (1) Alternate Member. The Chair is appointed for two (2) year terms and all other members serve three (3) year terms.

ANALYSIS

There is currently two (2) expired Regular Members on the Scholarship Committee as of March 2022. Mr. Charles Shaw and Mr. Dennis Smith are both residents of Greenacres and have expressed an interest in serving another term.

FINANCIAL INFORMATION

N/A

LEGAL

The appointment procedure is in compliance with City Codes.

STAFF RECOMMENDATION

Staff recommends appointing Mr. Shaw and Mr. Smith to serve a three-year term as Regular Members of the Scholarship Committee.



Department Report

MEETING DATE: March 21, 2022
FROM: Michele Thompson, Director, Community & Recreation Services
SUBJECT: Community & Recreation Services Dept. **January & February Report**

ADMINISTRATION

PERFORMANCE MEASUREMENT	THIS PERIOD	FY2022 TO DATE	FY 2022 BUDGET
No. of Contracts Executed	0	0	2
No. of Collaborative Partnerships	2	2	22
No. of Vendor/Independent Contractor Agreements	2	18	18
No. of Educational Scholarship Applications	1	1	14
No. of Community Events Coordinated	0	1	8
No. of Event Participants	8000	8000	28,000
No. of Little Free Libraries (LFL)*/Story Walk	1	26/2	30/2
No. of Business Sponsorships	1	17	17

FACILITY RENTALS

FACILITY RENTALS	THIS PERIOD	FY2022 TO DATE	FY 2022 BUDGET
Fields/Concession Stands	151	474	550
Pavilions	55	154	350
Center Facility	131 ¹	313 ¹	1,100
Monthly Center Attendance	5732	12,142	N/A

¹ 71 Additional Free Rentals: 29 Gym -YP/BR Dance/BB Lg., 10 Banquet Room -Conversation Series/FAU/Palm Springs/PBSO/FR, 5 Room 1 -YP, 1 Room 2 -FAU, 23 Room 3 -Senior Social, 2 Room 4 -YP/BB Lg., 33 Freedom Park Large -Tai Chi Classes, 44 IVB Pavilion -Covid-19 Testing, 7 BB Courts -BB Lg.

REVENUE

FACILITY RENTALS REVENUE	THIS PERIOD	FY2022 TO DATE	FY2022 PROJECTED
Rental Revenue Generated	\$21,330.26	\$60,432.26	\$134,000

ATHLETICS

YOUTH ATHLETICS	THIS PERIOD	FY2022 TO DATE	FY2022 PROJECTED
Co-ed Fall Soccer (9/13/21-12/10/21)	-	158	160
Co-ed Spring Soccer	86	86	175
Co-ed Winter Basketball (12/6/21-3/10/22) • Registration Period 9/7/21 – 11/2/21	-	100	160
Co-ed Summer Basketball Skills Camp	-	-	40

COMMUNITY SERVICES

CROS MINISTRIES FOOD PANTRY DATES	NO. OF HOUSEHOLDS	NO. OF INDIVIDUALS
October 14 th & 28 th	37 & 31	94 & 81
November 11 th & 24 th	33 & 36	73 & 92
December 9 th & 22 nd	cancelled/25	0/57
January 13 th & 27 th	52/35	132/86
February 10 th & 24 th	36/24	98/96
TOTAL YTD	309	809

COVID TESTING BY BLUE MED CONSULTANTS	NO. TESTED	TOTAL YTD
January	1401	4,896
February	258	5,154
MOBILE COVID VACCINATION UNIT	NO. VACCINATED	TOTAL YTD

December	32	32
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SENIOR PROGRAMS

SENIOR SOCIAL	SPONSORS	NO. OF PARTICIPANTS YTD
Games/Bingo/Special Events Mon., Wed., Fri. (3x15)	Humana, Cano Medical, Prominence Health, Dedicated Senior, PBSO, Devoted Health Plans, Absolute Best Insurance	276
Thanksgiving Luncheon	State Farm, Robling Arch, Humana, Frank Miller, DJ Bobby, The Glasser Family	45

FY22 EVENTS & SPONSORSHIPS

EVENTS	SPONSORS/PARTNERS	FY2022 EXPENSE	FY2022 ATTENDEES
Holiday in the Park (12/4/21)	Greenacres Nissan, Ed's Foods, Waste Management, PepsiCo, Tapatia, Humana, Dedicated Sr., Sunshine Health, and BlueMed	\$14,828	5,500
Fiesta de Pueblo (1/8/22) March 5 th	Co-Sponsored w/ FdP, Inc.	\$2,268	
Artzy Eve. at City Hall (1/22/22)	Cancelled	\$3,527	
Daddy Daughter Dance (2/19/22)	Postponed June 4 th	\$3,560	
Egg'stravaganza (4/16/22)		\$13,655	
Rock-n-Roll Sunday	Cancelled	\$1,598	
Ignite the Night (7/4/22)		\$39,165	
<i>Back2School</i> Supply Distribution (August)		\$6,200	



Department Report

MEETING DATE: March 21, 2022

FROM: Kara L. Irwin-Ferris, Director of Development & Neighborhood Services

SUBJECT: January 1, 2022 through January 31, 2022

Development & Neighborhood Services

Planning & Engineering

NEW CASES

ZTA-22-01 Stand Alone Car Wash

A request by the applicant to change the special exception requirements for the Commercial Intensive zoning district for a Stand Alone Car Wash Facility be located adjacent to a gas station but rather provide more stringent location requirements. (Scheduled for DRC meetings February 10, 2022 and February 17, 2022)

ZTA-22-02 Construction Noise

A City-initiated request for a text amendment that reduce the hours for construction and machinery activity and to add regulations on commercial sanitation operations, heating, ventilation, and air conditioning (HVAC) equipment on residential property and landscaping and yard maintenance power tools or motorized equipment where the code is presently silent.

ZTA-22-03 Public Hearings

A request by the Planning & Engineering Department for a zoning text amendment to add a chart which will provide the application approvals and notice requirements for each Planning and Zoning Division petition.

CURRENT PLANNING CASES

333 Jackson Avenue

A request by the owner for a variance from Article III, Division 4, Section 16-309(c) to reduce the setback requirements for an existing single-family home and accessory structure. The site is located at 333 Jackson Avenue. (Applicant requested postponement until full board is available) (Scheduled for the Planning and Zoning Board of Appeals meeting on March 10, 2022)

ALFA-G Arcade

A request by the owner for a request for a special exception (SE-21-01) to allow an indoor amusement in a commercial zoning district. The site is located at 3757 S. Military Trail. (Scheduled for DRC review January 13, 2022 and January 20, 2022)

ANX-08-01

Annexation into the City of various road rights-of-way per Interlocal Annexation Agreement (ANX-07-05). (Staff review)

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

A request by the owner for a voluntary annexation (ANX-20-03) for one parcel of land totaling approximately 27.14 acres. The site is located at 4180 S. Jog Road. The City has been negotiating an Interlocal Service Boundary Agreement with Palm Beach County, in accordance with Florida Statutes to facilitate the annexation of the plaza and the outparcels. Staff has received an Agreement from Palm Beach County and has started negotiations with the County on the language.

Bethesda Tabernacle

A request by the owner for a request for a site and development plan approval (SP-99-04B) to modify the previously approved site plan and a special exception (SE-21-02) to for a house of worship and develop a 16,459 square foot House of Worship use and accessory uses at 4901 Lake Worth Road. . (Awaiting receipt of traffic study)

Chick Fil A Greenacres

A request by the owner for a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window and a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. (Staff review)

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

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

Sunset Springs

A request by the applicant for site and development approval (SP-21-01) for 25 single family homes and a variance (BA-21-01) request to reduce to landscape buffer from 10 ft to 5 ft. The site is located at 6645 Chickasaw Road. (Resubmittal received on October 1, 2021. Applicant requested postponement until 2022.)

SITE PLAN AMENDMENTS

AT&T Store

A request by the property owner for a class I site plan amendment (SP-89-06C) to allow for façade improvements to the existing building. The site is located at 5177 Lake Worth Road.

Catalina Estates

A request by the property owner for a class I site plan amendment (SP-18-02C) to modify the previously approved landscape plan. (Resubmittal received received on January 20, 2022)

RiverBridge Centre

A request by the owner for a class I site plan amendment (SP-85-12SS) for add a USPS drop box to the previously approved site plan. The site is located at 6714 Forest Hill Blvd. (Request by the application on February 7, 2022 to withdraw the petition)

Tire Kingdom @ Woodlake Plaza

A request by the owner for a class I site plan amendment (PCD-84-02CC) for exterior elevations. The site is located at 5901 Lake Worth Road. (Scheduled for LDS review February 10, 2022 and February 17, 2022)

The Pines

A request by the home owners association for a class I site plan amendment (SP-78-01G) to add dumpster enclosures through-out the community. (Scheduled for LDS review meetings November 12 and November 18, 2021)

Wachovia Bank @ Military Crossing

A request by the property owner for a class I site plan amendment (SP-04-06A) to add cash machine. The site is located at 4901 S. Military Trail. (Awaiting receipt of complete submittal package)

West Pines Baptist Church

A request by the property owner for a class III site plan amendment (SP-03-17C) to add a 1,150 sq. ft. modular unit. The site is located at 4906 Melaleuca Lane. (Resubmittal received on January 27, 2022)

ZONING TEXT AMENDMENTS

ZTA-21-02 Uses

A request by the Planning & Engineering Department for a zoning text amendment to reflect uses in all zoning districts.

