



## Department Report

**MEETING DATE:** March 17, 2025

**FROM:** Denise Malone, AICP, Development & Neighborhood Services Director

**SUBJECT:** February 1, 2025, through February 28, 2025

## Development & Neighborhood Services Department

### **My Government Online Software (MGO)**

Implementation of new software online platform to replace New World and Energov for permitting, business tax receipts, contractor licensing, planning and zoning, and code enforcement. Staff continues working with MGO on workflow system mapping in preparation for module configurations.

## Planning, GIS & Engineering Division

### **NEW CASES**

#### **ZTA-25-02 Live Entertainment and Nightclubs**

A City-initiated request for a Zoning Text Amendment to define Live Entertainment and Nightclub, and revise the definitions under Article I, In General; clarify permitted uses under Article III, District Regulations; and clarify the standards and criteria associated with Live Entertainment Permits and Mobile Food Dispensing Vehicles under Article IV, Supplementary District Regulations. (Scheduled for the PZBA meeting on March 13, 2025, and City Council meetings for 1<sup>st</sup> Reading on April 7, 2025, and 2<sup>nd</sup> Reading on April 21, 2025.)

#### **ZTA-25-03 Signage Regulations and Master Sign Plans**

A City-initiated request for a Zoning Text Amendment to Chapter 16, Article V, Division 9 - Planned Commercial Development and Article VI - Sign Regulations to update regulations related to temporary and election signage, signage amortization, Master Sign Plans, conflicts between Planned Commercial Development (PCD) and general sign regulations, and general sign standards including by zoning district. (Scheduled for the PZBA meeting on April 10, 2025, and City Council meetings for 1<sup>st</sup> Reading on May 5, 2025, and 2<sup>nd</sup> Reading on May 19, 2025.)

#### **Nautica Isles HOA (SP-84-12E)**

A request for a Minor Site and Development Plan Amendment to add speed humps within the neighborhood. (Under staff review)

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## CURRENT PLANNING CASES

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### **Astoria Townhomes – 6240 Dodd Road and adjacent vacant parcel (CPA-23-04), (ZC-23-02), (SP-23-06), (BA-23-07), (PLT-24-02), and (MSP-24-02)**

A request for a Future Land Use Map Amendment (CPA-23-04) from Residential Medium Density and Commercial to Residential High Density; a Rezoning (ZC-23-02) from Residential Medium Density and Commercial General to Residential High Density; Site and Development Plans (SP-23-06) including a Master Sign Plan (MSP-24-02) to construct a townhouse development of 60 units configured as 6-unit buildings; and a Variance (BA-23-07) from the minimum side yard setback of 20 ft. between end units, with the Variance approved by PZBA on August 8, 2024. The (CPA-23-04) and (ZC-23-02) were approved at the October 7, 2024, City Council Meeting. The Preliminary Plat (PLT-24-02) submittal was received on September 30, 2024, with initial comments provided on October 28, 2024, resubmittal received December 4, 2024; comments were provided December 20, 2024, resubmittal received January 20, 2025, comments were provided January 28, 2025, resubmittal received February 7, 2025, and the plat was certified as sufficient by the City Engineer & City Surveyor on February 20, 2025. (Preliminary Plat, Site Plan, and Master Sign Plan tentatively scheduled for City Council on March 3, 2025, to be considered concurrently.)

### **Barclay Square – 2902-2994 Jog Road (MSP-24-08)**

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal).

### **Bethesda Tabernacle – 4901 Lake Worth Road (SP-99-04C) and (SE-23-01)**

A request for Site and Development Plan (SP-99-04C) approval on a vacant parcel to modify the previously approved site plan and a Special Exception (SE-23-01) to develop a 28,930 sf House of Worship and accessory uses. (Resubmittal received on March 15, 2025, resubmittal comments sent to applicant on April 18, 2024; meeting with applicant was held on May 3, 2024; resubmittal received on February 14, 2025, under staff review).

