



Department Report

MEETING DATE: October 17, 2022

FROM: Andrea McCue, City Manager

SUBJECT: September 1, 2022, through September 30, 2022

Development & Neighborhood Services

Planning & Engineering

NEW CASES

Iglesia Bautista Libre Emmanuel – 5083 Lake Worth Rd

A request by the property owner for a major site plan amendment (SP-22-05A) and a special exception request (SE-22-04) to allow a house of worship within an existing building located within a Commercial Intensive zoning district and a variance request (BA-22-01) to allow for a reduction in the front and rear landscape buffers. The site is located at 54083 Lake Worth Road.

CURRENT PLANNING CASES

ALFA-G Arcade

A request by the owner for a special exception (SE-22-02) to allow for the relocation of an existing indoor recreation & amusement use from one bay location to another bay at location at 3797 S. Military Trail. (Tentatively scheduled for PZBA meeting on October 13, 2022 and City Council meeting on November 7, 2022)

3130 Perry Avenue

A site and development plan to develop (SP-22-03) for vacant parcel to construct a 6241 sq. ft of office space totaling 4 bays for flexible office space. The site is located on the northeast corner of Perry Avenue and 10th Avenue South. (Resubmittal received on 9/12/2022 awaiting comments on consultant review)

Buttonwood Plaza

A master sign plan (MSP-22-01) to change/add existing colors to approved plan. The site is located at 3016 S. Jog Road. (On September 19, 2022 application administratively withdrawn at the request of the applicant.)

ANX-08-01

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

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. (On August 1, 2022 applicant requested a hold on applications submitted.)

CPA-22-01

A City-initiated request for a comprehensive plan amendment as required by the Evaluation and Appraisal Report (EAR).

Church of God 7th Day of Palm Beach

A request by the applicant for a site plan amendment (SP-08-01C) to change the metal roof to asphalt shingle due to cost constraints. The site is located at 3535 S. Jog Road. (Scheduled for the DRC meetings April 14 and April 21, 2022. (Scheduled for City Council on May 2, 2022. The City Council postponed until applicant is ready for certificate of occupancy.

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. (Resubmittal received on March 25, 2022, under consultant review. (Resubmittal received on September 19, 2022)

Interlocal Annexation 2022

Annexation (ANX-22-01) of six outparcels located on the southeast corner of Jog Road and Lake Worth Road. The

Interlocal Annexation 2022

Annexation (ANX-22-02) of sixteen enclaves located on Chickasaw and Wry Road into the City through an Interlocal Agreement with Palm Beach County.

Mint Eco Car Wash – 4840 Lake Worth Road

A request by the applicant for a zoning text amendment (ZTA-22-17) to allow outdoor car detailing at a stand-alone car wash, a zoning map amendment (ZC-22-01) to change the subject property from Commercial General (CG) to Commercial Intensive (CI), a special exception (SE-22-03) and site and development plan (SP 22-04) to allow a stand-alone car wash at 4840 Lake Worth Road.

Pink Bird 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. (Resubmittal received on September 23, 2022.)

SITE PLAN AMENDMENTS

Riverbridge Centre

A request by the property owner for a Site Plan Amendment to modify parking and the surrounding area of a stand-alone ATM machine located within the parking lot of the River Bridge Shopping Center.

Sunoco – 3067 S Jog Road

A site and development plan amendment (SP-96-05C) to enlarge car detailing operations from three parking spaces to five parking spaces. The site is located at 3067 S Jog Road. (Scheduled for DRC meetings on August 11 and August 18, 2022)

Taco Bell – 6265 Lake Worth Road

A Site and Development Plan Minor Amendment (SP-18-05A) for modifications to the site plan for Taco Bell at 6265 Lake Worth Road to include a second drive through lane, by-pass lane and creation of outdoor seating. (Resubmittal received on 9/12/2022 awaiting comments on consultant review)

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-22-11

A City-initiated request for a text amendment to add Outdoor sales regulations. (Scheduled for Planning and Zoning Board of Adjustment & Appeals on July 14, 2022. Scheduled for first reading at City Council on November 7, 2022.)

ZTA-22-13

A City-initiated request for a text amendment to add regulations for drainage between properties. (Scheduled for first reading on October 17, 2022 and second reading on November 7, 2022)

ZTA-22-14

A City-initiated request for a text amendment to Property Maintenance Code.