ZTA-21-05 MXD-O

A request by the Planning & Engineering Department for a zoning text amendment to modify MXD-O. . (Scheduled for Planning Commission meeting on November 17, 2021) (Scheduled for first reading at City Council on February 7, 2022)

ZTA-21-07 Art in Public Places

A City-initiated request to add regulations for the creation of a program providing for the placement of art in public spaces within the City. (Scheduled for first reading at City Council on April 4, 2022)

RESIDENTIAL PERMITS

Catalina Estates

Plat application received on May 16, 2019. Comments letter sent to applicant on July 17, 2019, resubmittal received on August 25, 2019 and approved by City Council on October 7, 2019. MOT Plan issued drainage work to begin October 5, 2020.

Ranchette Road Townhomes

Plat Application received on March 23, 2021. Comments letter sent to applicant on May 17, 2021, resubmittal received on June 1, 2021. Final plat received and utility permit reviewed by City's engineer. Plat approved by City Council on October 4, 2021. Utilities permit approved by City's consulting engineer on 10/1/2021. Pre-construction meeting held on November 19, 2021.

COMMERCIAL PERMITS

Braman Honda

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

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

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

Kid's College Greenacres Campus

Plat application received on October 19, 2018 with complete submittal received on November 6, 2018. The Plat was approved January 7, 2019 by City Council. Utility permit issued on January 25, 2019; pre-con meeting for underground work only held on January 30, 2019. Building permit signed off by zoning on February 15, 2019. Pedestrian Access Easement Agreement signed and recorded on May 15, 2019. Building Dept. permit issued on May 15, 2019. Building construction has been completed for the first building. The second building has been completed. Final landscape and building inspections passed on October 18, 2021.

Palm Beach Christian Academy

Revision to building permit received on November 1, 2021 comments sent to applicant on November 17, 2021, waiting on outside agency permits and resubmittal to address City's engineer comments.

CAPITAL IMPROVEMENTS

Original Section Drainage Improvement – Phase 7

An application for Phase 7 of the Original Section Drainage Improvements project was submitted to DHES on March 12, 2020. The CDBG Grant Agreement for FY 20-21 was approved by City Council on September 24, 2020. Agreement sent to DHES on October 6, 2020. Project was advertised for bid on January 31, 2021. Virtual Pre-bid meeting was held on February 17, 2021. The bid opening was March 3, 2021. On March 15, 2021 City Council awarded the bid to TCLM Enterprise Inc. Notice of Award issued on March 24, 2021. The Preconstruction meeting was held on April 21, 2021. Notice to Proceed issued on April 27, 2021. Resident Notification letters sent on April 20, 2021. Physical construction started on May 24, 2021. Substantial completion reached on August 11, 2021; third payment request received and processed on August 24, 2021. Final inspection passed Tuesday, September 14, 2021. Final invoice processed on October 14, 2021. Final close out documents have been sent to DHES.

Original Section Drainage Improvement – Phase 8

An application for Phase 8 of the Original Section Drainage Improvements project was submitted to DES on February 8, 2021. The CDBG Grant Agreement for FY 21-22 was approved by City Council on August 18, 2021. Agreement sent to DHES on August 25, 2021. Design completed January 28, 2022, expected to advertise for bid on January 30, 2022. Pre application meeting scheduled for February 10, 2022 with bid opening scheduled on March 2, 2022 at 3pm.

FY 2022 Data:

Case	Current Period	FY 2021 to Date	FY 2021 Budget
Annexation	0	0	2
Comprehensive Plan Amendment	4	4	5
Zoning Changes	1	1	3
Special Exceptions	1	1	5
Site Plans	1	1	5
Site Plan Amendments	0	3	14
Variances	0	0	4
Zoning Text Amendments	2	2	3

Inspection Type	Current Period	FY 2021 to Date	FY 2021 Budget
Landscaping	3	13	130
Zoning	0	8	121
Engineering	16	49	100

Building Division

1) ADMINISTRATION:

- a) Researched and completed one hundred ad twenty-nine (129) lien searches providing permit and code enforcement case information.
- b) Researched and completed thirty-nine (39) records request for historical permits.

- c) The Building Division hosted a course on ICP Polyset roofing adhesive products, offered by Pedro Gutierrez from ICP Building Solutions Group. The class was also attended by Inspectors from the City of Lake Worth Beach Building Department, and Sunshine Inspections LLC.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2021
New Applications Received / Permits Created	335	1,325
Applications Approved	70	273
Applications Canceled	5	13
Applications Denied	6	45
Applications Reopened	4	14
Permits Issued	368	1,260
Permits Completed	217	1,036
Permits Canceled	10	31
Permits Reopened	12	32
Permits Expired	1	5
Inspections Performed	559	2746
Construction Value of Permits Issued	\$5,728,896.41	\$13,029,113.61
Construction Reinspection Fees	\$350.00	\$1,500.00
CO's Issued	0	3
CC's Issued	3	9
Temporary CO's Issued	0	0

3) BUSINESS AND CONTRACTOR REGISTRATION (see attached license reports):

ACTION	DURING THIS PERIOD	FYTD 2021
BTR Inspections Performed	29	74

4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Tire Kingdom	5901 Lake Worth Rd		Exterior Improvements -New storefront Fascade	2021-3309
Catayu Baking	3797 S Military Trail		Convert former Carolina Furniture store into Factory for Bakery with Business Use	2021-3806
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Construct two new classroom buildings & one bathroom building	2021-3230
Luna Cafe	2930 S Jog Rd	1,520 sq.ft.	Interior Remodel – Convert office space into Restaurant	2021-2464
Sanctuary Medicinals LLC	6905 Lake Worth Rd	3,700 sq.ft.	Commerical Renovation – Change of Use	2021-3948

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Eagle Grill	4624 Lake Worth Rd	1,100	Remodel New Kitchen & Accessible Restroom	2021-4016
Majestic Aesthetics Completed 1/24/22	5315 Lake Worth Rd	1,406 sq.ft.	Interior Remodel	2021-3339
Convenience Store/Laundry	5470 10 th Ave N	1,604 sq.ft.	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 th Ave	6,939 sq.ft.	House of Workshop	2021-0365
Greenacres Plaza Landlord Improvements	3953 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2600
Greenacres Plaza Landlord Improvements	3951 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2599
Greenacres Plaza Landlord Improvements	3949 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2598
Target	5900 Lake Worth Rd	1,394	Remove Café/Snack Bar & Convert to Online Pick-Up Storage Area	2021-0756

Supertech Communications (Waiting for a Contractor)	5305 Lake Worth Rd	800	Interior Remodel	2021-1498
Isabel Barber Salon	3820 S Jog Rd	1,040	Remodel Add Mani/Pedi Stations New Salon	2020-2742
Mission of Grace	6200 Lake Worth Rd	3690 sq. ft.	Convert former Restaurant to House of Workshop	2020-2095
Mission of Grace	6200 Lake Worth Rd		Interior Demo of Former Steak N Shake	2020-1748
Church of God 7 th Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382

6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D
Ranchette Townhomes	1093 Ranchette Rd / Common Area	74 T/H	
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	
Original Section	339 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	345 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	349 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	353 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	357 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	249 Martin Ave	1,797 sq. ft.	New Single Family
Original Section	349 Jackson Ave	1,951 sq. ft.	New Single Family
Original Section	409 Broward Ave	1,951 sq. ft.	New Single Family

Code Enforcement Division

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2021
Inspections Related to Active Code Cases	165	3232
New Cases Started	59	960
Cases Complied	50	745

Current Open Cases	246	1560
Notices Sent	111	3156
Illegal Signs Removed from right-of-ways	231	3094
Inspections Not Related to Active Code Cases	84	1479
Complaints Received and Investigated	17	415
Warning Tickets	155	924



Department Report

MEETING DATE: March 7, 2022

FROM: Kara L. Irwin-Ferris, Director of Development & Neighborhood Services

SUBJECT: February 1, 2022 through February 28, 2022

Development & Neighborhood Services

Planning & Engineering

NEW CASES

Ministries in Bethel

A request by the owner for a class I site plan amendment (SP-84-12D) to modify the elevations. The site is located at 3950 S. 57th Avenue. (Scheduled for DRC meetings February 10, 2022 and February 17, 2022)

ZTA-22-04

This zoning text amendment proposes to revise Chapter 16, Article IV Supplemental District Regulations, Division 2, Area and Height Limitations, Section 16-630, in order to address accessory structures on large Residential lots and accessory structures allowed within the required setbacks for single family residential structures. (Scheduled for Planning Zoning Board of Appeals meeting on February 24, 2022)

Stand Alone Car Wash

A request by the applicant to change the special exception (SE-22-01) for a stand alone car wash in a commercial general zoning district. A site and development plan (SP-22-02) request to construct a stand alone car wash. The site is located at 6200 Lake Worth Road. (Scheduled for DRC meetings February 10, 2022 and February 17, 2022)

CURRENT PLANNING CASES

333 Jackson Avenue

A request by the owner for a variance from Article III, Division 4, Section 16-309(c) to reduce the setback requirements for an existing single-family home and accessory structure. The site is located at 333 Jackson Avenue. (Scheduled for the Planning and Zoning Board of Appeals meeting on March 10, 2022)

ALFA-G Arcade

A request by the owner for a request for a special exception (SE-21-01) to allow an indoor amusement in a commercial zoning district. The site is located at 3757 S. Military Trail. (Scheduled for Planning Zoning Board of Appeals meeting on February 24, 2022)

ANX-08-01

Annexation into the City of various road rights-of-way per Interlocal Annexation Agreement (ANX-07-05). (Staff review)

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

A request by the owner for a voluntary annexation (ANX-20-03) for one parcel of land totaling approximately 27.14 acres. The site is located at 4180 S. Jog Road. The City has been negotiating an Interlocal Service Boundary Agreement with Palm Beach County, in accordance with Florida Statutes to facilitate the annexation of the plaza and the outparcels. Staff has received an Agreement from Palm Beach County and has started the adoption process.

