



Department Report

MEETING DATE: December 18, 2023

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

SUBJECT: December 1, 2023, through December 31, 2023

Development & Neighborhood Services

Planning & Engineering Division

NEW CASES

ANX-23-01

As part of the interlocal annexation agreement, annexing into the City a PBC utility easement located at 6297 Lake Worth Road. (Scheduled for the Planning Zoning Board of Appeals meeting on January 11, 2024)

Denton Nursery – 4964 Gardner Lane

A request for a voluntary annexation (ANX-23-02) for one parcel of land totaling 3.6 acres and a special exception (SE-23-02) request for a commercial nursery and landscape service operation. (Scheduled for the Planning Zoning Board of Appeals meeting on January 11, 2024)

ANX-23-03 - City EOC Site – 4901 and 4977 S. 56th Terrace

A voluntary annexation of two City owned parcels of land totaling 8.69 acres. (Scheduled for the Planning Zoning Board of Appeals meeting on January 11, 2024)

ANX-23-04 - S Haverhill Road

A voluntary annexation of twelve parcels of land totaling 3.9895 acres. The sites are located at 4222 S Haverhill Rd, 4220 S Haverhill Rd, 4210 S Haverhill Rd, 4194 S Haverhill Rd, 4168 S Haverhill Rd, 4960 Thomas Ave, 4944 Thomas Ave, 4221 S Haverhill Rd, 4239 S Haverhill Rd, 5051 Flory Dr, 4205 S Haverhill Rd, 4187 S Haverhill Rd. (Scheduled for the Planning Zoning Board of Appeals meeting on January 11, 2024)

Astoria Towns

A request by the owner, for a land use change (CPA-23-04) from residential medium density and Commercial to Residential High Density, a zoning change (ZC-23-02) from residential medium density and commercial general to residential high density and site and development plan (SP-23-06) to construct 60 townhomes in a 6, 7 and 8 unit building and a variance (BA-23-07) from the minimum side setback of 20 ft. between end units and to the maximum number of 6 units per building. The site is located at 6240 Dodd Road and the vacant parcel.

Murphys USA Greenacres

A request by the owner for a Special Exception request (SE-23-05) for a proposed convenience store and gasoline service stations within the Commercial Intensive zoning district, a variance request (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. The site is located at 6270 Forest Hill Boulevard.

CURRENT PLANNING CASES

Bethesda Tabernacle

A request by the owner for a site and development plan approval (SP-99-04C) 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 at 4901 Lake Worth Road. (Awaiting response to sufficiency review) (Preliminary Engineering plans reviewed but not approved yet)

CPA-23-01

A Comprehensive Plan Text Amendment to create a new Multiple Land Use (MLU) Future Land Use Designation providing for a mixture of high density residential with tiered workforce housing density bonus provisions if criteria are met and non-residential uses. (PZBA meeting on May 11, 2023 and City Council first reading on June 5, 2023. State reviewed as part of the State Expedited Review process for Comprehensive Plan Text amendments and issued no objection recommendation or comments (ORC) report. Public hearing is required to take place within 180 days in order to adopt the amendments.-City decided not to pursue and is looking at other options.)

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. 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) (Preliminary Engineering plans reviewed but not approved yet)

CPA-22-02 - EAR

A City-initiated request for comprehensive plan text and map amendments as required by the State Evaluation and Appraisal Review (EAR) due to be transmitted to the State in September. Staff is finalizing the draft Goals, Objective, and Policies (GOPs) and supporting Data and Analysis (D&A). (Scheduled for City Council first reading on December 4, 2023 and transmitted to review Agencies on December 18, 2023. Anticipated adoption for March 2024).

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. 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.