### **Buttonwood Plaza – 3016-3094 Jog Road (MSP-24-07)**

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Sufficiency comments sent to applicant on December 9, 2024; follow up email sent on February 27, 2025; awaiting applicant's response to comments and resubmittal)

### **C&C Legacy Plaza – 3494 South Jog Road (SP-24-01), (BA-24-01), (MSP-24-03) and (PLT-24-01)**

A request for Site and Development Plans (SP-24-01) approval on a vacant parcel to construct a 2,598 sf one story office building and a two-story townhouse building with three townhouses; a Variance (BA-24-01) from the landscape code requirements for a one-story office building and a two-story townhouse building with three townhouses; and a Master Sign Plan (MSP-24-03; and a Plat (PLT-24-01). (PZBA approved the Variance request (BA-24-01) on August 8, 2024. (The Site and Development Plans

and Master Sign Plan were approved by City Council on September 16, 2024. Sufficiency letter was sent for the Plat (PLT-24-01) on September 12, 2024; resubmittal received on October 30, 2024, comments provided November 18, 2024; resubmittal received on February 3, 2025, comments were provided on February 14, 2025, and we are awaiting the resubmittal).

**City-initiated Chickasaw and Wry Roads Annexations (ANX-24-01), (CPA-24-05), and ZC-24-05)**

Annexation of an enclave located on Chickasaw and Wry Road into the City through an Interlocal Agreement with Palm Beach County. A Future Land Use map amendment and Rezoning for the sixteen parcels that will be annexed into the City will be processed concurrently through the City. The properties are located on the north side of Chickasaw and along Wry Road. (Staff is processing the necessary documentation to provide to Palm Beach County for review/approval as an enclave annexation. On November 20, 2024, the Draft Interlocal Agreement was sent to Palm Beach County for review. On December 16, 2024, Palm Beach County provided comments that are under review by legal and staff. January 2025, revisions were approved by legal. February 2025, coordination with legal documents for notice of letters currently underway, once completed, the official packet will be sent to PBC for further notice and processing. In addition, per 197.3632, Florida Statutes, subsection (4)(a)(3), and legal's recommendation, a letter will need to be sent to each property owner to be annexed for notification, and also send a letter to request written consent for the solid waste assessment. Coordination with legal will continue to ensure documents and process are met.)

**Garden Square – 6645 Chickasaw Road (SP-23-03)**

A request for Site and Development Plans approval to construct four (4) five-unit townhomes and six (6) four-unit townhomes (total of 44 units). (DRC comments provided on August 20, 2024. On September 20, 2024, staff met with applicant for follow-up to DRC comments. Resubmittal was received on November 14, 2024. DRC comments sent on December 17, 2024. Resubmittal received on February 03, 2025; comments were provided on February 24, 2025. Awaiting applicant's response to comments and resubmittal. Staff is working with applicant to finalize outstanding comments. Tentatively scheduled for the March 13, 2025, PZBA meeting, If applicant resubmits by February 28, 2025, and the Site and Development Plans are certified as sufficient by Planning, Engineering and Fire.)

**Greenacres Bowl – 6126 Lake Worth Road (BA-24-04)**

A request for an Administrative Variance to replace the existing concrete slatted wall with an opaque PVC fence and landscaping for an approximately 340ft portion along the southern property line. (Additional information was submitted on December 12, 2024, sufficiency letter sent December 28, 2024. Resubmittal received February 14, 2025. DRC meeting held on February 20, 2025, pending confirmation of comments.)

**Greenacres Sunoco and Offices - 3067 South Jog Road (SP-24-02)**

A request for Site and Development Plans (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq. ft. mezzanine. (Sufficiency letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Awaiting applicant's response to comments and resubmittal.)

**Ice Cream La Bendicion – 560 Jackson Avenue (SP-24-04)**

A request for Site and Development Plans (SP-24-04) approval to construct an 882 sq ft two story building with ice cream/raspado shop on the ground floor and one dwelling unit on the second floor. (Awaiting receipt of applicant's response to the sufficiency letter provided on July 5, 2024, staff had ongoing discussions with applicant regarding the required items. Resubmittal received, February 21, 2025, under staff review.)

**Iglesia Bautista Libre Emmanuel – 5083 Lake Worth Road (SE-22-04), (BA-22-01), and (SP-22-05A)**

A Special Exception request (SE-22-04) to allow a House of Worship within an existing building located in the Commercial Intensive (CI) zoning district, a Variance (BA-22-01) to allow for a reduction in the front and rear landscape buffers, and a Major Site and Development Plan Amendment (SP-22-05A). Staff has been coordinating with Code Enforcement on code enforcement case for work without permit and operating without an approved Special Exception. (DRC comments sent to applicant on June 6, 2024; meeting with applicant held on June 17, November 5, and December 5, 2024; meeting with property owner held on December 1, 2024; meeting with property owner and agent held on December 5, 2024; property owner and applicant no-showed the Special Magistrate Hearing held on November 20, 2024, for subject parcel 5057 Lake Worth Road pending Unity of Title, with Board Order Finding Violation to comply by December 21, 2024. The property has not come into compliance and is subject to a fine of \$100 per day; resubmittal received on December 23, 2024; insufficiency comments sent to applicant on January 29, 2025; awaiting applicant's response to comments and resubmittal).