Bethesda Tabernacle

A request by the owner for a request for a site and development plan approval (SP-99-04B) to modify the previously approved site plan and a special exception (SE-21-02) to for a house of worship and develop a 16,459 square foot House of Worship use and accessory uses at 4901 Lake Worth Road. . (Awaiting receipt of traffic study)

Chick Fil A Greenacres

A request by the owner for a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window and a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. (Staff review)

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

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

Sunset Springs

A request by the applicant for site and development approval (SP-21-01) for 25 single family homes and a variance (BA-21-01) request to reduce to landscape buffer from 10 ft to 5 ft. The site is located at 6645 Chickasaw Road. (The site plan is scheduled for the Planning Zoning Board of Appeals meeting on February 24, 2022. The variance was determined not to be required and has been administratively withdrawn on February 9, 2022.)

SITE PLAN AMENDMENTS

AT&T Store

A request by the property owner for a class I site plan amendment (SP-89-06C) to allow for façade improvements to the existing building. The site is located at 5177 Lake Worth Road.

Catalina Estates

A request by the property owner for a class I site plan amendment (SP-18-02C) to modify the previously approved landscape plan. (Resubmittal received received on January 20, 2022)

RiverBridge Centre

A request by the owner for a class I site plan amendment (SP-85-12SS) for add a USPS drop box to the previously approved site plan. The site is located at 6714 Forest Hill Blvd. (The application has been withdrawn at the applicant's request on February 8, 2022)

Tire Kingdom @ Woodlake Plaza

A request by the owner for a class I site plan amendment (PCD-84-02CC) for exterior elevations. The site is located at 5901 Lake Worth Road. (Scheduled for DRC review February 10, 2022 and February 17, 2022)

Wachovia Bank @ Military Crossing

A request by the property owner for a class I site plan amendment (SP-04-06A) to add cash machine. The site is located at 4901 S. Military Trail. (Complete submittal package received on February 14, 2022. Scheduled for DRC review meetings on March 10, 2022 and March 17, 2022)

West Pines Baptist Church

A request by the property owner for a class III site plan amendment (SP-03-17C) to add a 1,150 sq. ft. modular unit. The site is located at 4906 Melaleuca Lane. (Distributed to City Council and Planning and Zoning Board of Appeals on February 28, 2022 per Section 16-214 will be deemed approved on March 9, 2022 with no objections.)

ZONING TEXT AMENDMENTS

ZTA-21-02 Uses

A request by the Planning & Engineering Department for a zoning text amendment to reflect uses in all zoning districts.

ZTA-21-05 MXD-O

A request by the Planning & Engineering Department for a zoning text amendment to modify MXD-O. . (Scheduled for Planning Commission meeting on November 17, 2021) (Scheduled for first reading at City Council on February 7, 2022)

ZTA-21-07 Art in Public Places

A City-initiated request to add regulations for the creation of a program providing for the placement of art in public spaces within the City. (Scheduled for first reading at City Council on February 7, 2022)

ZTA-22-01 Stand Alone Car Wash

A request by the applicant to change the special exception requirements for the Commercial Intensive zoning district for a Stand Alone Car Wash Facility be located adjacent to a gas station but rather provide more stringent location requirements. (Scheduled for the Planning and Zoning Board of Appeals meeting on March 10, 2022)

ZTA-22-02 Construction Noise

A City-initiated request for a text amendment that reduce the hours for construction and machinery activity and to add regulations on commercial sanitation operations, heating, ventilation, and air conditioning (HVAC) equipment on residential property and landscaping and yard maintenance power tools or motorized equipment where the Zoning Code is presently silent.

RESIDENTIAL PERMITS

Catalina Estates

Plat application received on May 16, 2019. Comments letter sent to applicant on July 17, 2019, resubmittal received on August 25, 2019 and approved by City Council on October 7, 2019. MOT Plan issued drainage work to begin October 5, 2020.

Ranchette Road Townhomes

Plat Application received on March 23, 2021. Comments letter sent to applicant on May 17, 2021, resubmittal received on June 1, 2021. Final plat received and utility permit reviewed by City's engineer. Plat approved by City Council on October 4, 2021. Utilities permit approved by City's consulting engineer on 10/1/2021. Pre-construction meeting held on November 19, 2021.

COMMERCIAL PERMITS

Braman Honda

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

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

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

Kid's College Greenacres Campus

Plat application received on October 19, 2018 with complete submittal received on November 6, 2018. The Plat was approved January 7, 2019 by City Council. Utility permit issued on January 25, 2019; pre-con meeting for underground work only held on January 30, 2019. Building permit signed off by zoning on February 15, 2019. Pedestrian Access Easement Agreement signed and recorded on May 15, 2019. Building Dept. permit issued on May 15, 2019. Building construction has been completed for the first building. The second building has been completed. Final landscape and building inspections passed on October 18, 2021.

Palm Beach Christian Academy

Revision to building permit received on November 1, 2021 comments sent to applicant on November 17, 2021, waiting on outside agency permits and resubmittal to address City's engineer comments.

CAPITAL IMPROVEMENTS

Original Section Drainage Improvement – Phase 7

An application for Phase 7 of the Original Section Drainage Improvements project was submitted to DHES on March 12, 2020. The CDBG Grant Agreement for FY 20-21 was approved by City Council on September 24, 2020. Agreement sent to DHES on October 6, 2020. Project was advertised for bid on January 31, 2021. Virtual Pre-bid meeting was held on February 17, 2021. The bid opening was March 3, 2021. On March 15, 2021 City Council awarded the bid to TCLM Enterprise Inc. Notice of Award issued on March 24, 2021. The Preconstruction meeting was held on April 21, 2021. Notice to Proceed issued on April 27, 2021. Resident Notification letters sent on April 20, 2021. Physical construction started on May 24, 2021. Substantial completion reached on August 11, 2021; third payment request received and processed on August 24, 2021. Final inspection passed Tuesday, September 14, 2021. Final invoice processed on October 14, 2021. Final close out documents have been sent to DHES.

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FY 2022 Data:

Case	Current Period	FY 2021 to Date	FY 2021 Budget
Annexation	0	0	2
Comprehensive Plan Amendment	0	4	5
Zoning Changes	0	1	3
Special Exceptions	0	1	5
Site Plans	0	1	5
Site Plan Amendments	1	4	14
Variances	0	0	4
Zoning Text Amendments	0	2	3

Inspection Type	Current Period	FY 2021 to Date	FY 2021 Budget
Landscaping	10	23	130
Zoning	6	14	121
Engineering	9	58	100

Building Division**1) ADMINISTRATION:**

- a) Researched and completed one hundred and fifty-one (151) lien searches providing permit and code enforcement case information.
- b) Researched and completed sixty-eight (68) records request for historical permits.
- c) An on-site pre-construction meeting was held for Pulte Homes new townhouse development project located off of Ranchette Rd. The contractors and sub-contractors were all present to discuss various city policies and process such as the city inspection process, construction activity hours required state stormwater discharge requirements for construction activity. All parties discussed expectations and collectively developed the project plan to assure the project goes as smoothly as possible.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2021
New Applications Received / Permits Created	272	1,597
Applications Approved	58	331
Applications Canceled	1	14
Applications Denied	1	46
Applications Reopened	2	16
Permits Issued	262	1,522
Permits Completed	156	1,192

Permits Canceled	6	37
Permits Reopened	9	41
Permits Expired	2	6
Inspections Performed	509	3255
Construction Value of Permits Issued	\$5,012,643.77	\$18,041,757.38
Construction Reinspection Fees	\$250.00	\$1,750.00
CO's Issued	0	3
CC's Issued	2	11
Temporary CO's Issued	0	0

3) BUSINESS AND CONTRACTOR REGISTRATION (see attached reports):

