



## Department Report

**MEETING DATE:** December 19, 2022

**FROM:** Andrea McCue, City Manager

**SUBJECT:** October 1, 2022, through November 30, 2022

## Development & Neighborhood Services

### Planning & Engineering

#### NEW CASES

**CPA 22-02 – 4180 S. Jog Rd.**

A request by the Development & Neighborhood Services Department for a land use designation change from Palm Beach County of Commercial General (PBC CG) to Commercial (CM). (Scheduled for DRC meeting on November 17, 2022 and the PZBA meeting on December 8, 2022)

**ZC-22-02 – 4180 S. Jog Rd.**

A request by the Development & Neighborhood Services Department for a zoning designation change from Palm Beach County Commercial General (PBC CG) to City Commercial Intensive. (Scheduled for DRC meeting on November 17, 2022 and the PZBA meeting on December 8, 2022)

**BA-22-02 - Mint Eco Standalone Car Wash**

The petitioner is requesting a Variance from Chapter 16, Article III, Division 11, Section 16-502(2) to reduce the subject property lot width from two hundred feet (200') to one hundred and forty feet (140'). (Scheduled for DRC meeting on November 17, 2022 and the PZBA meeting on December 8, 2022)

**SP-09-01B – Redentor de Vida, Inc.**

The petitioner is requesting a minor site plan amendment to add a utility accessory building to the eastern portion of the site and to clarify that regulations applicable to a House of Worship will apply to the entire site. The site is located at 6174 Summit Blvd.

#### 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. (PZBA meeting was held on October 13, 2022 and was approved at the 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 10<sup>th</sup> Avenue South. (Resubmittal received on 9/12/2022 awaiting comments on consultant review. Tentatively scheduled for the PZBA meeting on January 12, 2023)

### **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. (Administratively withdrawn on October 28, 2022 due to lack of activity)

### **CPA-22-01**

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

### **Church of God 7<sup>th</sup> 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. (Scheduled for DRC review on October 13, 2022)

### **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 5083 Lake Worth Road. Scheduled for DRC review on October 13, 2022) The Variance is scheduled for the PZBA meeting on December 8, 2022)

### **Interlocal Annexation 2022**

Annexation (ANX-22-01) of six outparcels located on the southeast corner of Jog Road and Lake Worth Road. (Scheduled for City Council on November 7, 2022 and Palm Beach Board of County Commissioners on December 20, 2022)

### **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. (The ZTA-22-17 and ZC-22-01 have been scheduled for PZBA meeting on December 8, 2022)

### **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. (Scheduled for the PZBA meeting on December 8, 2022)

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## **SITE PLAN AMENDMENTS**

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### **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. (Administratively withdrawn on October 27, 2022 due to lack of activity)

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## **ZONING TEXT AMENDMENTS**

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### **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 and second reading on December 5, 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 and adoption on November 7, 2022)

### **ZTA-22-14**

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

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## RESIDENTIAL PERMITS

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### **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)

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## COMMERCIAL PERMITS

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### **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.

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## CAPITAL IMPROVEMENTS

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### **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 closed out.

### **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.

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**FY 2023 Data:**

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<b>Case</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Annexation	0	0	2
Comprehensive Plan Amendment	0	0	5
Zoning Changes	0	0	3
Special Exceptions	1	1	5
Site Plans	0	0	5
Site Plan Amendments	3	3	14
Variances	0	0	4
Zoning Text Amendments	1	1	5

<b>Inspection Type</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Landscaping	24	0	131
Zoning	17	0	121
Engineering	6	0	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 forty-one (41) records requests for historical permits.
- c) On October 27<sup>th</sup>, the city received an audit from the state for the Florida Department of Environmental Protection's NPDES Stormwater Program. Scott Wood took DEP staff to active construction sites that pertain to such program and went over the construction site run-off protection & inspection procedures. They left impressed with both Public Works & Building staff and a successful MS4 Audit.

### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	252	252
Applications Approved	53	53
Applications Canceled	4	4
Applications Denied	0	0
Applications Reopened	5	5
Permits Issued	267	267
Permits Completed	200	200
Permits Canceled	10	10
Permits Reopened	31	31
Permits Expired	7	7
Inspections Performed	749	749
Construction Value of Permits Issued	\$4,282,209.34	\$4,282,209.34
Construction Reinspection Fees	\$950.00	\$950.00
Extension/Renewal Fees	\$4,579.07	\$4,579.07
CO's Issued	6	6
CC's Issued	2	2
Temporary CO's Issued	0	0

### 3) BUSINESS AND CONTRACTOR REGISTRATION:

See attached summary 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
Publix	6790 Forest Hill Blvd		Interior Remodel-Interior Décor Scheme and Layout Changes	2022-3630
Mochinut Shop	6722 Forest Hill Blvd	1,987	Construct New Coffee/Donut Shop	2022-3927
Salon	3951 S. Jog Rd	5,165	Interior Renovation-convert Mercantile to Business Occupancy	2022-0425
Taco Bell	6265 Lake Worth Rd	4,235	Interior & Exterior Remodel, bypass lane, walk-up window	2023-0329
Sol y Vida Adult Daycare	6460 Lake Worth Rd	3,709	Interior Remodel-Adult Daycare	2023-0434
Ice Cream Shop	4509 Lake Worth Rd	1,066	Interior Remodel Change	2023-0373

### 5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE sq.ft.	DESCRIPTION	PERMIT #
IHOP	6708 Forest Hill Blvd	4,231	Interior Remodel - Walls, Doors, Plumbing, Fixtures	2022-3510
Sunnyside	6520 Lake Worth Rd	2,870	Interior Remodel of old Boston Market	2022-3332
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Sitework-Utilities, Paving, Excavation	2021-3295
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 <sup>th</sup> Ave N	1,604	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939	House of Worship	2021-0365
Church of God 7 <sup>th</sup> 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	6

## Code Enforcement Division

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	288	288
New Cases Started	77	77
Cases Complied	98	98
Current Open Cases	523	523
Notices Sent	313	313
Illegal Signs Removed from right-of-way	280	280
Inspections Not Related to Active Code Cases	708	708
Complaints Received and Investigated	31	31
Warning Tickets	531	531





# License Activity Report

Activity Date Range 10/01/22 - 10/31/22

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Amusement - Amusement & Entertainment	Business	0	0	0	0	2	0	0
Cont Office - Contractor Office	Business	0	0	0	0	4	0	0
Contractor Reg - Contractor Registration	Business	36	0	0	28	18	0	0
Exemptions - Exemptions / Non-Profit	Business	0	0	0	3	3	0	0
Food Service - Food Service / Bar / Lounge	Business	4	0	0	6	18	0	0
General Retail - General Retail	Business	3	0	0	5	26	0	0
General Service - General Service	Business	13	0	0	18	72	0	0
General Svc Reg - General Service Registration	Business	0	0	0	0	6	0	0
Home - Home Based Business	Business	6	0	0	8	111	0	0
Insurance Co - Insurance Sales Company	Business	9	0	0	11	114	0	0
Professional - Professional	Business	12	0	0	19	45	0	0
Rental Office - Rental Office	Business	0	0	0	0	3	0	0
Rental Unit - Rental Unit	Business	8	0	0	8	123	0	0
Grand Totals		91	0	0	106	545	0	0

