



Department Report

MEETING DATE: June 17, 2024

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

SUBJECT: May 1, 2024, through May 31, 2024

Development & Neighborhood Services Department

Planning, GIS & Engineering Division

NEW CASES

Office Depot Plaza (Aloha Shopping Center) Retro Fitness – 4558 Lake Worth Road (MSP-24-04) and (SP-16-03B)

A request for a Master Sign Plan (MSP-24-04) for the Aloha Shopping Center. (Associated with companion Minor Site Plan Amendment request SP-16-03B) (Submittal received on May 13, 2024; under staff review)

Church in the Palms – 3812 S. Jog Road (SE-24-01)

A request for a Special Exception for a private school (Palm Beach Christian) in a commercial zoning district. (Submittal received on May 31, 2024; under staff review)

CURRENT PLANNING CASES

3067 S. Jog Road (SP-24-02)

A request for a Site and Development Plan to construct a 6,000 sq ft office/retail building with a 798 sq. ft. mezzanine. (Sufficiency letter sent March 11, 2024, awaiting receipt of applicant's resubmittal)

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

A request for 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. A request by the owner for a variance (BA-23-03) request to reduce the landscape buffer on the eastern side of the site plan from 10 ft to 5 ft. (Awaiting receipt of applicant's response to DRC comments and outside agency approvals for the site plan submittal. The variance application is on hold until DRC comments are addressed for the site plan)

Astoria Townhomes – 6240 Dodd Road and adjacent vacant parcel (CPA-23-04) and (ZC-23-02)

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 Plan (SP-23-06) to construct 60 townhomes in a 6, 7 and 8 unit building; and Variances (BA-23-07) from the minimum side setback of 20 ft. between end units and to the maximum number of 6 units per building and a Master Sign Plan (MSP-24-02) for townhome development. (March 21, 2024, DRC was held, applicant resubmitted on April 3, 2024, along with new Master Sign Plan, in review by staff.)

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

A request for a Site and Development Plan (SP-99-04C) approval to modify the previously approved site plan and a Special Exception (SE-23-01) to develop a 28,930 square foot House of Worship and accessory uses. (Resubmittal to July 13, 2023, DRC comments received on March 15, 2024. Staff comments were sent, and meeting was held on May 3, 2024; pending resubmittal.)

C&C Legacy Plaza – 3494 S. Jog Road (SP-24-01), (BA-24-01) and (MSP-24-03)

A request for a Site and Development Plan (SP-24-01) to construct a 3,000 sq. ft 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 application for the site and development plan. (Resubmittal received on May 31, 2024; under staff review)

City Initiated Chickasaw and Wry Roads Annexations (ANX-22-02)

Annexation of sixteen enclaves located on Chickasaw and Wry Road into the City through an Interlocal Agreement with Palm Beach County. (Staff anticipates initiating in the near future given progress on the City proposed Chickasaw Road Improvement).

Lake Worth Plaza West Master Sign Plan (6404 Lake Worth Road) (MSP-24-01)

A request for a Master Sign Plan for Lake Worth Plaza West.

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

A request for a Site and Development Plan approval to construct 4 - five-unit townhomes and 6 - four-unit townhomes (total of 44 units). (Scheduled for DRC meeting on December 21, 2023) (Awaiting receipt of applicant's response to DRC comments and outside agency approvals for the site plan submittal).

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

A request for a Major Site Plan Amendment and a Special Exception (SE-22-04) to allow a house of worship within an existing building located within the Commercial Intensive zoning district, and a Variance (BA-22-01) to allow for a reduction in the front and rear landscape buffers. (Resubmittal sent to DRC for review on May 10, 2024; under staff review.

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

A request for a Special Exception (SE-23-05) for a proposed convenience store and gasoline service station within the Commercial Intensive zoning district, a Variance (BA-23-08) from the required 1500-foot separation of an existing gas station and convenience store to 750 feet and a Site and Development Plan (SP-23-07) to construct a 2,824 convenience store and gas station with 6 pumps. (Resubmittal received on May 10, 2024 under staff review).