ACTION	DURING THIS PERIOD	FYTD 2021
BTR Inspections Performed	15	89

4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Tire Kingdom	5901 Lake Worth Rd		Exterior Improvements -New storefront Fascade	2021-3309
Catayu Baking	3797 S Military Trail		Convert former Carolina Furniture store into Factory for Bakery with Business Use	2021-3806
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Construct two new classroom buildings & one bathroom building	2021-3230
Luna Café (Waiting for a Contractor)	2930 S Jog Rd	1,520 sq.ft.	Interior Remodel – Convert office space into Restaurant	2021-2464

Sanctuary Medicinals LLC	6905 Lake Worth Rd	3,700 sq.ft.	Commerical Renovation – Change of Use	2021-3948
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5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Eagle Grill	4624 Lake Worth Rd	1,100	Remodel New Kitchen & Accessible Restroom	2021-4016
Convenience Store/Laundry	5470 10 th Ave N	1,604 sq.ft.	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 th Ave	6,939 sq.ft.	House of Workshop	2021-0365
Greenacres Plaza Landlord Improvements	3953 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2600
Greenacres Plaza Landlord Improvements	3951 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2599
Greenacres Plaza Landlord Improvements	3949 S Jog Rd		Interior Remodel – Subdivide one bay into three.	2021-2598
Target	5900 Lake Worth Rd	1,394	Remove Café/Snack Bar & Convert to Online Pick-Up Storage Area	2021-0756
Supertech Communications (Waiting for a Contractor)	5305 Lake Worth Rd	800	Interior Remodel	2021-1498
Isabel Barber Salon	3820 S Jog Rd	1,040	Remodel Add Mani/Pedi Stations New Salon	2020-2742
Mission of Grace	6200 Lake Worth Rd	3690 sq. ft.	Convert former Restaurant to House of Workshop	2020-2095
Mission of Grace	6200 Lake Worth Rd		Interior Demo of Former Steak N Shake	2020-1748
Church of God 7 th Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382

6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D
Ranchette Townhomes	1093 Ranchette Rd / Common Area	74 T/H	
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	

Original Section	339 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	345 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	349 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	353 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	357 Martin Ave	1,761 sq.ft.	New Single Family
Original Section	249 Martin Ave	1,797 sq. ft.	New Single Family
Original Section	349 Jackson Ave	1,951 sq. ft.	New Single Family
Original Section	409 Broward Ave	1,951 sq. ft.	New Single Family

Code Enforcement Division

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2021
Inspections Related to Active Code Cases	165	3232
New Cases Started	59	960
Cases Complied	50	745
Current Open Cases	246	1560
Notices Sent	111	3156
Illegal Signs Removed from right-of-ways	231	3094
Inspections Not Related to Active Code Cases	84	1479
Complaints Received and Investigated	17	415
Warning Tickets	155	924



Department Report

MEETING DATE: March 21, 2022

FROM: Teri Lea Beiriger, Director of Finance

SUBJECT: Department of Finance Activity Report

BACKGROUND

The following report provides activity within the Department of Finance for the reporting period from January 1 through February 28, 2022.

In brief, the Finance Department:

- Submitted the GFOA Distinguished Budget Award application for FY22.
- Began working on the Annual Comprehensive Financial Report for FY21.
- Continued to reconcile outstanding balances of Miscellaneous Billing.
- Continued to clean up billing on EMS accounts with balances.
- Continued to collect outstanding solid waste accounts; working with IT to retrieve the Utilities module in NWS.
- Nineteen (19) Solid Waste liens amounting to \$5,602.48 were paid in full and approved for release.
- Continued to review and discuss x:/drive format and Laserfiche cleanup.
- Rolled over three (3) 24-month CD's, average interest rate 1.58% to an average 1.10%.

The Finance Department has, and continues to, work on efficiencies to better serve our internal and external customers.



Department Report

MEETING DATE: March 4, 2022

FROM: Brian Fuller, Fire Chief

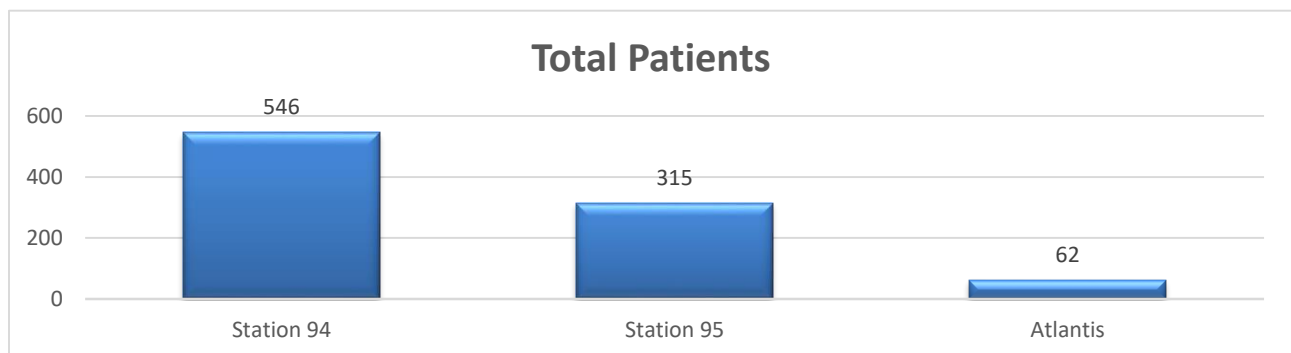
SUBJECT: Fire Rescue January-February Report

FR CALLS

CALLS	MONTHLY TOTALS
Total Alarms dispatched in January and February	1,195
Average alarms per day	21.34
Total calls this fiscal year	2,960

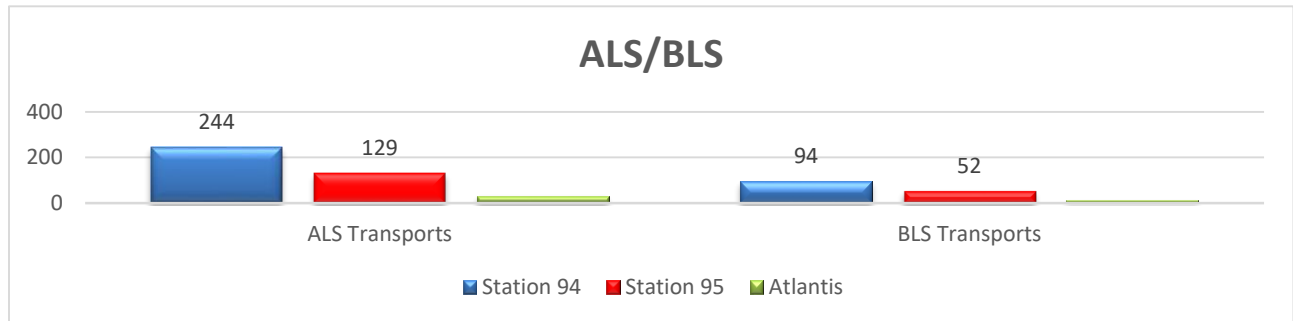
In January-February 2022, 861 patients were treated for Emergency Medical related services. Of those patients, 62 were in the City of Atlantis. These requests include a single unit responding to assist a person who has fallen to the floor, a cardiac arrest requiring multiple units and a combination of personnel, advanced skills, and equipment.

Service Calls, Cancells, and Public Assists totaled 137. The requests include, but are not limited to, persons locked out of home, water evacuation, animal problem, police assist, defective elevator, and canceled due to wrong address.



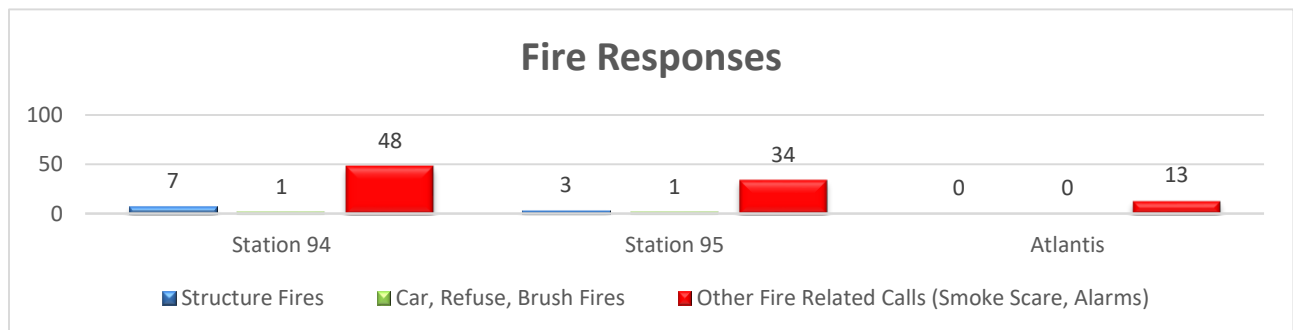
ALS/BLS

Fire Rescue transported 519 patients to a hospital or 61% of the patients we were called to treat. The majority of those (338) required Advanced Life Support procedures. ALS emergencies necessitate additional personnel, specialized equipment and skills. Often, an EMT or Paramedic will be taken from the ALS Engine to accompany the one person in the rear of the Rescue to assist with life-saving therapies.