**Kids in Care – Buttonwood Plaza – 3032 South Jog Road (SP-84-05I), (SE-24-02), and (BA-24-02)**

A request for a Major Site and Development Plan Amendment (SP-84-05I), a Special Exception (SE-24-02) to allow for a Prescribed Pediatric Extended Care (PPEC) center; and a Variance request (BA-24-02) to eliminate the minimum outdoor play area. (Coordinating with Code Enforcement for ongoing code violation related to the use. Initial submittal received on June 27, 2024; completeness comments sent to applicant on July 15, 2024; resubmittal received on August 7, 2024; completeness comments #2 sent to applicant on August 30, 2024; resubmittal received on September 17, 2024, and digital copies of resubmittal received on November 12, 2024; January 2025, draft ZTA 25-01 for PPEC use is underway. ZTA 25-01 was approved on February 13, 2025, PZBA meeting and is scheduled for City Council meetings for 1<sup>st</sup> Reading on March 03, 2025, and 2<sup>nd</sup> Reading on March 17, 2025. The project will be withdrawn, once the ZTA is approved, and applicant will be notified to update necessary BTR paperwork to be updated with required associated paperwork to meet criteria for PPEC use.)

**Lake Worth Plaza West – 6404 Lake Worth Road (MSP-24-01)**

A request for a Master Sign Plan for Lake Worth Plaza West. (Sufficiency comments sent to applicant on July 9, 2024; staff is working with the new Property Manager to finalize Master Sign Plan for the entire plaza; awaiting applicant's response to comments and resubmittal; follow up email sent on December 26, 2024).

**Mil Lake Plaza – 4507-4639 Lake Worth Road (MSP-24-09)**

A request for a Master Sign Plan (MSP-24-09) for the Mil Lake Plaza. (Sufficiency comments sent to applicant on December 12, 2024; staff is working with the new

Property Manager to finalize Master Sign Plan for the entire plaza; follow up email sent on January 30, 2025; awaiting applicant's response to comments and resubmittal).

**Murphys USA Greenacres – 6270 Forest Hill Boulevard (SE-23-05), (BA-23-08), (SP-23-07), and (MSP-24-06)**

A Special Exception (SE-23-05) request to allow a Convenience Store with Fuel Sales within the Commercial Intensive (CI) zoning district, a Variance (BA-23-08) from the required 1500ft separation of an existing gas station and convenience store to 768ft, Site and Development Plans (SP-23-07) request to construct a 2,824-square-foot convenience store and associated overhead canopy and six (6) dual sided fuel dispensing pumps serving twelve (12) fueling stations, and a request for a Master Sign Plan (MSP-24-06). (Resubmittal received on January 14, 2025, comments were provided to applicant on January 30, 2025. Resubmittal received February 11, 2025. Tentatively scheduled for the March 13, 2025, PZBA meeting.)

**Orchid Cove – 1105 South Jog Road (SP-23-01) and (BA-23-04)**

A request for a Site and Development Plan (SP-23-01) approval to construct six (6) two-family units (Total of 12 units), and an Administrative Variance (BA-23-04) for a 5-ft reduction from the required rear and side street setbacks. (DRC comments provided on June 7, 2024; meeting with applicant was held on June 10 and in October of 2024; applicant notified staff they will be resubmitting soon on January 14, 2025. Follow-up email sent to applicant on February 24, 2025, awaiting applicant's response to comments and resubmittal).

**Perry Office – 3130 Perry Avenue (SP-22-03) and (BA-23-03)**

A request for Site and Development Plans (SP-22-03) approval for a vacant parcel to construct a 6241 sq ft office totaling 4 bays for flexible office space use. The site is located on the northeast corner of Perry Avenue and 10<sup>th</sup> Avenue South. The request also includes a variance (BA-23-03) to reduce the landscape buffer on the eastern side of the site plan from 10 ft to 5 ft. (Resubmittal received on August 21, 2024, DRC was held on September 19, 2024, subsequent meetings and discussions with applicant and design team to include preliminary engineering considerations. DRC comments were provided on, November 7, 2024. Awaiting applicant's response to comments.)

