



Department Report

MEETING DATE: January 5, 2025

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

SUBJECT: November 1, 2025, through November 30, 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 completed all workflow mapping and MGO completed the configurations for all modules. Implementation is awaiting City credit card processing development and completion. Code Compliance module is now live and fully being used.

Planning, GIS & Engineering Division

NEW CASES

City of Greenacres Municipal Complex/EOC – (SP-04-04A, BA-25-01, SE-25-02)

A request for a Major Site and Development Plan Amendment (SP-04-04A) for the construction of an Emergency Operations Center, a Variance (BA-25-01) request for building height, and a Special Exception (SE-25-02) to allow for a Government Maintenance facility.

CURRENT PLANNING CASES

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

A request for a Master Sign Plan (MSP-24-08) for the Barclay Square Plaza. (Under new ownership; Staff has been working with the agent on preparing resubmittal.)

Boatman Landings – 4656 Boatman Street (ANX-25-01, SP-25-03, and MSP-25-04)

A request for a voluntary annexation (ANX-25-02), a Site and Development Plan (SP-25-03), and a Master Sign Plan (MSP-25-04) for the construction of a seven (7) unit townhouse development located at the southwest corner of Boatman Street and Nyack Lane. The subject property is approximately 1.07 acres. (Completeness comments sent on November 14, 2025, pending applicant's response and resubmittal.)

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

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Under new ownership; resubmittal comments sent on November 14, 2025, pending applicant's response and resubmittal.)

Greenacres Plaza – 3905-3985 Jog Road (MSP-25-02)

A request for a Master Sign Plan (MSP-25-02) for Greenacres Plaza. (Staff has been having discussions related to the implementation of the Master Sign Plan and amortizations per the recently approved signage ZTA.)

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

A request for Major Site and Development Plan Amendment (SP-24-02) approval to construct a 6,000 sq ft office/retail building with a 798 sq ft mezzanine. (Completeness letter sent March 11, 2024, resubmittal received September 30, 2024, comments were provided on November 1, 2024. Resubmittal received August 20, 2025. (DRC Meeting held and comments provided October 16, 2025, pending applicant's response and resubmittal.)

Ice Cream La Bendicion – 560 Jackson Avenue (SP-24-04 and MSP-25-03)

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. A request for a Master Sign Plan (MSP-25-03) for 560 Jackson Avenue. (Submittal received June 24, 2025; sufficiency comments sent to applicant on July 18, 2025; ongoing discussions being had with applicant, awaiting applicant's response and resubmittal; meeting held on July 30, 2025, and August 26, 2025. Applicant requested extension for resubmittal for December 2025.)

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. (Completeness comments sent to applicant on October 15, 2025, awaiting applicant's response and resubmittal)

Raising Cane's Restaurant – Mil-Lake Plaza – 3969 South Military Trail (SE-25-01, SP-25-01, and PCD-81-02N)

A request for Special Exception (SE-25-01), Site and Development Plans (SP-25-01), and Master Plan Amendment (PCD-81-02N) approval for the construction of a 3,153 sq ft drive-through restaurant on the outparcel located at the southeast corner of the Mil-Lake Plaza. (Heard by the DRC on October 16, 2025; DRC comments issued to the applicant on November 7, 2025; awaiting applicant's response and resubmittal.)

SITE PLAN AMENDMENTS

Culver's of Greenacres – 6120 Lake Worth Road (SP-99-05B)

A request for a Minor Site and Development Plan Amendment (SP-99-05B) for modifications including exterior elevations, signage, landscape, parking lot and drive through layout, and a ~60 sq ft increase in floor area. (DRC Meeting held on November 20, 2025, finalized DRC comments being drafted by Staff.)

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. (Meeting with applicant was held on November 19, 2024; resubmittal received on December 17, 2024; comments provided on December 27, 2024; meeting with property owner and applicant was held on January 9, 2025; discussion with property owner held week of June 22, 2025; follow up emails sent on September 11, and November 14, 2025.)

Pep Boys – 4690 Lake Worth Road (SP-84-14C)

A request for a Minor Site and Development Plan Amendment (SP-84-14C) to update the existing site conditions, including modifications to the exterior façade, updated signage, revisions to the parking lot layout and other improvements to meet Code. (DRC Meeting held on November 20, 2025, finalized DRC comments being drafted by Staff.)

ZONING TEXT AMENDMENTS

ZTA-25-03 Impervious & Pervious Surface Areas for Residential

A City-initiated request for a Zoning Text Amendment to establish procedures for processing requests for reasonable accommodation in accordance with state law; to update all references from “Code Enforcement Division” to “Code Compliance Division”; and to provide for other corrections throughout the Code for consistency. (PZB recommended approval 4-0 on October 9, 2025. City Council voted 5-0 to approve on First Reading on November 3, 2025; Scheduled for 2nd Reading on on December 1, 2025)

ZTA-25-06 Reasonable Accommodations

A City-initiated request for a Zoning Text Amendment to establish procedures for processing requests for reasonable accommodation in accordance with state law; to update all references from “Code Enforcement Division” to “Code Compliance Division”; and to provide for other corrections throughout the Code for consistency. (PZB recommended approval 5-0 on November 13, 2025; Scheduled for 1st Reading with City Council on December 1, 2025; Scheduled for 2nd Reading on January 5th, 2025.)