Orchid Cove – 1105 S. Jog Road (SP-23-01) and (BA-23-04)

A request for a Site and Development Plan (SP-23-01) approval of a twelve duplex unit development, an Administrative Variance (BA-23-04) for a 5' reduction from the required rear and side street setbacks. (Resubmittal received on May 16, 2024; under staff review).

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 Church. (Awaiting receipt of comments from sufficiency letter sent December 18, 2023)

Soma Medical – 3581 S. Jog Road (SP-23-04)

A request for a Site and Development Plan to construct a 10,357 sq.ft. medical office building. (Awaiting resubmittal to staff comments).

SITE PLAN AMENDMENTS

Church of God 7th Day of Palm Beach – 3535 S. Jog Road (SP-08-01C)

A request for a Site and Development Plan Amendment to change the metal roof to asphalt shingle due to cost constraints. (DRC meetings April 14 and April 21, 2022. City Council on May 2, 2022. The City Council postponed until the applicant is ready for certificate of occupancy).

Ministries in Bethel – 3950 S. 57th Avenue (SP-84-12E)

A request for a Minor Site and Development Plan Amendment to relocate parking spaces.

Potentia Academy – 4784 Melaleuca Lane (SP-11-01D)

A request for a Minor Site and Development Plan Amendment to add a portable 1,269 sq. ft. classroom. (May 26, 2023, meeting with applicant. Awaiting receipt of remaining fees for Major Site plan amendment and applicant response).

Office Depot Plaza (Aloha Shopping Center) Retro Fitness – 4558 Lake Worth Road (SP-16-03B)

A request for a Minor Site and Development Plan Amendment to change the exterior Façade of the leased area for Retro Fitness premises only.

Trafalgar Square – 6358 Forest Hill Blvd – WSS (PCD-83-01J)

A request for a Minor Site and Development Plan Amendment to change the exterior paint colors of the leased area for the WSS premises only. (Resubmittal received May 28, 2024 and is under staff review.)

ZONING TEXT AMENDMENTS

ZTA-24-03 Pervious Surface and Driveways

A City-initiated request for a Zoning Text Amendment to provide updated standards for overall impervious coverage on residential lots and in front yards within residential zones, ensuring consistency with the standards governing lot coverage for residential lots, as well as limits on driveways expansions. (Recommend for approval by Planning and Zoning Board of Appeals on April 11, 2024).

ZTA-24-07 Parking Regulations

A City-initiated request for a Zoning Text Amendment pertaining to modifications of ARTICLE VIII. – Off-Street Parking and Loading Regulations. (Scheduled for the Planning Zoning Board of Appeals meeting on May 9, 2024 and City Council first reading May 6, 2024)

RESIDENTIAL DEVELOPMENT PROJECTS

Catalina Estates

Approved for 20 single family units. Final inspections have been completed. Approved Maintenance Bond in place until July 2024.

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.

Blossom Trail (Nash Trail)

Plat application received on July 8, 2022. Complete submittal of application received. Final engineering permit reviewed and awaiting issuance with the Plat. (Plat Revisions. Waiting on applicant to provide required revised Plat and associated documents to proceed with Council Final Plat approval. Engineering application received April 26, 2024, awaiting receipt of consulting engineer's comments.)

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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. Numerous meetings have been held with Building Official and Consultant Engineer as well as DNS staff. Code Enforcement provided a time certain of July 19th to bring the exterior code maintenance items into compliance. (Applicant responded to Code Enforcement request for site maintenance. Active building permits. Code and Building Divisions continue to monitor for compliance).

Chick Fil A (within River Bridge Center) (SP-85-12RR)

The Building Permit has been applied for. Awaiting receipt of Engineering Permit application and outside agency permits. 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

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

The Engineering Permit was issued on April 26, 2024. Preconstruction meeting held on April 26, 2024. Letter of credit received for civil work which expires February 28, 2025.