**Pentecostal Tabernacle – 6030 Lake Worth Road (BA-23-05)**

A request for a Variance to allow for a fence to be located within the front yard of the House of Worship. (DRC meeting was held on July 18, 2024. Further information is needed for sufficiency to be scheduled for PZBA. Applicant is gathering additional information to substantiate the hardship and demonstrate why a variance is necessary. Staff is coordinating a code case due to the fence being installed without the proper approvals and permits).

**Walmart – 6294 Forest Hill Blvd (SP-88-06AA), (BA-24-03), and (MSP-25-01)**

A request for a Major Site and Development Plan Amendment (SP-88-06AA) to add 3,370 sq ft and replace 12 designated customer pick-up parking spaces and 33 regular parking spaces with 33 designated customer pick-up parking spaces, a Variance (BA-24-03) to reduce the number of required parking spaces, and a Master Sign Plan (MSP-25-01). (Sufficiency comments sent to applicant on December 3, 2024; staff is

working with the applicant to finalize Site Plan for the entire shopping center; resubmittal was received on February 12, 2025, under Staff review and processing).

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## SITE PLAN AMENDMENTS

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### **Dunkin Donuts – Aloha Shopping Center – 4644 Lake Worth Road (SP-16-07A) and (MSP-24-04)**

A request for a Minor Site and Development Plan Amendment (SP-16-07A) to modify the exterior façade of the Dunkin Donuts outparcel and a Master Sign Plan (MSP-24-04) for the entire Aloha Shopping Center. (Sufficiency comments sent to applicant on August 27, 2024; meeting held with applicant on November 19, 2024; resubmittal received on December 17, 2024; Sufficiency comments sent to applicant on December 27, 2024; meeting with property owner and applicant held on January 9, 2025; awaiting applicant's response to comments and resubmittal).

### **Ministries in Bethel – 3950 South 57<sup>th</sup> Avenue (SP-84-12E)**

A request for a Minor Site and Development Plan Amendment and Engineering Permit revision to relocate parking spaces and update ramp to meet ADA. (Awaiting receipt of applicant's response to sufficiency comments provided on June 27, 2024. City Engineer spoke with applicant's team on November 22, 2024, to clarify for final submittal. Resubmittal received on February 28, 2025, to address comments regarding ADA and dumpster enclosure, under staff review).

### **Palm Beach Christian Preparatory School – Church in the Palms – 3812 South Jog Road (SP-02-08C)**

A request for a Major Site and Development Plan Amendment to establish a private school (Palm Beach Christian Preparatory School) in the Commercial Intensive (CI) zoning district. (Sufficiency comments sent to applicant on June 10, 2024; awaiting applicant's response to comments and resubmittal; follow up email sent on August 12, September 12, and October 8, 2024, and January 27, 2025. Coordinating with Code Enforcement for violation; case was heard at the Special Magistrate Hearing held on November 20, 2024, Code Enforcement requested a Finding of Fact).

### **Woodlake Plaza – 5815 Lake Worth Road (PCD-84-02DD)**

A request for a Minor Site and Development Plan Amendment (PCD-84-02DD) to change color of the building awnings. (Awaiting receipt of applicant's response to sufficiency comments provided on August 8, 2024. Follow up email sent on December 26, 2024 by City Staff).

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## ZONING TEXT AMENDMENTS

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### **ZTA-25-04 Pervious Surface and Driveways**

A City-initiated request for a Zoning Text Amendment to provide updated standards for overall impervious coverage on residential lots, ensuring consistency with standards governing lot coverage for residential lots, as well as limits on driveways expansions. (Recommended for approval by the PZBA on April 11, 2024. Additional review and analysis of proposed changes needed to address certain City neighborhood conditions and ongoing which will result in additional ZTA language changes. Scheduled for the

PZBA meeting on April 10, 2025, and City Council meetings for 1<sup>st</sup> Reading on May 5, 2025, and 2<sup>nd</sup> Reading on May 19, 2025.)

#### **ZTA-24-11 Timeframe and Procedures**

A City-initiated request for a Zoning Text Amendment to enhance several key areas of the City's Zoning Code, addressing current needs and best practices while aligning with Florida Statutory requirements. This amendment streamlines filing procedures, clarifies review processes, expiration of approvals, and improves standards and criteria for approval that aligns with the goals, objectives, and policies of the Comprehensive Plan. (DRC meeting was held on January 16, 2025; recommended for approval by PZBA at the February 13, 2025, meeting; tentatively scheduled for City Council meetings for 1<sup>st</sup> Reading on March 3, 2025, and 2<sup>nd</sup> Reading on March 17, 2025.)