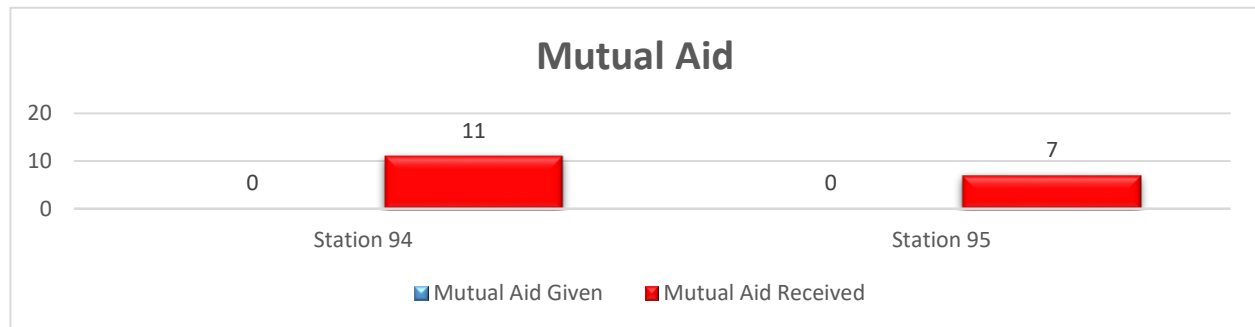
FIRE RESPONSES

Fire Rescue responded to 82 calls for a fire or smoke related emergency. There were two (2) requiring an escalated response to a car, brush, or refuse fire; ten (10) were in a residential or commercial structure.



MUTUAL AID

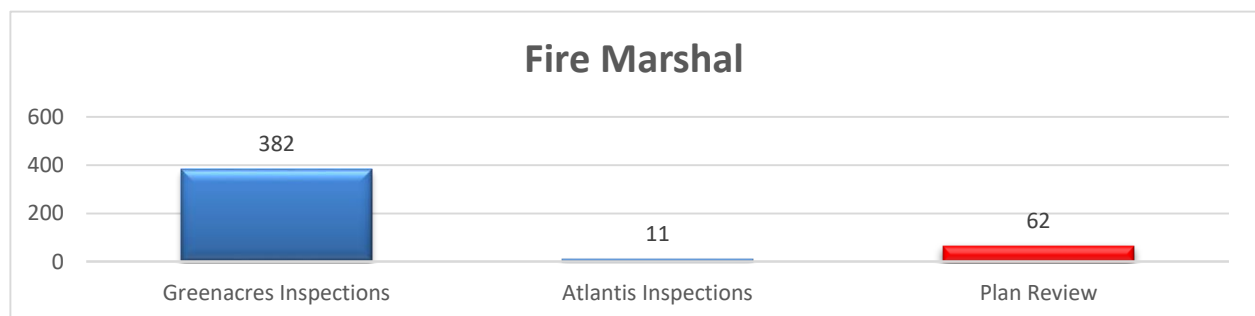
Mutual aid is the sending or receiving of emergency resources (apparatus, personnel) to or from another entity or agency upon request. No community has sufficient resources to handle every emergency of all sizes. Therefore, neighboring agencies work together through a system called Mutual Aid. That system is designed to be limited to large events that tax the resources beyond the normal capabilities of the community.



FIRE MARSHAL

Fire Prevention and Protection focuses on protecting people and property from fire through fire safety inspections, fire plans review, fire cause and origin investigations, and public education. In addition, the Fire Marshal provides fire safety lectures, attends land development meetings, and testifies at code enforcement hearings.

Inspections	393
Plans Review	62
Dollar Loss due to fire	\$64,083.00



SPECIAL SERVICES

Blood Pressure Screenings	5
Presentations, Station Tours/Attendees	9/116
Persons Trained in CPR	0



Department Report

MEETING DATE: March 21, 2022

FROM: Captain Tristram Moore, PBSO District 16

SUBJECT: PBSO District 16 January Report

CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks (Self-Initiated)	1,815
Traffic Stops (Self-Initiated)	779
Calls for Service	2,075
All CAD Calls - Total	4,669
Total Calls for Service – FY 2021 (October 2020 – September 2021)	19,516

Data Source: CADS/Premier 1

*Omit Miscellaneous Calls

Note: P1 is a dynamic system. Meaning that #'s can change from what was previously reported in the event there is a location or call type re-classification/modification.

SUMMARY

During the month, there were 4,669 generated calls within the District and 56% of these calls were self-initiated.

TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL	
Total Citations	Total Warnings
240	459

Data Source: D16 Office Staff/Monthly Report

PBSO MOTORS UNIT	
Total Citations	Total Warnings
335	180

Data Source: D16 Office Staff/Motors Weekly Report

COMMUNITY POLICING EVENTS

- The District 16 Community Policing Unit postponed January events due to COVID.

STREET CRIMES UNIT

- The District 16 Street Crimes Unit conducted a follow up on an active case involving a defendant. A warrant for felon in possession was granted at which time the Agents located the suspect who was taken into custody without incident.
- The District 16 Street Crimes Unit assisted the District 16 Detective Bureau with locating and apprehending wanted a suspect on outstanding charges of grand theft. The suspect was located and taken into custody without incident.
- The District 16 Street Crimes Unit assisted the District 16 Detective Bureau with locating and apprehending a wanted suspect on outstanding charges of grand theft. The suspect was located and taken into custody without incident.

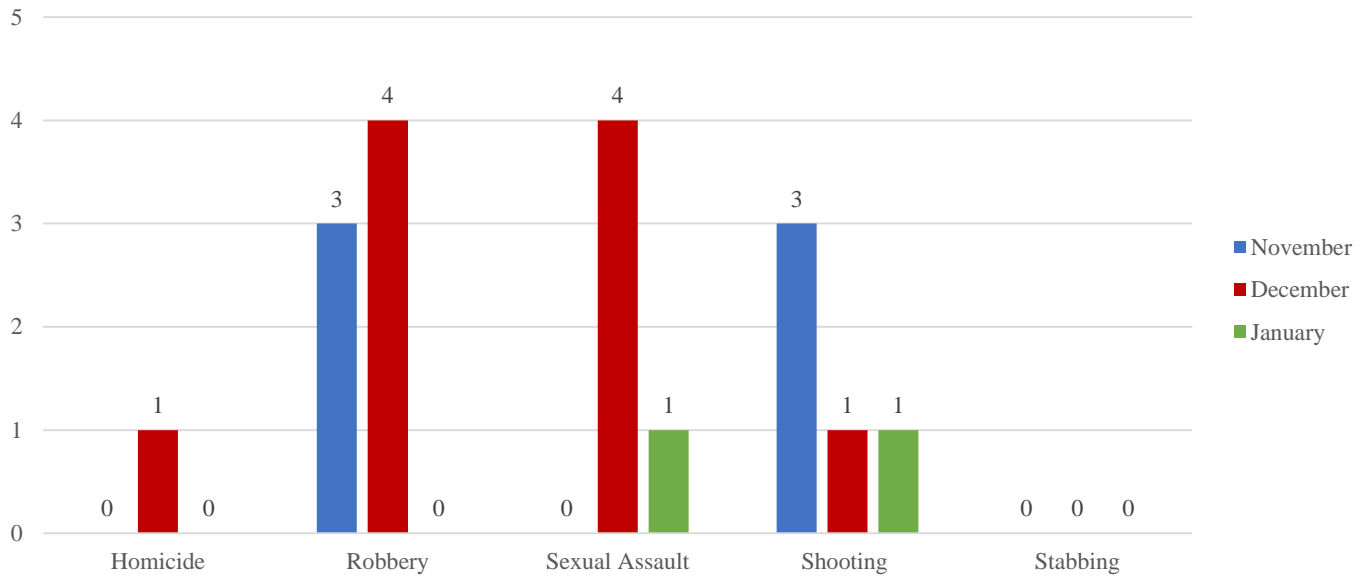
PROPERTY DETECTIVES

- The District 16 Detectives were called out to a residence reference a residential burglary. The suspect was identified, arrested, and provided a full confession to the burglary during an interview. This case is cleared by arrest.
- The District 16 Detectives investigated a business burglary and through investigative means a suspect identified. Probable Cause was developed and the suspect was apprehended by the District 16 Street Crimes Unit. This case was cleared by arrest.
- The District 16 Detectives investigated a theft of a firearm. Through further investigation, a suspect was identified. The case was filed with the States Attorney's Office (SAO) and an arrest warrant was issued. The District 16 Street Crimes Unit located and apprehended the suspect without incident and this case was cleared by arrest.