CITY OF GREENACRES  
**Licensing Revenue Summary Report**

Licensing Revenue Summary Report - Summary

From Date: 10/01/2022 - To Date: 10/31/2022

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement-Amusement & Entertainment					
Amusement Sq Ft-Amusement Square Feet	1	0	\$155.13	\$0.00	\$155.13
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$1,547.00	\$0.00	\$1,547.00
License Type Amusement-Amusement & Entertainment Totals	2	0	\$1,702.13	\$0.00	\$1,702.13
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	1	0	\$116.22	\$0.00	\$116.22
License Type Cont Office-Contractor Office Totals	1	0	\$116.22	\$0.00	\$116.22
License Type: Exemptions-Exemptions / Non-Profit					
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Exemptions-Exemptions / Non-Profit Totals	1	0	\$69.00	\$0.00	\$69.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	11	0	\$1,355.29	\$0.00	\$1,355.29
Food Per Seat-Food Per Seat	9	0	\$1,763.58	\$0.00	\$1,763.58
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$711.62	\$0.00	\$711.62
Com Inspection-Commercial Inspection	3	0	\$207.00	\$0.00	\$207.00
Transfer-Transfer	2	0	\$34.20	\$0.00	\$34.20
License Type Food Service-Food Service / Bar / Lounge Totals	26	0	\$4,071.69	\$0.00	\$4,071.69
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	17	0	\$3,110.08	\$0.00	\$3,110.08
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$61.88	\$0.00	\$61.88
Com Inspection-Commercial Inspection	4	0	\$276.00	\$0.00	\$276.00
Transfer-Transfer	3	0	\$56.02	\$0.00	\$56.02
Collection Fee-Collection Fee	1	0	\$25.00	\$0.00	\$25.00
Delinquent > 150-Delinquent Over 150 Days	1	0	\$100.00	\$0.00	\$100.00
License Type General Retail-General Retail Totals	27	0	\$3,628.98	\$0.00	\$3,628.98

CITY OF GREENACRES  
**Licensing Revenue Summary Report**  
 Licensing Revenue Summary Report - Summary  
 From Date: 10/01/2022 - To Date: 10/31/2022

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: General Service-General Service					
General Service-General Service	52	0	\$5,733.72	\$0.00	\$5,733.72
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$1,516.06	\$0.00	\$1,516.06
Com Inspection-Commercial Inspection	6	0	\$414.00	\$0.00	\$414.00
Cosmetology-Cosmetology / Barber	6	0	\$214.67	\$0.00	\$214.67
License Type General Service-General Service Totals	65	0	\$7,878.45	\$0.00	\$7,878.45
License Type: General Svc Reg-General Service Registration					
General Svc Reg-General Service Registration	3	0	\$75.00	\$0.00	\$75.00
License Type General Svc Reg-General Service Registration Totals	3	0	\$75.00	\$0.00	\$75.00
License Type: Home-Home Based Business					
Home-Home Based Business	66	0	\$5,125.91	\$0.00	\$5,125.91
Collection Fee-Collection Fee	4	0	\$100.00	\$0.00	\$100.00
Delinquent >150-Delinquent Over 150 Days	4	0	\$400.00	\$0.00	\$400.00
License Type Home-Home Based Business Totals	74	0	\$5,625.91	\$0.00	\$5,625.91
License Type: Insurance Co-Insurance Sales Company					
Insurance Reg-Insurance Registration	102	0	\$11,854.44	\$0.00	\$11,854.44
License Type Insurance Co-Insurance Sales Company Totals	102	0	\$11,854.44	\$0.00	\$11,854.44
License Type: Professional-Professional					
Professional-Professional	21	0	\$2,446.43	\$0.00	\$2,446.43
Cosmetology-Cosmetology / Barber	18	0	\$696.24	\$0.00	\$696.24
Real Estate-Real Estate Broker / Ins Agents	3	0	\$279.00	\$0.00	\$279.00
General Service-General Service	5	0	\$553.45	\$0.00	\$553.45
License Type Professional-Professional Totals	47	0	\$3,975.12	\$0.00	\$3,975.12
License Type: Rental Office-Rental Office					
Rental Office-Rental Office	2	0	\$310.26	\$0.00	\$310.26

CITY OF GREENACRES  
**Licensing Revenue Summary Report**  
Licensing Revenue Summary Report - Summary  
From Date: 10/01/2022 - To Date: 10/31/2022

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type Rental Office-Rental Office Totals	2	0	\$310.26	\$0.00	\$310.26
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	147	0	\$14,970.61	\$0.00	\$14,970.61
Rental Insp-Rental Inspection	9	0	\$590.00	\$0.00	\$590.00
License Type Rental Unit-Rental Unit Totals	156	0	\$15,560.61	\$0.00	\$15,560.61