Garden Square

A request by the owner for a site plan (SP-23-03) approval to construct 4 - five-unit townhomes and 6 - four-unit townhomes (total of 44 units). The site is located at 6645 Chickasaw Road. (Scheduled for DRC meeting on December 21, 2023) (Preliminary Engineering plans reviewed but not approved yet)

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, application revised to include adjacent . (Resubmittal received on October 24, 2023. Scheduled for DRC review on November 9, 2023)

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. (Staff anticipates initiating in the near future given progress on the City proposed Chickasaw Road Improvement)

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 and an administrative variance request (BA-23-04) for a 5' reduction from the required rear setback and side street back. (Resubmittal received on November 3, 2023 under staff review. Preliminary Engineering plans reviewed but not approved yet)

Pentecostal Tabernacle

A request by the owner for a variance (BA-23-0) to allow for a fence to be located within the front yard of the Church. The site is located at 6030 Lake Worth Road. (Awaiting receipt of comments from insufficiency letter sent December 18, 2023)

The Pickleball Club

A request by the owner for an administrative variance (BA-23-06) to reduce the northern property line setback, a special exception (SE-23-02) request to allow a private club and associated outdoor recreational facilities in a RL-3 zoning district and a site and development plan (SP-23-05) to construct a 16 indoor court facility totaling 14,973 sq.ft. with a second floor mezzanine, 3 outdoor pickleball courts and 2 outdoor bocce ball courts. The site is located at 5208 S. Haverhill Road. (Scheduled for DRC meeting on December 21, 2023 and the special exception is scheduled for the Planning Zoning Board of Appeals meeting on January 11, 2024)

Soma Medical

A request by the owner for a site and development plan (SP-23-04) to construct a 10,357 sq.ft. medical office building. The site is located at 3581 S. Jog Road. (Scheduled for DRC meeting on December 21, 2023)

SITE PLAN AMENDMENTS

Braman Honda

A request by the owner for a minor site plan amendment (SP-97-06K) to add 13 EV charging stations and a 5' transformer to the site plan. The site is located at 5200 Lake Worth Road.

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. (Time extension granted until May 3, 2023, May 26, 2023 meeting with applicant. Awaiting receipt of remaining fees for Major Site plan amendment and applicant response)

ZONING TEXT AMENDMENTS

None.

RESIDENTIAL DEVELOPMENT PROJECTS

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. Final inspections have been completed. Ready for closeout. Approved Maintenance bond in place until July 2024.

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 TCJA approved.

Blossom Trail (Nash Trail)

Plat application received on July 8, 2022. Complete submittal of application received. Final engineering permit reviewed but no Engineering Permit approved yet. (Plat Revisions. Waiting on applicant to provide required revised Plat and associated documents to proceed with Council Final Plat approval).

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. Subsequent 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 will continue to monitor for compliance).

Chick Fil A

The building permit has been received. Awaiting receipt of engineering permit and outside agency permits.

Mint Eco Car Wash (4840 Lake Worth Road)

The engineering permit has been reviewed but no Engineering permit approval yet.

EI Car Wash (6200 Lake Worth Road)

The engineering permit has been reviewed but no Engineering permit approval yet.

The Pickleball Club (FKA Palm Beach Christian Academy)

Property is currently under contract with The Pickleball Club.

Application for the Pickleball Club was received on 11/20/2023 and is currently being reviewed. Staff has met multiple times with the applicant. The project is anticipated to go to PZBA in January 2024 and to City Council in February 2024 for Special Exception and Site Plan request.

GIS

BTR/Fire/Finance Fees Map/Database

Map all active/inactive BTR licenses to 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-2023-2214 – Hoffmans Chocolate Christmas Tree - Approved

A temporary use permit for Hoffmans Chocolate located at 5190 Lake Worth Road. The permit is for a 40' Christmas Tree with light, set up on November 20, 2023 and being on display from 11/24/2023 through 12/31/2023. The tree lighting ceremony will be on the 24th, there is no food trucks, signs or photo booths and will not be blocking any part of the parking lot.