#### **ZTA-25-01 Prescribed Pediatric Extended Care**

A City-initiated request for a Zoning Text Amendment to add Prescribed Pediatric Extended Care (PPEC) use, add standards and criteria for the same, and moving the criteria of Therapeutic Adult Day Care Center from Article I to Article III, of Chapter 16. (Recommended for approval by PZBA at the February 13, 2025, meeting; and scheduled for City Council meetings for 1<sup>st</sup> Reading on March 3, 2025, and 2<sup>nd</sup> Reading on March 17, 2025.)

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### **RESIDENTIAL DEVELOPMENT PROJECTS**

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#### **Blossom Trail (Nash Trail)**

Plat application received on July 8, 2022. Plat was approved by City Council on November 18, 2024. Complete application submittal with all outside agency approvals received November 5, 2024. Final Engineering Permit issued, Construction Bond and Contract in place. Master Building Permits have been applied for the Townhouse and Single-Family units.

#### **Ranchette Road Townhomes**

Approved for 74 Townhomes. 73 Certificate of Completion issued to date. Traffic Control Jurisdiction Agreement (TCJA) approved. Approved Construction Bond in place, received August 26, 2021. Reduced Construction Bond received April 20, 2023. (May 2024, Engineering, Zach provided comments regarding outstanding items that need to be repaired to developer. Zach sent a follow-up email on October 11, 2024, to developer to remedy and schedule inspection prior to release of the bond. December 2024 Engineering Civil inspection was completed with contractor. Zoning had been working with applicant to address outstanding issues with revising plans to reflect required lake littoral Plantings. Applicant has indicated they will not be installing the required littoral Planting and will be turning the project over to HOA. Legal has advised staff that a Code Enforcement case will have to be created, to rectify the issue with not meeting Code requirements and bond will need to be released if Engineering inspection is approved. Staff will reach out to developer to get some compliance with littoral planting requirements, so that HOA can get some relief from cost to meet Code requirements.)

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### **NON-RESIDENTIAL DEVELOPMENT PROJECTS**

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#### **Chick Fil A (SP-85-12RR) - 6860 Forest Hill Boulevard**

The Building Permit and Engineering Permit have been issued. The site is located within the River Bridge Centre on the southwest corner of the intersection of South Jog Road and Forest Hill Boulevard. (Preconstruction meeting held on May 16, 2024. Letter of credit received for civil work which expires February 28, 2025. Staff is monitoring the site work and engineering inspections are being conducted. Staff is in discussion seeking resolve regarding site issues including construction crew damage to the oak trees. Staff met with applicant on-site on October 15, 2024, and is continuing working with applicant on landscape plans to include a combined landscape buffer plan with adjacent IHOP. Since November 2024, Staff has had multiple discussions and coordination with the applicant to resolve pending items. Staff is waiting for Landscape Plan amendment and permit application submittals from applicant. Legal has been coordinating with their legal team to get property owner's consent or obtain proper legal documentation approved to allow lease holder of IHOP to agree to the Landscape Easement agreement. This documentation is necessary to move forward with said agreement and property owner's consent for amendment applications to finalized outstanding landscape issues required per Code and Building Permit. Additionally, CFA has obtained approval of building permit and Temporary Use Permit to install Container office and use it for restaurant planning and hiring purposes, prior to opening the restaurant. The FDOT permits have been completed to obtain electricity to the site as part of the building permit requirements for the project.)

#### **Church of God 7<sup>th</sup> Day of Palm Beach – 3535 S. Jog Road**

The building permit and engineering permit expired. New permit applications and outside agency approvals would be required to be submitted in order to obtain development approval. Additionally, Code Enforcement provided a time certain of July 19, 2024, to bring the exterior code maintenance items into compliance. Applicant complied. (Applicant requested a meeting with staff to discuss the site. The meeting was held on September 12, 2024. Awaiting applicant's decision if proceeding. Current expired permits, site maintenance issues, and building items are being addressed through Code Enforcement. Adjacent single-family house has code enforcement case, Special Magistrate in November, fines accruing \$100/day.)