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

The Engineering Permit has been applied for. Awaiting applicant response to comments including posting bond.

The Pickleball Club (FKA Palm Beach Christian Academy) (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 is currently under contract with The Pickleball Club.

GIS

Damage Assessment Training

DNS participated in the countywide Annual Hurricane Exercise for damage assessment training in preparation for Hurricane Season.

GIS Database Organization

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

BTR/Fire/Finance Fees Map/Database

Complete the map of all active/inactive BTR licenses. Create a citywide database that will combine to show active fees for fire inspections and BTRs. This effort attempts to provide a workaround for Fire, Finance, and Business Tax to query and record all fees attached to BTRs. The goal is to use GIS as a central database that can be used in the field for fire inspections and in house by Finance staff.

Finance Asset Management

Assist the Finance Department with the mapping of all major and minor assets. This effort provides spatial visualization of all assets and database for quick access. The purpose is to assist with FEMA and insurance reimbursement.

TEMPORARY USE PERMITS

TU-2024-0109 – C & O Restaurant Group Inc. – 6376 Forest Hill Blvd (El Centenario) – In Process

A request from the restaurant for “Live Entertainment Permit” for DJs/Karaoke/Live local artists for Friday and Saturdays from 9:00 pm to 1:30 am. Waiting for applicant’s response.

TU-2024-1307 – West Pines Baptist Church – 4906 Melaleuca Lane – In Process

A temporary use permit request for two signs for the Soccer Camp for June 10 to June 14, 2024, Monday to Friday from 6:30 pm to 8:00 pm. (4/2/24 - Contacted applicant via email and noted request is not currently allowed by Code indicated bulletin board sign option. Awaiting applicant response.)

TU-2024-1308 – West Pines Baptist Church – 4906 Melaleuca Lane – In Process

A temporary use permit request for two signs for the Soccer Camp for June 24 to June 28, 2024, Monday to Friday from 6:30 pm to 8:00 pm. (4/2/24 - Contacted applicant via email and noted request is not currently allowed by Code indicated bulletin board sign option. Awaiting applicant response)

TU-2024-1528 – Charley Cheesesteaks - 6726 Forest Hill Blvd - Approved

A temporary use permit request for a Grand opening and building banner sign for May 31, 2024.

TU-2024-1531 – Chili Cookoff - 2995 S. Jog Rod - Rock N Roll Sunday - - Approved

A request for a City co-sponsored Chili Cook-off with the Rock N’ Roll Sunday event. Co-sponsored by the Nam Knights of America, PBC Chapter Motorcycle Club, with a classic car and motorcycle show includes live music, food trucks, beverages, vendor attractions.

TU 2024-1670 – Total by Verizon - 6081 Lake Worth Road – Approved

A request by Ricky Torres of ASG Sign, for a temporary use permit for a banner sign with business name for 20 days, while permanent wall sign is approved through Building Permit and a Master Sign Plan is reviewed and approved, at 6081 Lake Worth Road.

TU 2024-1723 – Greenacres Bowl – 6126 Lake Worth Road – In Process

A request by Gator Bowling, for a temporary use permit to allow for a mobile mini storage container and a waste management dumpster at their parking lot for POS System and Furniture Upgrade project until June 25, 2024, at 6126 Lake Worth Road. Pursuant to City of Greenacres Code, the maximum allowed time for this type of TUP request is 30 days since it is not tied to a building permit. The subject site shall be returned to its original condition immediately upon removal of the trailers and/or expiration of this Temporary Use Permit.

