



Department Report

MEETING DATE: March 6, 2023

FROM: Denise Malone, Development & Neighborhood Services Director

SUBJECT: January 1, 2023 through January 31, 2023

Development & Neighborhood Services

Planning & Engineering

NEW CASES

Lake Worth West Outparcels and Shell Station

A request by the Development & Neighborhood Services Department for a Future Land Use designation change (CPA-22-03) from Palm Beach County of Commercial General (PBC CG) to Commercial (CM) and a zoning designation change (ZC-22-03) from Palm Beach County Commercial General (PBC CG) to City Commercial Intensive. The sites are located at 4148 S Jog Road, 4080 S Jog Road, 4020 S Jog Road, 6492 Lake Worth Road, 6350 Lake Worth Road, and 6323 Lake Worth Road. (Scheduled for PZBA meeting on February 16, 2023).

Lake Worth Plaza West - 4180 S. Jog Rd.

A request by the Development & Neighborhood Services Department for a Future Land Use designation change (CPA-22-02) from Palm Beach County of Commercial General (PBC CG) to Commercial (CM) and a zoning designation change (ZC-22-02) from Palm Beach County Commercial General (PBC CG) to City Commercial Intensive (Approved at City Council meeting on January 9, 2023. The small scale amendment notification was sent to Fl. Dept. of Economic Opportunity on January 12, 2023)

Crown Plaza – House of Worship

A request by Crown Plaza's property owner for a minor special exception amendment (SE-95-03B) changing the days and hours and square footage of a new house of worship at 6412 Melaleuca Lane. (Scheduled for DRC review on February 16, 2023)

BA-23-02 - 465 Swain Blvd.

A request by the owner for a variance to allow for 3 driveway entrances instead of the approved 2 existing driveway entrances

CURRENT PLANNING CASES

3130 Perry Avenue

A site and development plan (SP-22-03) for a vacant parcel to construct a 6241 sq. ft office space totaling 4 bays for flexible office space use. The site is located on the northeast corner of Perry Avenue and 10th Avenue South. (Awaiting receipt of DRC comments and outside agency approvals)

ANX-08-01

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

CPA-22-01

A City-initiated request for a comprehensive plan text and map amendment as required by the State Evaluation and Appraisal View (EAR) due to be transmitted to the State by September 1, 2023.

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: 1) a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window; 2) a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district; and 3) a variance (BA-23-01) request to reduce the east and west landscape buffers from 10' to 3' and the north landscape buffer from 25' to 7' and to delete the pass-by lane required for a fast-food restaurant located at 6714 Forest Hill Blvd in the Riverbridge Center. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. (Resubmittal received January 31, 2023 along with a variance application to reduce the landscape buffer and drive-thru lane. Awaiting receipt of DRC comments and outside agency approvals)

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. (DRC reviewed on October 13, 2022. The applicant requested a postponement for the variance petition from the PZBA meeting on December 8, 2022, rescheduled to the April, 2023 meeting. The special exception and site plan awaiting receipt of resubmittal).

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: 1) a zoning text amendment (ZTA-22-17) to allow outdoor car detailing at a stand-alone car wash; 2) a zoning map amendment (ZC-22-01) to change the subject property from Commercial General (CG) to Commercial Intensive (CI); 3) 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; and 4) a Variance (BA-22-02) 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'). (The ZTA-22-17 and ZC-22-01 have been scheduled for PZBA meeting on December 8, 2022. The variance (BA-22-02) was approved on January 12, 2023 at the PZBA meeting. The zoning text amendment and zoning change were heard at the December 19, 2022 City Council meeting. The special exception, variance and site plan are scheduled for the PZBA meeting on January 12, 2023. The zoning text amendment, and zoning change have been scheduled for second reading at the March 6, 2023 City Council meeting, the special exception and variance are also scheduled for the City Council meeting on March 6, 2023).

SITE PLAN AMENDMENTS

Potentia Academy Site Plan Amendment

The petitioner is requesting a minor site plan amendment (SP-11-01D) to add a portable 1,269 sq. ft. classroom. The site is located at 4784 Melaleuca Lane. (Awaiting receipt of remaining fees for Major Site plan amendment)

Tree Tops Motel & Paul's Motel (5475 & 5445 Lake Worth Road)

A major site plan amendment (SP-07-07A) and a minor site plan amendment (SP-79-03A) to close the existing entrances and create one access point for both motels. (Resubmittal received on December 19, 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-22-14

A City-initiated request for a text amendment to Property Maintenance Code. Scheduled for City Council first reading on February 6, 2023 and second reading/adoption on March 6, 2023)

ZTA-22-18

A City-initiated request for a sign code zoning text amendment. (Scheduled for City Council first reading on February 6, 2023 and second reading/adoption on March 6, 2023)

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. Project being built. Zoning, landscape and building inspections are being conducted when requested. Project is nearing completion.

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. (Awaiting resubmittal in response to staff comments).

NON RESIDENTIAL 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. Waiting on applicant to advise on proposed future use of property.