#### **EI Car Wash (6200 Lake Worth Road) (SP-22-02B)**

The Special Exception and Site and Development Plans were approved by City Council on December 19, 2022. Preconstruction meeting held April 26, 2024. The Engineering Permit was issued on April 26, 2024. Engineering Permit was closed out on February 13, 2025. Maintenance bond took effect on February 13, 2025. A TCO was issued on February 25, 2025. The owner is coordinating with the adjacent HOA to remove the fence and install a buffer wall along the property line for a better outcome.

#### **Mint Eco Car Wash (4840 Lake Worth Road) (SP-22-04A)**

The Special Exception and Site and Development Plans were approved by City Council on March 6, 2023. The Engineering Permit was applied for in December 2023. Comments were provided on March 12, 2024. Awaiting applicant's response to comments including bond. On September 23, 2024, staff provided a determination of a time extension for the Special Exception which now expires 06/29/2027. A demolition permit for the existing main building on site was approved on December 23, 2024, and the permit has been deemed complete as of February 4, 2025. The site is actively being marketed for sale.



### **The Pickleball Club (5200 S Haverhill Road) (SP-23-05)**

Application for the Pickleball Club was received on 11/20/2023. The Special Exception and Site and Development Plans were approved by City Council on February 5, 2024, and Administrative Variance approved on February 26, 2024. Property was under contract with The Pickleball Club. Future remains uncertain. On February 3, 2025, staff processed and provided a determination of a time extension for the approvals, the Special Exception (SE-23-02), now expires on 7/2/2029; the Administrative Variance (BA-23-06), now expires on 7/23/2029; and the Site and Development Plans (SP-23-05), now expire on 7/1/2030.

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## **GIS**

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### **Blossom Trail Addresses**

On February 19, 2025, the developer submitted a formal request for the City to establish addresses for the entire community. DNS is currently developing an addressing plan and will coordinate with all relevant external agencies.

### **GIS Database**

DNS continues implementing a clear, organized hierarchy that separates different stages of data management and processing including addressing. This structure is designed to ensure easy access for all departments, enhance collaboration, and streamline maintenance.

### **Safe Streets for All (SS4A)**

DNS is actively collecting and processing data for the SS4A Action Plan in accordance with the Interlocal Agreement with Treasure Coast Regional Planning Council. Attending meetings as applicable.

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## **LIVE ENTERTAINMENT PERMITS**

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### **LE-2024-2729 – El Valle Hondu-Mex Restaurant – 4992 10th Ave N (In Process)**

A request from El Valle Hondu-Mex Restaurant for a “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 pm to 1:30 am and for scheduled sports games. Went to September 19, 2024, DRC meeting. (DRC comments provided on October 31, 2024; meeting held with applicant on November 1, 2024; awaiting applicant’s response to comments and resubmittal).

### **LE-2025-0704 – El Centenario (C & O Restaurant Group Inc.) – 6376 Forest Hill Boulevard (In Process)**

A request from El Centenario Restaurant for a “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 PM to 1:30 AM. (DRC meeting was held on January 16, 2025; DRC comments sent to applicant on January 30, 2025; awaiting applicant’s response to comments and resubmittal)

**LE-2025-0709 – Caribbean Tease Restaurant – 6295 Lake Worth Road (In Process)**

A request by Wayne Vassell on behalf of Caribbean Tease for a “Live Entertainment Permit” for DJ and Live Band for Friday, Saturday and/or Sunday from 3:00 PM to 11:00 PM and for scheduled special occasions. (DRC meeting was held on January 16, 2025; DRC comments sent to applicant on January 30, 2025; awaiting applicant’s response to comments and resubmittal).

**TEMPORARY USE PERMITS**

**TU-2025-0836 – City Vape – 6159 Lake Worth Road – (Approved)**

A temporary use permit request from Salim Hilo for a temporary freestanding 2x2 sign for a Grand Opening event to be held between February 3, 2025, through February 16, 2025.

**TU-2025-0737– Pine Ridge South II Flea Market – (Approved)**

A temporary use permit request from Lois Cross, on behalf of the Condo Association for a Flea Market with sign event to be held on Saturday, February 1, 2025, from 8:00 AM to 12:00 PM at the Pine Ridge South II, Clubhouse300 Knotty Pine Circle.