FY 2024 Data:

Case Approvals	Current Period	FY 2024 to Date	FY 2024 Budget*
Annexation	1	3	2
Comprehensive Plan Amendment	1	3	3
Zoning Changes	1	3	3
Special Exceptions	0	2	4
Site Plans	0	2	5
Site Plan Amendments	0	5	10
Variances	0	2	3
Zoning Text Amendments	2	6	3

Inspection Type	Current Period	FY 2024 to Date	FY 2024 Budget
Landscaping	4	39	80
Zoning	1	22	45
Engineering	8	31	75

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

Building Division

Building Department Report (May 1, 2024 – May 31, 2024)

1) ADMINISTRATION:

- a) Researched and completed Ninety-Four (94) 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 2024
New Applications Received / Permits Created	366	1,862
Applications Approved	167	1,119
Applications Canceled	6	46
Applications Denied	2	16
Applications Reopened	2	15
Permits Issued	379	1,763
Permits Completed	287	1,520
Permits Canceled	12	66
Permits Reopened	51	342
Permits Expired	14	279
Inspections Performed	585	3,652
Construction Value of Permits Issued	\$6,120,692.30	\$19,778,203.74
Construction Reinspection Fees	\$400.00	\$3,950
Extension/Renewal Fees	\$2486.95	\$20733.90
CO's Issued	3	35
CC's Issued	0	0
Temporary CO's Issued	0	6

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#
H&R Block	6754 Forest Hill Blvd	1680	Interior Remodel	2024-1950
Supertech Comm	5305 Lake Worth Rd		Interior Remodel	2024-1285
Dunkin Donut	4644 Lake Worth Rd	2169	Interior Remodel	2024-0471

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
El Car Wash	6200 Lake Worth Rd	3724	Construct Car Wash	2023-2487
Chik fil A	6802 Forest Hill Blvd		New Construction	2024-0270
Dollar Tree	4640 Lake Worth Rd	8924	Interior Renovation	2024-1182
Gastro Health	6125 Lake Worth Rd	238	Interior Renovation	2024-0874
Finlay Medical	6803 Lake Worth Rd	1805	Interior Remodel	2024-1237
5 Pay More or Less	3909 S Jog Rd	2,500	Interior Remodel	2024-1202
Discount Tire	5990 Lake Worth Rd	1704	Interior Renovation	2024-0536
Aaxon Laundry	3989 S Jog Rd	2633	Interior Renovation	2024-0587
Retro Fitness	4558 Lake Worth Rd	1547	Interior Renovation	2024-0783
Charley's Cheesesteaks	6726 Forest Hill Blvd	1260	Tennant Improvements	2024-0314

Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Walmart	3911 Jog Rd	15,000	Interior Remodel	2023-2761
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
Ministries in Bethel	3950 S 57 th Ave	6,939 sq.ft.	House of Workship	2021-0365
Church of God 7 th Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382



License Activity Report

Activity Date Range 05/01/24 - 05/31/24
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	2	0	0	2	0	0	0
General Retail - General Retail	Business	1	0	0	0	0	0	0
General Service - General Service	Business	18	0	0	13	4	0	0
General Svc Reg - General Service Registration	Business	3	0	0	2	0	0	0
Home - Home Based Business	Business	8	0	0	7	3	0	0
Professional - Professional	Business	31	0	0	25	0	0	0
Rental Unit - Rental Unit	Business	8	0	0	9	8	0	0
Grand Totals		71	0	0	58	15	0	0

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 05/01/2024 - To Date: 05/31/2024