FY 2023 Data:

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

Inspection Type	Current Period	FY 2023 to Date	FY 2023 Budget
Landscaping	7	38	131
Zoning	6	26	121
Engineering	2	8	100

Building Division

Building Department Report (January 1, 2023 – January 31, 2023)

1) ADMINISTRATION:

- a) Researched and completed seventy-six (76) lien searches providing open and/or expired permit information.
- b) Researched and completed thirty (30) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	238	810
Applications Approved	48	185
Applications Canceled	4	16
Applications Denied	2	14
Applications Reopened	2	11
Permits Issued	179	768
Permits Completed	213	557
Permits Canceled	10	22
Permits Reopened	20	72
Permits Expired	5	33
Inspections Performed	779	2951
Construction Value of Permits Issued	\$3,170,996.08	\$12,351,223.17
Construction Reinspection Fees	\$500	\$4,100
Extension/Renewal Fees	\$2,062.78	\$12,216.98
CO's Issued	7	22
CC's Issued	0	2
Temporary CO's Issued		1

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#
Sol y Vida Adult Day Care	6460 Lake Worth Rd	3,709	Interior Remodel – Adult Day Care	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	DESCRIPTION	PERMIT #
Salon	3951 S Jog Rd	5,165	Interior Renovation – Convert Mercantile to Business Occupancy	2023-0425
Mochinut Shop	6722 Forest Hill Blvd	1,987	Construct New Coffee Donut Shop	2022-3927
Dunkin Donuts	6300 Forest Hill Blvd	1,067	Interior Modifications – New Finishes, Fixtures, Partitions	2022-2695
Publix	6790 Forest Hill Blvd		Interior Remodel – Interior Décor Scheme & Layout Changes	2022-3630
Taco Bell	6265 Lake Worth Rd	4,235	Interior & Exterior Remodel, by-pass lane, walk-up window	2023-0329
Sunnyside	6520 Lake Worth Rd	2,870	Interior Remodel of the former 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
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 Worship	2021-0365
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	0
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	15

Code Enforcement Division

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	153	589
New Cases Started	13	103
Cases Complied	34	166
Current Open Cases	228	977
Notices Sent	161	581
Illegal Signs Removed from right-of-way	269	870
Inspections Not Related to Active Code Cases	208	1122
Complaints Received and Investigated	10	53
Warning Tickets	198	923

Code Enforcement - STATS

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2022	152	145	338	16	322
NOVEMBER 2022	161	135	370	15	210
DECEMBER 2022	107	321	206	12	194
JANUARY 2023	161	269	208	10	196
FEBRUARY 2023					
MARCH 2023					
APRIL 2023					
MAY 2023					
JUNE 2023					
JULY 2023					
AUGUST 2023					
SEPTEMBER 2023					



License Activity Report

Activity Date Range 01/01/23 - 01/31/23

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Contractor Reg - Contractor Registration	Business	22	0	0	16	2	0	0
Exemptions - Exemptions / Non-Profit	Business	0	0	0	0	1	0	0
Food Service - Food Service / Bar / Lounge	Business	1	0	0	1	0	0	0
General Retail - General Retail	Business	1	0	0	1	0	0	0
General Service - General Service	Business	8	0	0	9	0	0	0
General Svc Reg - General Service Registration	Business	0	0	0	1	0	0	0
Home - Home Based Business	Business	3	0	0	4	1	0	0
Professional - Professional	Business	3	0	0	4	0	0	0
Rental Unit - Rental Unit	Business	19	0	0	21	0	0	0
Grand Totals		57	0	0	57	4	0	0

CITY OF GREENACRES
Licensing Revenue Summary Report
 Licensing Revenue Summary Report - Summary
 From Date: 01/01/2023 - To Date: 01/31/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement-Amusement & Entertainment					
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$1,547.00	\$0.00	\$1,547.00
License Type Amusement-Amusement & Entertainment Totals	1	0	\$1,547.00	\$0.00	\$1,547.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	1	0	\$127.63	\$0.00	\$127.63
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Food Service-Food Service / Bar / Lounge Totals	2	0	\$196.63	\$0.00	\$196.63
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	1	0	\$162.89	\$0.00	\$162.89
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type General Retail-General Retail Totals	2	0	\$231.89	\$0.00	\$231.89
License Type: General Service-General Service					
General Service-General Service	7	0	\$813.54	\$0.00	\$813.54
Com Inspection-Commercial Inspection	7	0	\$483.00	\$0.00	\$483.00
License Type General Service-General Service Totals	14	0	\$1,296.54	\$0.00	\$1,296.54
License Type: Home-Home Based Business					
Home-Home Based Business	7	0	\$554.21	\$0.00	\$554.21
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 Home-Home Based Business Totals	9	0	\$679.21	\$0.00	\$679.21
License Type: Professional-Professional					
Professional-Professional	1	0	\$122.03	\$0.00	\$122.03
Cosmetology-Cosmetology / Barber	3	0	\$119.90	\$0.00	\$119.90
Transfer-Transfer	2	0	\$24.40	\$0.00	\$24.40
License Type Professional-Professional Totals	6	0	\$266.33	\$0.00	\$266.33

CITY OF GREENACRES
Licensing Revenue Summary Report
 Licensing Revenue Summary Report - Summary
 From Date: 01/01/2023 - To Date: 01/31/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	19	0	\$771.59	\$0.00	\$771.59
Rental Insp-Rental Inspection	19	0	\$950.00	\$0.00	\$950.00
License Type Rental Unit-Rental Unit Totals	38	0	\$1,721.59	\$0.00	\$1,721.59