



Department Report

MEETING DATE: April 17, 2023

FROM: Denise Malone, Development & Neighborhood Services Director

SUBJECT: February 1, 2023 through March 31, 2023

Development & Neighborhood Services

Planning & Engineering Division

NEW CASES

CPA-23-01

A Comprehensive Plan Text Amendment to create a new Multiple Land Use (MLU) Designation providing for a mixture of high density residential if tiered density bonus provisions are met and non-residential uses. (Scheduled for the PZBA meeting on May 11, 2023)

Orchid Cove

A request by Aaron Taylor, representative of the property owner, US Nursing Group Florida, LLC, for Site Plan (SP-23-01) approval of a twelve duplex unit development on the west side of Jog Road at 1105 S Jog Road. (Scheduled for DRC review on April 13, 2023)

Mesocore

A request by Aaron Taylor, representative of the property owner, Joseph Esposito, for Site Plan (SP-23-02) approval of a .73 acre site into a four single family unit development on the east side of Haverhill Road at 4970 Canal 14 Road). (Scheduled for DRC review on April 13, 2023)

Astro Skating Center

A request by the owner for a minor site plan amendment (SP-75-02A) to change the color scheme of the exterior building. The site is located at 3100 S Jog Road.

CURRENT PLANNING CASES

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 (Awaiting receipt of DRC comments response)

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 response 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. (Scheduled for the PZBA meeting on May 11, 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. (Awaiting receipt of DRC comments and outside agency approvals. Scheduled for PZBA meeting on May 11, 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. (Awaiting receipt of DRC comments response)

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. A time extension to respond to DRC comments was requested and approved which will expire on April 19, 2023. 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.

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. (Awaiting receipt of DRC comments response)

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.

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. (Plat resubmittal received on March 10, 2023 and under staff review).

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 | 2 | 5 |
| Zoning Changes | 1 | 3 | 3 |
| Special Exceptions | 1 | 3 | 5 |
| Site Plans | 1 | 3 | 5 |
| Site Plan Amendments | 0 | 5 | 14 |
| Variances | 0 | 1 | 4 |
| Zoning Text Amendments | 3 | 5 | 5 |

| Inspection Type | Current Period | FY 2023 to Date | FY 2023 Budget |
|------------------------|-----------------------|------------------------|-----------------------|
| Landscaping | 49 | 87 | 131 |
| Zoning | 13 | 39 | 121 |
| Engineering | 2 | 10 | 100 |

Building Division

Building Division Report (February 1, 2023 – March 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 | 243 | 1264 |
| Applications Approved | 147 | 392 |
| Applications Canceled | 3 | 25 |
| Applications Denied | 5 | 23 |
| Applications Reopened | 5 | 18 |
| Permits Issued | 205 | 1127 |
| Permits Completed | 241 | 1029 |
| Permits Canceled | 3 | 33 |
| Permits Reopened | 30 | 133 |
| Permits Expired | 4 | 43 |
| Inspections Performed | 834 | 4547 |
| Construction Value of Permits Issued | \$2,056,542.69 | \$17,070.890.95 |
| Construction Reinspection Fees | \$550 | \$5,550.00 |
| Extension/Renewal Fees | \$3,987.52 | \$19,302.53 |
| CO's Issued | 10 | 45 |
| CC's Issued | 0 | 2 |
| Temporary CO's Issued | 0 | 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# |
|----------------|-----------------------|-------|-------------------------|-----------|
| Paymore | 2930 S Jog Rd | | Tenant Improvement | 2023-1218 |
| McDonalds | 6581 Forest Hill Blvd | | Interior Remodel | 2023-0639 |
| 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 # |
|-----------------------------------|-----------------------------|----------------|--|-----------|
| Sol y Vida Adult Day Care | 6460 Lake Worth Rd | 3,709 | Interior Remodel – Adult Day Care | 2023-0434 |
| 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 |
| 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 |
| 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 |
| 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 Workshop | 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 Division Report (February 1, 2023 – March 31, 2023)

| CODE ENFORCEMENT | DURING THIS PERIOD | FYTD 2023 |
|--|--------------------|-----------|
| Inspections Related to Active Code Cases | 356 | 945 |
| New Cases Started | 115 | 218 |
| Cases Complied | 96 | 262 |
| Current Open Cases | 226 | 1,203 |
| Notices Sent | 371 | 952 |
| Illegal Signs Removed from right-of-way | 463 | 1,333 |
| Inspections Not Related to Active Code Cases | 356 | 1,478 |
| Complaints Received and Investigated | 40 | 93 |
| Warning Tickets | 325 | 1,248 |