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	2	0	\$127.64	\$0.00	\$127.64
Food Per Seat-Food Per Seat	2	0	\$101.99	\$0.00	\$101.99
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
License Type Food Service-Food Service / Bar / Lounge Totals	5	0	\$304.63	\$0.00	\$304.63
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	4	0	\$554.58	\$0.00	\$554.58
Com Inspection-Commercial Inspection	0	0	\$75.00	\$0.00	\$75.00
Collection Fee-Collection Fee	3	0	\$75.00	\$0.00	\$75.00
Delinquent >150-Delinquent Over 150 Days	3	0	\$300.00	\$0.00	\$300.00
License Type General Retail-General Retail Totals	11	0	\$1,004.58	\$0.00	\$1,004.58
License Type: General Service-General Service					
General Service-General Service	22	0	\$1,447.69	\$0.00	\$1,447.69
Com Inspection-Commercial Inspection	10	0	\$744.00	\$0.00	\$744.00
Transfer-Transfer	3	0	\$34.86	\$0.00	\$34.86
Delinquent > 150-Delinquent Over 150 Days	2	0	\$200.00	\$0.00	\$200.00
General Retail-General Retail Sq Feet	1	0	\$162.89	\$0.00	\$162.89
License Type General Service-General Service Totals	38	0	\$2,589.44	\$0.00	\$2,589.44
License Type: Home-Home Based Business					
Home-Home Based Business	10	0	\$415.13	\$0.00	\$415.13
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
Delinquent >150-Delinquent Over 150 Days	0	0	\$79.97	\$0.00	\$79.97
License Type Home-Home Based Business Totals	12	0	\$570.10	\$0.00	\$570.10
License Type: Professional-Professional					
Professional-Professional	8	0	\$433.14	\$0.00	\$433.14
Cosmetology-Cosmetology / Barber	24	0	\$544.48	\$0.00	\$544.48
Real Estate-Real Estate Broker / Ins Agents	1	0	\$48.83	\$0.00	\$48.83
Com Inspection-Commercial Inspection	2	0	\$144.00	\$0.00	\$144.00
Transfer-Transfer	5	0	\$36.58	\$0.00	\$36.58
Delinquent > 150-Delinquent Over 150 Days	2	0	\$200.00	\$0.00	\$200.00
General Service-General Service	1	0	\$11.62	\$0.00	\$11.62
License Type Professional-Professional Totals	43	0	\$1,418.65	\$0.00	\$1,418.65
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	10	0	\$225.41	\$0.00	\$225.41
License Type Rental Unit-Rental Unit Totals	10	0	\$225.41	\$0.00	\$225.41

Code Enforcement Division

Code Division Report (April 1, 2024 – April 30, 2024)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	233	1,354
New Cases Started	88	504
Cases Complied	58	367
Current Open Cases	265	1,354
Notices Sent	132	1,058
Illegal Signs Removed from right-of-way	198	1,261
Inspections Not Related to Active Code Cases	233	1,244
Complaints Received and Investigated	17	171
Warning Tickets	136	1,165

- 3950 S.. 57th – Greenacres Learning Ctr — Permit 2023-2376 RPW completed 4/10/2024. Complied April 10, 2024.
- 3535 S. Jog – Church of Seventh Day – last inspection passed 2/7/24 for six months – Permit 2016-2382. On 8/8 if no inspections, will send to Hearing.
- 6450 Melaleuca Lane – Crown Plaza – permit issued 1/16/24 # Permit 2023-2451. Code case 4-23-9772. If no inspections by 7/18 will send to hearing (Church Renos)
- 4720 Melaleuca – Willow Wood Stables – Code Case 12-23-10103 – (excessive RVs, vehicles, trailers) sent to hearing 7/24/24
- 3091 S. Jog Rd – Greenacres Farmers Market – Code Case 4-24-10300 – applied for bathroom permit. 2024-1631. Waiting for comments to be answered the building official sent.

Code Enforcement - STATS FY 2024

	NOTICES				WRITTEN	
	<u>MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WARNINGS</u>	
OCTOBER 2023	112	156	189	21	220	
NOVEMBER 2023	96	90	87	19	48	
DECEMBER 2023	107	85	89	16	62	
JANUARY 2024	156	127	207	24	183	
FEBRUARY 2024	161	199	150	28	122	
MARCH 2024	142	206	185	27	188	
APRIL 2024	156	200	227	19	206	
MAY 2024	132	198	233	17	136	
JUNE 2024						
JULY 2024						
AUGUST 2024						
SEPTEMBER 2024						