TU-2023-2444 – Walmart Holiday Trailers - Approved

A temporary use permit request for holiday trailers to be located at Walmart through February 15, 2024. The site is located at 6294 Forest Hill Blvd.

TU-2024-0276 – Holiday in the Park Tree Lighting - Approved

A temporary use permit request for the City's Annual Tree Lighting Ceremony on December 9, 2023 from 5:00 pm to 9:00 pm. The event will include food trucks, bounce houses, music, face painter, inflatables and craft vendors.

TU-2024-0152 – Fiesta De Pueblo Expo - Approved

A request for a temporary use permit for an event "Fiesta de Pueblo" to be held on Saturday, January 6, 2024, from 12:00 pm to 10:00 pm at Samuel J. Ferreri Community Park, 2905 Jog Road. The event will include the sale of alcohol, food trucks, live music, merchandise vendors and banners and signs.

TU-2024-0265 – New Look Mobile Alteration- Approved

A request from Serge Bozieux for sign and flag new opening promotion of "New Look Mobile Alteration" at 5700 Lake Worth Road.

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.

TU-2024-0391 – Planet Fitness Storage Containers for 6488 Lake Worth Road – In Process

A temporary use permit request for Planet Fitness for storage containers, dumpster and restroom while interior renovations are being done (associated with building permit)

TU-2024-0374 – Flagstar Bank – In Process

A temporary use permit for a banker sign over the wall. The site is located at 6404 Lake Worth Road.

FY 2024 Data:

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

Inspection Type	Current Period	FY 2024 to Date	FY 2024 Budget
Landscaping	1	17	80
Zoning	1	10	45
Engineering	4	8	75

Building Division

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

1) ADMINISTRATION:

- a) Researched and completed Fifty-nine (59) lien searches providing open and/or expired permit information.
- b) Researched and completed forty-two (42) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2024
New Applications Received / Permits Created	200	568
Applications Approved	103	305
Applications Canceled	10	17
Applications Denied	0	3
Applications Reopened	1	2
Permits Issued	154	474
Permits Completed	118	413
Permits Canceled	4	14
Permits Reopened	19	96
Permits Expired	47	130
Inspections Performed	352	1307
Construction Value of Permits Issued	\$2,161,823.45	\$5,595,412.65
Construction Reinspection Fees	\$600.00	\$1450.00
Extension/Renewal Fees	\$1,384.94	\$7,337.42
CO's Issued	3	14
CC's Issued	0	0
Temporary CO's Issued	1	3

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#
Aaxon Laundry	3989 S Jog Rd	2633	Interior Renovation	2024-0587
Discount Tire	5990 Lake Worth Rd	1704	Interior Renovation	2024-0536
Dunkin Donut	4644 Lake Worth Rd	2169	Interior Remodel	2024-0471
Charley's Cheesesteaks	6726 Forest Hill Blvd	1260	Tennant Improvements	2024-0314
Chik fil A	6802 Forest Hill Blvd		New Construction	2024-0270
Walmart	3911 Jog Rd	15,000	Interior Remodel	2023-2761
El Car Wash	6200 Lake Worth Rd	3724	Construct Car Wash	2023-2487
Dunkin Donut	6097 Lake Worth Rd	1292	Interior Remodel	2023-2464

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION: 1733

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Lisa Dance Studio	3963 S Jog Rd		Interior Remodel	2023-2248
Planet Fitness	6488 Lake Worth Rd		Interior Remodel	2023-2140
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965
WSS	6358 Forest Hill	10,168	Interior Remodel	2023-2182
Smoothie King	3899 S Jog	1,000	Interior Buildout	2023-1731

Fire Station	2905 S Jog		Interior Remodel	2023-1733
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
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 Workship	2021-0365
Church of God 7 th Day	3535 S Jog Rd	11,500 sq. ft.	House of Workship	2016-2382

6) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D
Single Family	310 Walker Ave	1 S/F	0
Single Family	344 Fleming Ave	1 S/F	0
Single Family	240 Walker Ave	1 S/F	0
Single Family	236 Walker Ave	1/SF	0

Code Enforcement Division

Code Division Report (December 1, 2023 – December 31, 2023)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	117	446
New Cases Started	36	134
Cases Complied	36	110
Current Open Cases	185	208
Notices Sent	83	315
Illegal Signs Removed from right-of-way	85	331
Inspections Not Related to Active Code Cases	89	365
Complaints Received and Investigated	16	56
Warning Tickets	62	330

- 3950 S.. 57th – Greenacres Learning Ctr – last inspection passed 12/18/23
ROW permit issued 12/1/23
- 3535 S. Jog – Church of Seventh Day – last inspection passed 9/28/23
- 6450 Melaleuca Lane – Crown Plaza – permit approved 2023-2451
Code Case 4-23-9772
- 4720 Melaleuca – Willwood Stables – Code Case 12-23-10103

License Activity Report

Activity Date Range 12/01/23 - 12/31/23

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	32	0	0	14	0	0	0
Exemptions - Exemptions / Non-Profit	Business	1	0	0	0	0	0	0
Food Service - Food Service / Bar / Lounge	Business	3	0	0	1	2	0	0
General Retail - General Retail	Business	3	0	0	2	5	0	0
General Service - General Service	Business	4	0	0	9	11	0	0
General Svc Reg - General Service Registration	Business	5	0	0	5	2	0	0
Home - Home Based Business	Business	4	0	0	5	14	0	0
Professional - Professional	Business	3	0	0	18	6	0	0
Rental Unit - Rental Unit	Business	8	0	0	15	87	0	0
	Grand Totals	63	0	0	69	127	0	0

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 12/01/2023 - To Date: 12/31/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Exemptions-Exemptions / Non-Profit					
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Exemptions-Exemptions / Non-Profit Totals	1	0	\$69.00	\$0.00	\$69.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	5	0	\$638.15	\$0.00	\$638.15
Food Per Seat-Food Per Seat	3	0	\$78.12	\$0.00	\$78.12
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Food Service-Food Service / Bar / Lounge Totals	9	0	\$785.27	\$0.00	\$785.27
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	4	0	\$977.34	\$0.00	\$977.34
Com Inspection-Commercial Inspection	2	0	\$138.00	\$0.00	\$138.00
License Type General Retail-General Retail Totals	6	0	\$1,115.34	\$0.00	\$1,115.34
License Type: General Service-General Service					
General Service-General Service	12	0	\$1,371.40	\$0.00	\$1,371.40
Com Inspection-Commercial Inspection	3	0	\$207.00	\$0.00	\$207.00
License Type General Service-General Service Totals	15	0	\$1,578.40	\$0.00	\$1,578.40
License Type: General Svc Reg-General Service Registration					
General Svc Reg-General Service Registration	3	0	\$75.00	\$0.00	\$75.00
License Type General Svc Reg-General Service Registration Totals	3	0	\$75.00	\$0.00	\$75.00
License Type: Home-Home Based Business					
Home-Home Based Business	15	0	\$1,127.82	\$0.00	\$1,127.82
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
License Type Home-Home Based Business Totals	19	0	\$1,377.82	\$0.00	\$1,377.82
License Type: Professional-Professional					
Professional-Professional	5	0	\$597.95	\$0.00	\$597.95
Cosmetology-Cosmetology / Barber	1	0	\$40.61	\$0.00	\$40.61
License Type Professional-Professional Totals	6	0	\$638.56	\$0.00	\$638.56
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	17	0	\$698.45	\$0.00	\$698.45

Rental Insp-Rental Inspection	myReports	\$400.00	\$0.00	\$400.00	\$0.00
License Type Rental Unit-Rental Unit Totals	8	\$1,098.45	\$0.00	\$1,098.45	\$0.00