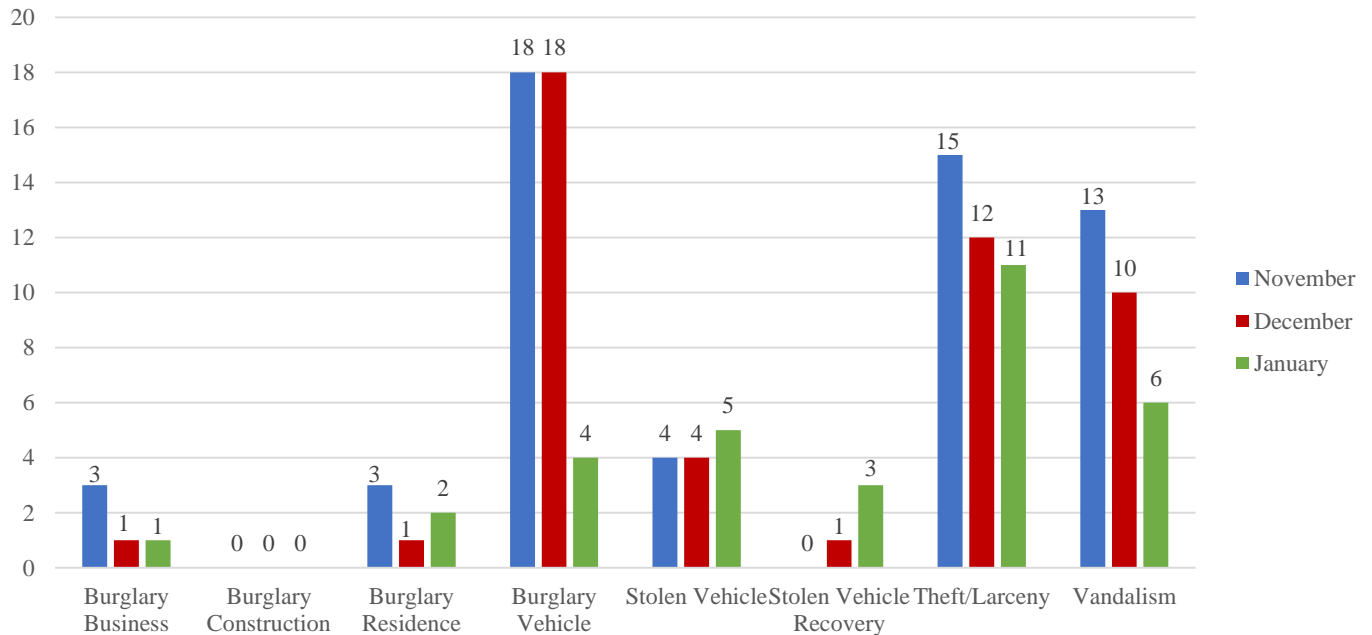
DATA ANALYSIS

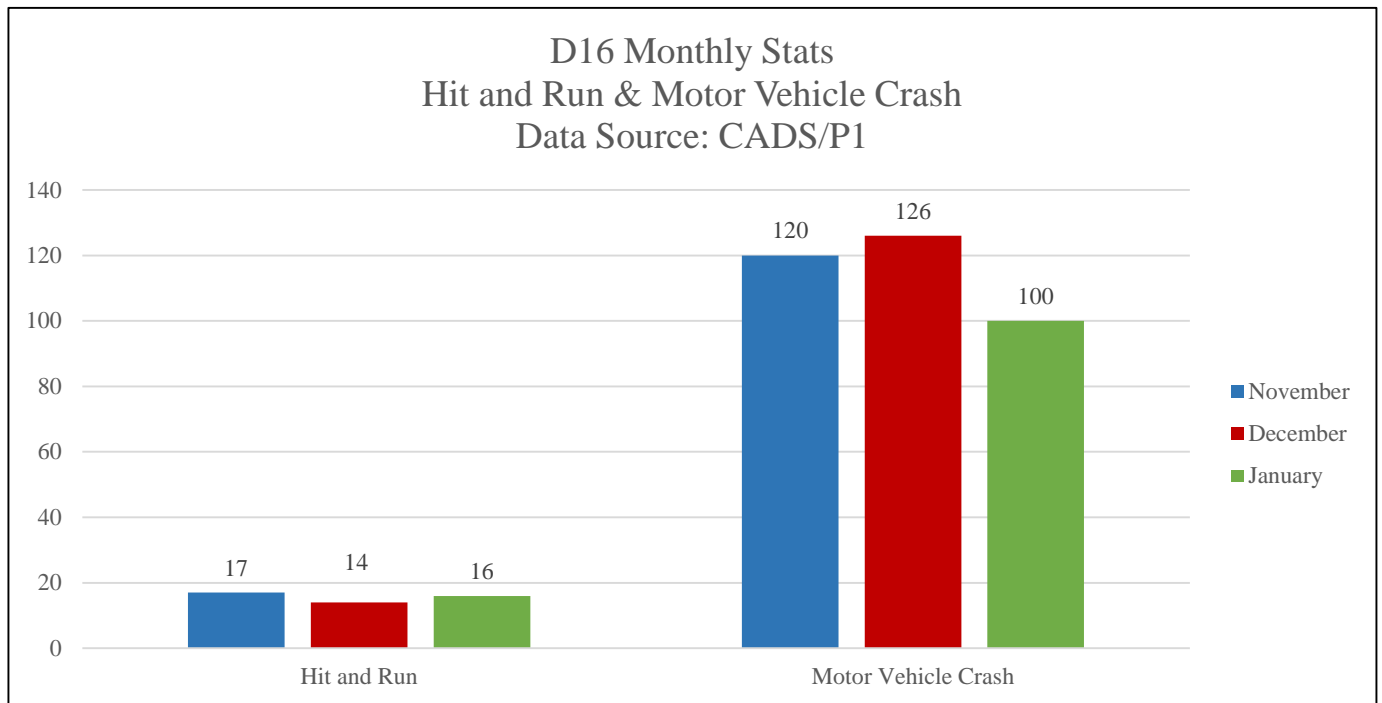
The data included in this report is charted and graphed to illustrate and compare changes over a specific time period. These charts and graphs are utilized to assist in determining crime trends and to measure enforcement efforts. This data is utilized in conjunction with other analysis to develop directed patrol and various enforcement activities. The analysis included on these pages is presented as a brief highlight to explain the salient points of this report.

D16 Monthly Stats
Homicide, Robbery, Sexual Assault, Shooting, Stabbing
 Data Source: CADS/P1



D16 Monthly Stats
Burglaries, Stolen Vehicle, Stolen Vehicle Recovery, Theft & Vandalism
 Data Source: CADS/P1





TOP ACCIDENT LOCATIONS FOR JANUARY 2022

Location	Case Number Count
South Jog Road / Lake Worth Road	11
Forest Hill Boulevard / South Jog Road	11
South Jog Road / Melaleuca Lane	5
South Haverhill Road / 10th Avenue North	5



Department Report

MEETING DATE: March 21, 2022

FROM: Captain Tristram Moore, PBSO District 16

SUBJECT: PBSO District 16 February Report

CAD CALLS

CAD CALLS	MONTHLY TOTALS
Business / Residence Checks (Self-Initiated)	1,197
Traffic Stops (Self-Initiated)	595
Calls for Service	2,069
All CAD Calls - Total	3,861
Total Calls for Service – FY 2021 (October 2021 – September 2022)	23,377

Data Source: CADS/Premier 1

*Omit Miscellaneous Calls

Note: P1 is a dynamic system. Meaning that #'s can change from what was previously reported in the event there is a location or call type re-classification/modification.

SUMMARY

During the month, there were 3,861 generated calls within the District and 46% of these calls were self-initiated.

TRAFFIC ACTIVITY

DISTRICT 16 PERSONNEL

Total Citations	Total Warnings
219	294

Data Source: D16 Office Staff/Monthly Report

PBSO MOTORS UNIT

Total Citations	Total Warnings
179	224

Data Source: D16 Office Staff/Motors Weekly Report

COMMUNITY POLICING EVENTS

- 02/19/22 – Shoe Giveaway Event at Pickwick Mobile Home Park with Jacob's Shoes.
- 02/23/22 - Mentoring talk with SLAM Cobras Baseball team.
- 02/24/22 – Assisted HHA (Homeless Housing Alliance) in counting the homeless individuals throughout District 1 and District 16. A total of 30 individuals were located and approximately 10 were located inside the City of Greenacres. Services were provided to the individuals.
- 02/26/22 – Peter Blum Family YMCA Spring Rally. Community Policing Deputies assisted in packing meals for "Stop Hunger". Over 20,000 meals were packed by 200 students and Deputies.