**FY 2025 Data:**

<b>Case Approvals Issued</b>	<b>Current Period</b>	<b>FY 2025 to Date</b>	<b>FY 2025 Budget*</b>
Annexation	0	0	2
Comprehensive Plan Amendment	0	0	3
Zoning Changes	0	0	3
Special Exceptions	0	0	4
Site Plans	0	0	5
Site Plan Amendments	0	0	10
Variances	0	0	3
Zoning Text Amendments	0	0	3
Master Sign Plan	0	0	2

<b>Inspection Type</b>	<b>Current Period</b>	<b>FY 2025 to Date</b>	<b>FY 2025 Budget</b>
Landscaping	3	15	80
Zoning	4	12	45
Engineering	19	35	75

\* Assumes progress of proposed Developments such that inspections are requested.

**Building Division**

**Building Department Report  
(February 1, 2025 – February 28, 2025)**

**1) ADMINISTRATION:**

- a) Researched and completed Seventy-Eight (80) lien searches providing open and/or expired permit information.
- b) Researched and completed Twenty-Five (28) records requests for historical permits.

**2) PERMITS/INSPECTIONS:**

<b>PERMITS/INSPECTIONS</b>	<b>DURING THIS PERIOD</b>	<b>FYTD 2025</b>
New Applications Received / Permits Created	220	1,055
Applications Approved	130	595
Applications Canceled	4	18
Applications Denied	1	2
Applications Reopened	0	5
Permits Issued	177	952
Permits Completed	218	1,025
Permits Canceled	6	28
Permits Reopened	65	235
Permits Expired	11	81
Inspections Performed	546	2,803
Construction Value of Permits Issued	\$2,209,051.03	\$15,055,883.47
Construction Reinspection Fees	\$100.00	\$3,600
Extension/Renewal Fees	\$1,937.61	\$9,884.79
CO's Issued	2	11
CC's Issued	1	2
Temporary CO's Issued	1	1

### **3) BUSINESS AND CONTRACTOR REGISTRATION:**

(See Attached Summary Reports)

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Absolute Bet Ins.	3080 S Jog Rd		Interior Renovations	2025-1102
SFH	121 Swain Blvd	2143	New SFH	2025-1168
SFH	117 Swain Blvd	1875	New SFH	2025-1173
SFH	113 Swain Blvd	1875	New SFH	2025-1166
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 8 Units	2025-0823
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 7 Units	2025-0822
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 5 Units	2025-0809
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 6 Units	2025-0821
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
SFH	229 Martin Ave	3393	New SFH	2025-0173
El Rey Del Taco	5283 Lake Worth Rd	2,857	Interior Renovation	2025-0488
SFH	145 Walker Ave	2,051	New SFH	2025-0146

**6) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:**

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Dress 4 Success	6832 Forest Hill Blvd	6174	Interior Renovation	2025-0182
WIC (City Job)	5985 10 <sup>th</sup> Ave N		Bathroom Renovation	2025-0174
SFH	533 Broward Ave	1,870	New SFH	2024-2848
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275
Medimore Md	6334 Forest Hill Blvd	1,130	Interior Remodel	2024-2513
El Car Wash	6200 Lake Worth Rd	3,724	Construct Car Wash	2023-2487
Chik fil A	6802 Forest Hill Blvd	4,997	New Construction	2024-0270
Gastro Health	6125 Lake Worth Rd	238	Interior Renovation	2024-0874
Aaxon Laundry	3989 S Jog Rd	2633	Interior Renovation	2024-0587
Retro Fitness	4558 Lake Worth Rd	1547	Interior Renovation	2024-0783
Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939	House of Workship	2021-0365

**Building Department Report  
(January 1, 2025 – January 31, 2025)**

**3) ADMINISTRATION:**

- c) Researched and completed Fifty-Six (59) lien searches providing open and/or expired permit information.
- d) Researched and completed Twenty (23) records requests for historical permits.

**4) PERMITS/INSPECTIONS:**

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2025
New Applications Received / Permits Created	209	835
Applications Approved	151	465
Applications Canceled	3	14
Applications Denied	0	1
Applications Reopened	2	5
Permits Issued	200	775
Permits Completed	222	807
Permits Canceled	4	22
Permits Reopened	49	170
Permits Expired	20	70
Inspections Performed	454	2,257
Construction Value of Permits Issued	\$2,764,015.57	\$12,846,832.4
Construction Reinspection Fees	\$1,050.00	\$3,500
Extension/Renewal Fees	\$2,714.52	\$7,947.18
CO's Issued	1	9
CC's Issued	1	1
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	DESCRIPTION	PERMIT#
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Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 8 Units	2025-0823
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 7 Units	2025-0822
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 5 Units	2025-0809
Blossom Trail	5595 S Haverhill Blossom Trl		New TWH Master 6 Units	2025-0821
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
SFH	229 Martin Ave	3393	New SFH	2025-0173
El Rey Del Taco	5283 Lake Worth Rd	2,857	Interior Renovation	2025-0488
SFH	145 Walker Ave	2,051	New SFH	2025-0146