Code Enforcement - STATS

| | NOTICES MAILED | SIGNS | INSPECTIONS | COMPLAINTS | WRITTEN WARNINGS |
|----------------|-------------------|-------|-------------|------------|---------------------|
| 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 | 198 |
| FEBRUARY 2023 | 175 | 200 | 169 | 16 | 131 |
| MARCH 2023 | 196 | 263 | 187 | 24 | 194 |
| APRIL 2023 | | | | | |
| MAY 2023 | | | | | |
| JUNE 2023 | | | | | |
| JULY 2023 | | | | | |
| AUGUST 2023 | | | | | |
| SEPTEMBER 2023 | | | | | |



License Activity Report

Activity Date Range 02/01/23 - 03/31/23
Summary Listing

| License Type | Category | Application Received | Application Denied | Application Approved | New License Issued | License Renewed | License Revoked | License Canceled |
|--|----------|----------------------|--------------------|----------------------|--------------------|-----------------|-----------------|------------------|
| Cont Office - Contractor Office | Business | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| Contractor Reg - Contractor Registration | Business | 86 | 0 | 0 | 60 | 1 | 0 | 0 |
| Exemptions - Exemptions / Non-Profit | Business | 2 | 0 | 0 | 2 | 0 | 0 | 0 |
| Food Service - Food Service / Bar / Lounge | Business | 0 | 0 | 0 | 1 | 3 | 0 | 0 |
| General Retail - General Retail | Business | 4 | 0 | 0 | 3 | 1 | 0 | 0 |
| General Service - General Service | Business | 10 | 0 | 0 | 11 | 6 | 0 | 0 |
| General Svc Reg - General Service Registration | Business | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Home - Home Based Business | Business | 7 | 0 | 0 | 8 | 15 | 0 | 0 |
| Industrial - Industrial | Business | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Insurance Co - Insurance Sales Company | Business | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| Professional - Professional | Business | 11 | 0 | 0 | 12 | 5 | 0 | 0 |
| Rental Unit - Rental Unit | Business | 33 | 0 | 0 | 34 | 36 | 0 | 0 |
| Storage/WH Units - Storage / Warehouse Units | Business | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Totals | | 159 | 0 | 0 | 133 | 67 | 0 | 0 |

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 02/01/2023 - To Date: 03/31/2023

| Charge Code | No. of Billing Transactions | No. of Adjustment Transactions | Billed Amount | Adjustments | Net Billed |
|--|-----------------------------|--------------------------------|---------------|-------------|------------|
| License Type: Cont Office-Contractor Office | | | | | |
| Cont Office-Contractor Office | 1 | 0 | \$122.03 | \$0.00 | \$122.03 |
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| License Type Cont Office-Contractor Office Totals | 2 | 0 | \$191.03 | \$0.00 | \$191.03 |
| 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 | 2 | 0 | \$325.50 | \$0.00 | \$325.50 |
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| Com Re-Inspect-Commercial Re-Inspection | 1 | 0 | \$29.00 | \$0.00 | \$29.00 |
| Transfer-Transfer | 1 | 0 | \$25.00 | \$0.00 | \$25.00 |
| 25% Penalty-25% Penalty | 1 | 0 | \$136.07 | \$0.00 | \$136.07 |
| License Type Food Service-Food Service / Bar / Lounge Totals | 7 | 0 | \$712.20 | \$0.00 | \$712.20 |
| License Type: General Retail-General Retail | | | | | |
| General Retail-General Retail Sq Feet | 6 | 0 | \$1,287.58 | \$0.00 | \$1,287.58 |
| Com Inspection-Commercial Inspection | 3 | 0 | \$207.00 | \$0.00 | \$207.00 |
| 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 | 11 | 0 | \$1,619.58 | \$0.00 | \$1,619.58 |
| License Type: General Service-General Service | | | | | |
| General Service-General Service | 21 | 0 | \$2,163.95 | \$0.00 | \$2,163.95 |
| Com Inspection-Commercial Inspection | 9 | 0 | \$621.00 | \$0.00 | \$621.00 |
| Transfer-Transfer | 1 | 0 | \$14.94 | \$0.00 | \$14.94 |
| 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 |
| 25% Penalty-25% Penalty | 2 | 0 | \$58.12 | \$0.00 | \$58.12 |
| Cosmetology-Cosmetology / Barber | 1 | 0 | \$38.68 | \$0.00 | \$38.68 |
| License Type General Service-General Service Totals | 42 | 0 | \$3,396.69 | \$0.00 | \$3,396.69 |
| License Type: General Svc Reg-General Service Registration | | | | | |
| General Svc Reg-General Service Registration | 1 | 0 | \$25.00 | \$0.00 | \$25.00 |
| License Type General Svc Reg-General Service Registration Totals | 1 | 0 | \$25.00 | \$0.00 | \$25.00 |
| License Type: Home-Home Based Business | | | | | |
| Home-Home Based Business | 16 | 0 | \$1,197.57 | \$0.00 | \$1,197.57 |