STREET CRIMES UNIT

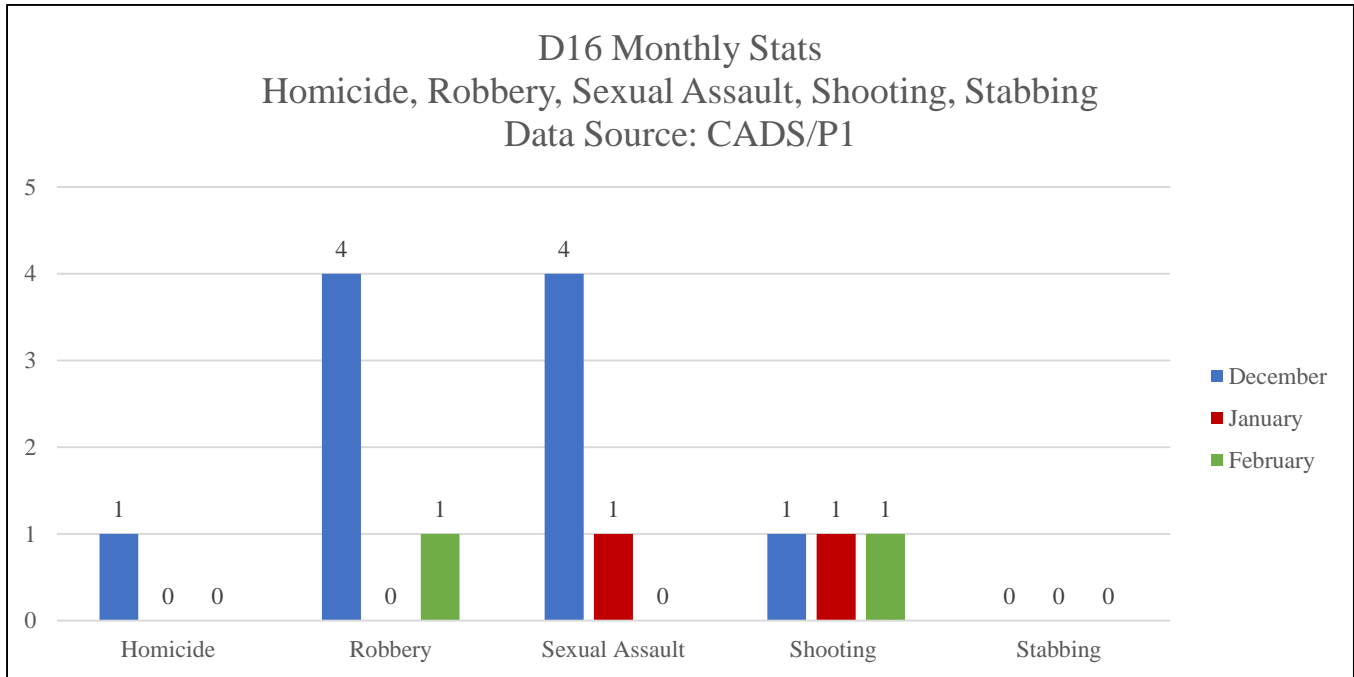
- The District 16 Street Crimes Unit conducted a traffic stop on a defendant at which time the defendant was found to be in possession of cocaine. The defendant was taken into custody and charged accordingly.
- The District 16 Street Crimes Unit located a defendant who was taken into custody without incident for several outstanding warrants. At the time of the arrest the defendant was found to be in possession of crack cocaine, heroin, marijuana, and was additionally charged accordingly.
- The District 16 Street Crimes Unit located two defendants in the City of Greenacres actively selling narcotics and in the possession of multiple firearms. Agents successfully took both defendants into custody. Multiple firearms were recovered in addition to approximately 1500 grams of marijuana, trafficking amounts of cocaine, MDMA, and oxycodone.

PROPERTY DETECTIVES

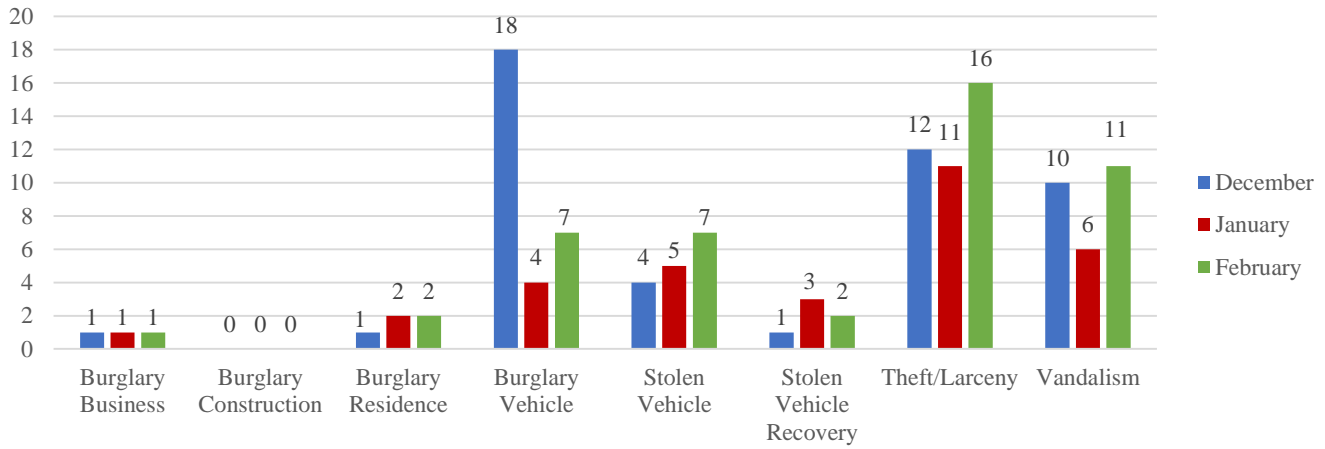
- District 16 Detective Bureau Total Monthly Stats for February 2022:
 - New Cases: 13
 - Cases Cleared by Arrest: 4
 - Search Warrants: 0
 - Operations: 3
- The District 16 Detectives investigated an Arson where a suspect started a dumpster fire. The suspect was positively identified, apprehended without incident, and provided many voluntary admissions. This case was cleared by arrest.
- The District 16 Detectives was called out in reference to a Battery case. During the on-scene investigation it was determined that the suspect also committed a burglary to a vehicle in the parking lot in addition to burglarizing the business. The suspect was arrested for Assault, Aggravated Battery, Occupied Business Burglary, and Burglary with Battery. This case was cleared by arrest.
- Road Patrol located a stolen vehicle and ultimately took three suspects into custody. Due to the complexity of the investigation and multiple scenes the Detective Bureau was requested. Detectives responded and assisted Road Patrol in processing vehicle, conducting interviews, and collecting DNA from the suspects. This case was cleared with two arrests.

DATA ANALYSIS

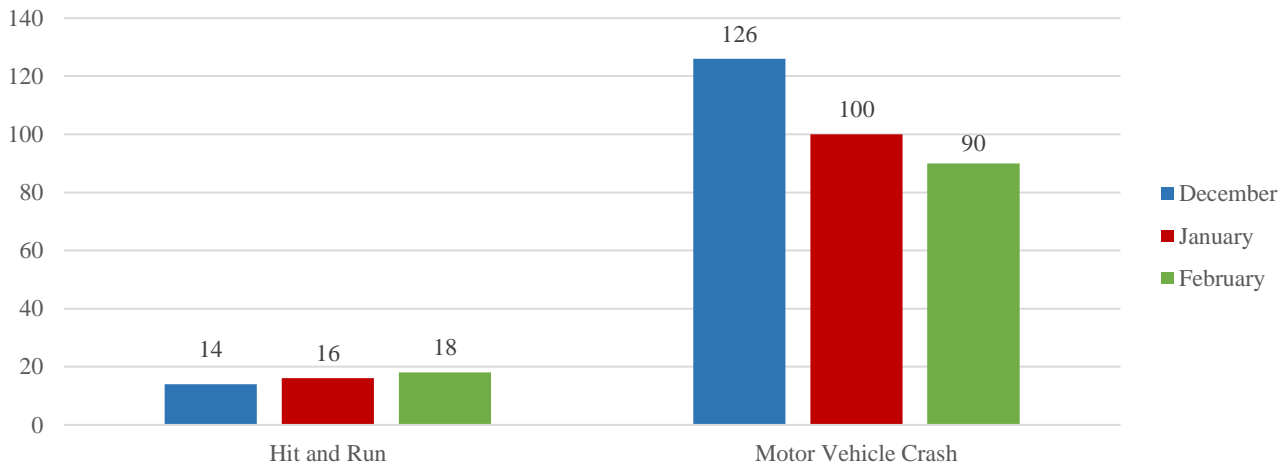
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D16 Monthly Stats
Burglaries, Stolen Vehicle, Stolen Vehicle Recovery, Theft & Vandalism
 Data Source: CADS/P1



D16 Monthly Stats
Hit and Run & Motor Vehicle Crash
 Data Source: CADS/P1



TOP ACCIDENT LOCATIONS FOR FEBRUARY 2022

Location	Case Number Count
Forest Hill Boulevard / South Jog Road	16
Lake Worth Road / South Jog Road	5
South Jog Road / Cresthaven Boulevard	5
South Military Trail / Melaleuca Lane	5
Lake Worth Road / Sherwood Forest Boulevard	4



Department Report

MEETING DATE: March 21, 2022

FROM: Carlos Cedeño, Public Works Director

SUBJECT: Public Works Department Report

DEPARTMENT HIGHLIGHTS

Listed below is a brief summary of the activities undertaken by the Public Works Department during the period of January 1, 2022 through February 28, 2022.

1. ADMINISTRATION:

- Coordinated the installation of FPL's Electric Vehicle Charging Stations at the Municipal Complex and the Community Center.
- Coordinated the painting of the exterior of City Hall, the installation of decorative shutters and stone columns.
- Completed review of 100% construction documents for the *Fire Rescue Station 94 Renovations* (CIP #305-191).
- Submitted *Statement of Work* modification and *Period of Performance* extension requests to the Florida Department of Emergency Management for the Public Works Facility Generator Project.
- Submitted Comp Plan Updates to the Development & Neighborhood Services Department.
- Implemented application enrollment period (February 1st – March 15th) for the Property Enhancement Grant Program.