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 On September 16, 2022 final walk through was completed
Waiting on applicant to provide outside agency approvals for engineering close out to
be accepted.

Blossom Trail (Nash Trail)

Plat application received on July 8, 2022. Complete submittal of application received.
(Sent for consultant review August 17, 2022)

COMMERCIAL PERMITS

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.

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. Utility permit approved August 4, 2022.

CAPITAL IMPROVEMENTS

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 was held on February 10, 2022. The bid opening
was held on March 2, 2022. On March 21, 2022 the City Council awarded bid to TCLM,
Inc. Preconstruction meeting was held on April 19, 2022. Notice to Proceed issued
April 20, 2022. Construction start date was April 28, 2022. Project is in final phases of
construction.

Dillman Trail

Preconstruction meeting held on May 31, 2022. Notice to Proceed issued June 1, 2022.
Preconstruction meeting held. Construction start date scheduled for August 15, 2022.

FY 2022 Data:

Case	Current Period	FY 2021 to Date	FY 2021 Budget
Annexation	1	0	2
Comprehensive Plan Amendment	0	4	5
Zoning Changes	0	1	3
Special Exceptions	0	1	5
Site Plans	0	2	5
Site Plan Amendments	0	10	14
Variances	0	0	4
Zoning Text Amendments	4	16	3

Inspection Type	Current Period	FY 2021 to Date	FY 2021 Budget
Landscaping	3	63	130
Zoning	3	43	121
Engineering	11	107	100

Building Division

1) ADMINISTRATION:

- a) Researched and completed sixty-six (66) lien searches providing open and/or expired permit information.
- b) Researched and completed twenty-five (25) records requests for historical permits.

2) PERMITS/INSPECTIONS

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2022
New Applications Received / Permits Created	236	3895
Applications Approved	83	904
Applications Canceled	2	37
Applications Denied	3	60
Applications Reopened	2	35
Permits Issued	349	3535
Permits Completed	268	2802
Permits Canceled	4	119
Permits Reopened	29	326
Permits Expired	7	106
Inspections Performed	645	7406
Construction Value of Permits Issued	\$4,485,561.33	\$53,085,239.67
Construction Reinspection Fees	\$600.20	\$6,900.20
Extension/Renewal Fees	\$3,317.79	\$8,367.57
CO's Issued	2	22
CC's Issued	1	12
Temporary CO's Issued	0	0

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

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

PROJECT	ADDRESS	SIZE sq.ft.	DESCRIPTION	PERMIT#
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Construct two new classroom buildings & one bathroom building	2021-3230
La Pescacunia Restaurant	4840 Lake Worth Rd	2,933	Interior Remodel of former La Granja	2022-1308
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
Sunnyside	6520 Lake Worth Rd	2,870	Interior Remodel of the former Boston Market	2022-3332
Habitat ReStore	4639 Lake Worth Rd	6,306	Interior Remodel	2022-2634
Publix	6790 Forest Hill Blvd		Interior Remodel-Décor scheme and layout changes	2022-3630
IHOP	6708 Forest Hill Blvd	4,231	Interior Remodel-walls, doors, plumbing fixtures	2022-3510

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE sq.ft.	DESCRIPTION	PERMIT #
Palm Beach Christian Academy	5208 S. Haverhill Rd.	4,250	Sitework-utilities, paving, excavating	2021-3295
Sylvan Learning Center	6153 Lake Worth Rd	360	Interior Renovation – New Offices	2022-2507
AT & T	5177 Lake Worth Rd	1,260	Exterior Façade Improvement	2022-2421
Catayu Baking	3797 S Military Trail		Convert former Carolina Furniture store into Factory for Bakery with Business Use	2021-3806
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	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 th Ave	6,939	House of Worship	2021-0365
Church of God 7 th Day	3535 S Jog Rd	11,500	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	0
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	2

Code Enforcement Division

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2021
Inspections Related to Active Code Cases	153	4674
New Cases Started	72	1508
Cases Complied	43	1155
Current Open Cases	289	3567
Notices Sent	201	4462
Illegal Signs Removed from right-of-ways	191	4665
Inspections Not Related to Active Code Cases	310	3054
Complaints Received and Investigated	19	566
Warning Tickets	319	3230