| | | | | | |
|--|-----|---|------------|--------|------------|
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| Transfer-Transfer | 1 | 0 | \$7.75 | \$0.00 | \$7.75 |
| Collection Fee-Collection Fee | 6 | 0 | \$150.00 | \$0.00 | \$150.00 |
| Delinquent > 150-Delinquent Over 150 Days | 5 | 0 | \$500.00 | \$0.00 | \$500.00 |
| License Type Home-Home Based Business Totals | 29 | 0 | \$1,924.32 | \$0.00 | \$1,924.32 |
| License Type: Industrial-Industrial | | | | | |
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| License Type Industrial-Industrial Totals | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| License Type: Insurance Co-Insurance Sales Company | | | | | |
| Insurance Reg-Insurance Registration | 1 | 0 | \$116.00 | \$0.00 | \$116.00 |
| License Type Insurance Co-Insurance Sales Company Totals | 1 | 0 | \$116.00 | \$0.00 | \$116.00 |
| License Type: Professional-Professional | | | | | |
| Professional-Professional | 11 | 0 | \$1,266.79 | \$0.00 | \$1,266.79 |
| Cosmetology-Cosmetology / Barber | 4 | 0 | \$160.51 | \$0.00 | \$160.51 |
| Real Estate-Real Estate Broker / Ins Agents | 1 | 0 | \$46.50 | \$0.00 | \$46.50 |
| Com Inspection-Commercial Inspection | 2 | 0 | \$138.00 | \$0.00 | \$138.00 |
| Collection Fee-Collection Fee | 2 | 0 | \$50.00 | \$0.00 | \$50.00 |
| Delinquent > 150-Delinquent Over 150 Days | 2 | 0 | \$200.00 | \$0.00 | \$200.00 |
| 25% Penalty-25% Penalty | 1 | 0 | \$30.51 | \$0.00 | \$30.51 |
| License Type Professional-Professional Totals | 23 | 0 | \$1,892.31 | \$0.00 | \$1,892.31 |
| License Type: Rental Office-Rental Office | | | | | |
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| Transfer-Transfer | 1 | 0 | \$15.51 | \$0.00 | \$15.51 |
| License Type Rental Office-Rental Office Totals | 2 | 0 | \$84.51 | \$0.00 | \$84.51 |
| License Type: Rental Unit-Rental Unit | | | | | |
| Rental Unit-Rental Unit | 60 | 0 | \$2,352.38 | \$0.00 | \$2,352.38 |
| Rental Insp-Rental Inspection | 35 | 0 | \$1,753.86 | \$0.00 | \$1,753.86 |
| Collection Fee-Collection Fee | 8 | 0 | \$200.00 | \$0.00 | \$200.00 |
| Delinquent > 150-Delinquent Over 150 Days | 8 | 0 | \$800.00 | \$0.00 | \$800.00 |
| License Type Rental Unit-Rental Unit Totals | 111 | 0 | \$5,106.24 | \$0.00 | \$5,106.24 |
| License Type: Storage/WH Units-Storage / Warehouse Units | | | | | |
| Storage/WH Units-Storage / Warehouse Units | 1 | 0 | \$162.89 | \$0.00 | \$162.89 |
| Com Inspection-Commercial Inspection | 1 | 0 | \$69.00 | \$0.00 | \$69.00 |
| License Type Storage/WH Units-Storage / Warehouse Units Totals | 2 | 0 | \$231.89 | \$0.00 | \$231.89 |