2. ROADS AND DRAINAGE MAINTENANCE

- Installed fish attractor stations at City Hall, Empire and Freedom Park lakes.
- Installed new driver feedback signs facing the west bound lanes on Seven Springs Blvd.
- Re-paving and stripping were completed in the areas of Chickasaw Cir, Ramblewood Cir, Harwich Ct and portions of Wry Rd (CIP # 304-161).
- Installed decorative brackets on all street signs within the Original Section for improved aesthetics and durability.

3. VEHICLE MAINTENANCE

- Coordinated a demonstration of a Street Sweeper.
- Supervisor attended "*Leading in the Aftermath*" training and the City's Safety Committee meeting.

-
- Coordinated a Lift Truck training for Parks Division staff.
 - Coordinated vehicles for the Fire Rescue extrication training.

4. BUILDING SERVICES

- Replaced an HVAC System and installed a new mini split A/C system at Fire Rescue Station 95.
- Coordinated replacement of flooring at Fire Rescue Station 94 (CIP # 304-191).
- Replaced roofing on the gazebo at Bowman Park.

5. PARKS MAINTENANCE

- Coordinated the replacement of the play structure and demolished the existing gazebo at Empire Park.
 - Coordinated the refurbishment of the John I. Leonard High School baseball program's baseball field.
 - Irrigation pumps were replaced at the former City Hall Building as well as Oasis, IVB and Friends Parks.
-



Department Report

MEETING DATE: March 21, 2022

FROM: Monica Powery, Director, Purchasing

SUBJECT: Department of Purchasing Activity Report

DEPARTMENT HIGHLIGHTS

The following report provides the highlights of activity within the Department of Purchasing for the reporting period from January 1 through February 28, 2022.

- a. 22-001 Dillman Trail – This bid was advertised on December 5, 2021 and opened on January 12, 2022 with six (6) bids received. Award to Zahlene Enterprises, Inc. to go before Council for approval at the meeting on March 21, 2022.
- b. 22-004 Compensation Study – This RFP was advertised on December 12, 2021 and closed on January 11, 2022 with three (3) proposals received. The Selection Committee meeting was held on January 19, 2022 to discuss, evaluate and rank proposers. City Council approved award to HR Compensation Consultants, LLC at the meeting held on February 7, 2022.
- c. 22-005 Bowman Street Sidewalk Improvements Project – This bid was advertised on November 14, 2021 and opened on December 14, 2021 with eight (8) proposals received. City Council approved award to Heavy Civil, Inc. at the meeting held on February 7, 2022.
- d. 22-007 Planning Consultant for Evaluation and Appraisal Report (EAR) – This RFP was advertised on December 12, 2021 and closed on January 12, 2022 with two (2) proposals received. The Selection Committee meeting was held on February 7, 2022 to discuss, evaluate and rank proposers. Award to Kimley-Horn and Associates, Inc. to go before Council for approval at the meeting on March 21, 2022.
- e. 22-008 Original Section Drainage Improvements Phase 8 – This bid was advertised on January 30, 2022 and opens on March 2, 2022.
- f. Solicitations In Progress – Emergency Operations Center Construction, Public Works Generator, Forest Hill Median Landscape Improvements, Fire Station 94 Renovations, Fire Station 94 Flooring, and Code Enforcement Acceptance Windows.

DEPARTMENT ACTIVITY

ACTIVITY	CURRENT PERIOD	FY 2022 YTD
Purchase Orders Issued	75	360
Purchase Order Amounts	\$ 310,306.21	\$ 20,344,838.76
Solicitations Issued	1	9
Solicitations in Progress	6	—
Central Store Requests	3	11
Contracts Managed	60	60
Purchasing Card Purchases	369	1,070
Purchasing Card Transactions	\$ 48,835.35	\$ 136,177.38
No. of Training Sessions Conducted	0	1
Towing Revenue	\$ 13,333.00	\$ 13,333.00



Youth Programs Department Monthly Report

MEETING DATE: March 21, 2022

FROM: Jowie Mohammed, Director of Youth Programs

SUBJECT: February 2022 Department Report

PROGRAMMING

- Nineteen (19) days of after-school provided and transportation from six (6) schools within City limits.

PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2022 TO DATE	FY 2022 BUDGET
# of Participants	51	91	150
# of Participants in Sierra Club ICO	0	10	25
# of Licenses Coordinated	1	1	1
# of MOU's Coordinated	1	2	6
# of Part.'s in Teen Advisory Council (TAC)	5	5	5
# of Part.'s in TOP Program	37	37	15
# of Part.'s in Garden Club	19	19	20
# of Presidential Volunteer Service Hours	503	1085	8,000

FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2022 TO DATE	FY 2022 BUDGET
Early Learning Coalition	\$8,219.92	\$82,297.14	\$290,400
Parent & Registration Fees	\$7,768.40	\$21,633.76	\$187,481
Youth Services Department SEL Grant	\$4,812.30	\$18,527.39	\$72,805
Textile Funds	\$0	\$1,320.00	-
Youth Services Summer Camp Program	-	-	\$49,400
Community Foundation Grant (Summer)	-	-	-

C.A.R.E.S REPORT

- On 2/23/22 the CARES Program celebrated Pink Shirt Day to bring awareness to bullying. The youth participated in various activities to learn about the different types of bullying and the different resources that are available to help in situations where there is bullying.
- Once a week throughout the of Febuary the CARES program has been in an extended learning opportunity offered through Prime Time - Green Mouse Academy, where the youth will be learning robotics through the use of lego pieces that they use to create various items.
- Once a week throughout the of Febuary the CARES program has been in an extended learning opportunity offered through Prime Time - Florida Fishing Academy, where the youth will be leaning about marine life, fishing techniques, and boat safety.

TEEN PROGRAMS REPORT

- The month of February represents many things, and togetherness and diversity are major themes. To help illustrate those themes we had our teens build tents together, helping them strengthen their communication as community and work others of different backgrounds to create one safe home
- For Valentine's Day our Middle school youth wanted to put on a snack and paint time for the elementary school peers. So, they decorated their room to set the tone and their high school counter parts came through to help make sure the room was ready for their event. Putting together a job well done, and a place of fun for the younger youth
- On the last day of February, we had two (2) guest speakers from Aid to Victims of Domestic Abuse (AVDA) come out to speak to our teens about Teen Dating and signs for potential domestic situations in relationships



Jowie Mohammed, Director
Youth Programs Department



Youth Programs Department Monthly Report

MEETING DATE: March 21, 2022

FROM: Jowie Mohammed, Director of Youth Programs

SUBJECT: January 2022 Department Report

PROGRAMMING

- Eighteen (18) days of after-school provided and transportation from six (6) schools within City limits.
- Two (2) days of Winter Camp.

PERFORMANCE MEASUREMENTS

PERFORMANCE MEASUREMENT	AVERAGE THIS PERIOD	FY 2022 TO DATE	FY 2022 BUDGET
# of Participants	53	90	150
# of Participants in Sierra Club ICO	0	10	25
# of Licenses Coordinated	1	1	1
# of MOU's Coordinated	1	2	6
# of Part.'s in Teen Advisory Council (TAC)	5	5	5
# of Part.'s in TOP Program	37	37	15
# of Part.'s in Garden Club	19	19	20
# of Presidential Volunteer Service Hours	582	582	8,000

FINANCIAL INFORMATION

GRANTS COORDINATED	AVERAGE THIS PERIOD	FY 2022 TO DATE	FY 2022 BUDGET
Early Learning Coalition	\$8,629.57	\$74,077.22	\$290,400
Parent & Registration Fees	\$4,721.06	\$13,865.36	\$187,481
Youth Services Department SEL Grant	\$4,812.30	\$13,715.06	\$72,805
Textile Funds	\$1,320.00	\$1,320.00	-
Youth Services Summer Camp Program	-	-	\$49,400
Community Foundation Grant (Summer)	-	-	-

C.A.R.E.S REPORT

- On 1/4/22 the CARES program had Busch Wildlife Sanctuary visit our site to provide a presentation about various wildlife species. Some of the wildlife that was physically brought to teach the youth about were a possum, snake, and an owl.
- The CARES program participated in the Arbor day celebration on 1/14/22 where the youth were able to share their Arbor day pledges. They also participated in gathering around the new garden where the city proclamation was read aloud to everyone.
- On 1/26/22 the CARES program began an extended learning opportunity offered through Prime Time - Florida Fishing Academy, where the youth will be learning about marine life and how to appropriately interact with the ocean.

TEEN PROGRAMS REPORT

- The Teen Program had the great opportunity of talking to college experts in the Path to College four-week workshop. Students were given insight to the application process, scholarships, entrance exams, and how to apply to their dream colleges.
- With the new year comes learning new skills to take into the future. Teens took this time to learn how to gain some new cooking skills that they can share with family, friends, and possibly find a new career field.
- Thumbs up as the teens prepare for the T.O.P meeting to reflect on their holidays and on their New Year goals and aspirations.



Jowie Mohammed, Director
Youth Programs Department