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Dress 4 Success	6832 Forest Hill Blvd	6174	Interior Renovation	2025-0182
WIC (City Job)	5985 10 <sup>th</sup> Ave N		Bathroom Renovation	2025-0174
SFH	533 Broward Ave	1,870	New SFH	2024-2848
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275
Medimore Md	6334 Forest Hill Blvd	1,130	Interior Remodel	2024-2513
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Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939	House of Workship	2021-0365



CITY OF GREENACRES

# Licensing Revenue Summary Report

## Licensing Revenue Summary Report - Summary

From Date: 02/01/2025 - To Date: 02/28/2025

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Per Seat-Food Per Seat	1	0	\$52.08	\$0.00	\$52.08
License Type Food Service-Food Service / Bar / Lounge Totals	2	0	\$179.71	\$0.00	\$179.71
License Type: General Service-General Service					
General Service-General Service	9	0	\$1,045.98	\$0.00	\$1,045.98
Vending Machine-Amuse/Vending / Coin Operated	1	0	\$1,364.58	\$0.00	\$1,364.58
Com Inspection-Commercial Inspection	7	0	\$525.00	\$0.00	\$525.00
Zoning Review-Zoning Use Review Fees (BTR)	6	0	\$300.00	\$0.00	\$300.00
Transfer-Transfer	1	1	\$9.03	\$2.59	\$11.62
25% Penalty-25% Penalty	2	0	\$58.12	\$0.00	\$58.12
License Type General Service-General Service Totals	26	1	\$3,302.71	\$2.59	\$3,305.30
License Type: Home-Home Based Business					
Home-Home Based Business	9	1	\$732.51	(\$81.39)	\$651.12
Zoning Review-Zoning Use Review Fees (BTR)	3	0	\$150.00	\$0.00	\$150.00
25% Penalty-25% Penalty	1	0	\$20.35	\$0.00	\$20.35
License Type Home-Home Based Business Totals	13	1	\$902.86	(\$81.39)	\$821.47
License Type: Professional-Professional					
Professional-Professional	5	0	\$610.15	\$0.00	\$610.15
Cosmetology-Cosmetology / Barber	2	0	\$81.22	\$0.00	\$81.22
Transfer-Transfer	1	0	\$4.06	\$0.00	\$4.06
License Type Professional-Professional Totals	8	0	\$695.43	\$0.00	\$695.43
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	18	1	\$726.92	(\$40.61)	\$686.31
25% Penalty-25% Penalty	1	0	\$10.15	\$0.00	\$10.15
License Type Rental Unit-Rental Unit Totals	19	1	\$737.07	(\$40.61)	\$696.46



# License Activity Report

Activity Date Range 02/01/25 - 02/28/25  
Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Cancelled
Food Service - Food Service / Bar / Lounge	Business	1	0	0	0	0	0	0
General Retail - General Retail	Business	0	0	0	1	0	0	0
General Service - General Service	Business	6	0	0	2	2	0	0
General Svc Reg - General Service Registration	Business	1	0	0	1	1	0	0
Home - Home Based Business	Business	3	0	0	4	5	0	0
Professional - Professional	Business	6	0	0	5	2	0	0
Rental Unit - Rental Unit	Business	9	0	0	10	6	0	0
	Grand Totals	26	0	0	23	16	0	0

# Code Enforcement Division

## Code Division Report (February 1, 2025 – February 28, 2025)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2025
Inspections Related to Active Code Cases	233	927
New Cases Started	96	351
Cases Complied	71	256
Current Open Cases	326	1373
Notices Sent	159	636
Illegal Signs Removed from right-of-way	280	2185
Inspections Not Related to Active Code Cases	233	927
Complaints Received and Investigated	8	46
Warning Tickets	4	57

## Code Enforcement - STATS FY 2025

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2024	232	267	284	10	35
NOVEMBER 2024	110	727	134	12	3
DECEMBER 2024	162	527	164	15	42
JANUARY 2025	134	438	202	9	6
FEBRUARY 2025	159	280	233	8	4
MARCH 2025					
APRIL 2025					
MAY 2025					
JUNE 2025					
JULY 2025					
AUGUST 2025					
SEPTEMBER 2025					