RESIDENTIAL DEVELOPMENT PROJECTS

Blossom Trail (Nash Trail)

All Project plans approved. Final Engineering Permit issued, Construction Bond and Contract in place. Master Building Permits have been issued for the Townhouse and Single-Family units. Anticipated to submit individual building permit applications soon.

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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

The Temporary Certificate of Occupancy (TCO) was issued on March 22, 2025, with stipulations and conditions. Grand opening of the Restaurant was April 3, 2025. (Since November 2024, staff has coordinated with applicant and Legal to move forward with the amendment and permit applications to finalize the outstanding issues required per Code, Building Permit, and County TPS letter. Staff continues to work with the applicant and developer to comply with outstanding TCO conditions.)

Church of God 7th Day of Palm Beach – 3535 South Jog Road

All approvals have expired. Special Exception, site and associated development plans, building and engineering permit applications, and outside agency approvals would be required to be submitted to obtain development approval. Adjacent single-family house has complied, and the code enforcement case closed out. House of Worship site has an active code enforcement case. Special Magistrate Hearing was held March 2025, and 3 board orders were issued with separate compliance deadlines. The Magistrate granted a 30-day compliance deadline for maintenance items, giving until April 26, 2025, to comply. Inspection conducted revealed some violations still present, \$250 a day fine begin April 27, 2025. The Magistrate granted a 90-Day compliance deadline for additional maintenance and zoning items, giving until June 25, 2025, to comply. An inspection was conducted a day after, violations were still present, \$250 a day fine begin accruing for the second order as well. The Magistrate granted a 120-day compliance deadline to obtain project approvals/permits or demo pre-development conditions, giving the owner until July 24, 2025, to comply or a fine of \$250/ Day will commence. Compliance hasn't been reached so all three fines are currently accruing.

El 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. Engineering Permit issued April 26, 2024. Engineering Permit was closed out February 13, 2025. Maintenance bond took effect on February 13, 2025. A TCO was issued on February 25, 2025. The owner has received HOA approval to remove the fence and install a buffer wall along the property line for a better outcome.

GIS

GIS

Staff continues to assist in creating various maps for different users.

LIVE ENTERTAINMENT PERMITS

LE 2025-0709 – Caribbean Tease Restaurant – 6295 Lake Worth Road – In Progress

A request by Wayne Vassell on behalf of Caribbean Tease for Friday, Saturday and Sunday from 3:00 pm to 11:00 pm and scheduled special occasions. (DRC meeting was held on January 16, 2025; discussion held with applicant on September 9, 2025, regarding comments issued, awaiting applicant's response to comments and resubmittal)

LE 2025-2583 – Coco Mambo LLC – 3745 South Military Trail – In Progress

A request from Coco Mambo for a Live Entertainment Permit for no more than four (4) nights per week from 7:00 pm to 1:00 am. (Discussion held with applicant on September 3, 2025, regarding Interior and exterior work done without permit; LE permit approval on hold, Staff is actively working with the applicant, was provided 30 days by Building to apply for all applicable permits)

LE 2025-2839 – El Rey del Taco – 5283 Lake Worth Road – In Progress

A request from El Rey del Taco for a Live Entertainment Permit for Friday and Saturdays from 9:00 pm to 1:30 am and for scheduled sports games. (DRC meeting was held with DRC comments on September 25, 2025; awaiting passed Fire and obtaining CO)

LE 2025-2959 – El Sabor Latino – 2202 South Jog Road – In Progress

A request from El Sabor Latino for a Live Entertainment Permit for daily from 8:00 pm to close of business. (An incomplete application was received on September 23, 2025, staff is working with the applicant on submittal requirements.)

LE 2024-2729 – El Valle Hondu-Mex Restaurant – 4992 10th Avenue North – In Progress

A request from El Valle Hondu-Mex Restaurant for a Live Entertainment Permit for Friday and Saturdays from 9:00 pm to 1:30 am and for scheduled sports games. (DRC meeting was held on September 19, 2024; DRC comments provided on October 31, 2024; meeting held with applicant on November 1, 2024; discussion held with applicant on August 11, 2025, regarding comments issued, awaiting applicant’s response to comments and resubmittal)

LE 2025-2353 – Reggae Jerk of the Palm Beaches LLC – 2178 Jog Road – In Progress

A request by Robert Leslie on behalf of Reggae Jerk for a Live Entertainment Permit for Friday, Saturday and/or Sunday from 3:00 pm to 11:00 pm and for scheduled special occasions. (Sufficiency comments provided on August 15, 2025; discussion held with applicant on September 29, 2025, regarding comments issued, awaiting applicant’s response to comments and resubmittal)

TEMPORARY USE PERMITS

TU 2025-2838 – El Rey Del Taco – 5283 Lake Worth Road – Approved

A request by Josselin Casarrubias for a Temporary Use Permit for a restaurant grand reopening event. (Pending CO to occupy entire building; Staff is actively working with the applicant to close out all building permits. Once all permits are closed out and CO issued, applicant will provide new date.)

FY 2026 Data:

CASE APPROVALS ISSUED	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Annexation	0		2
Comprehensive Plan Amendment	0		3
Zoning Changes	0		3
Special Exceptions	0		4
Site Plans	0		5

Site Plan Amendments	1	2	8
Variances	1	1	3
Zoning Text Amendments	1	1	4
Master Sign Plan	0		5

INSPECTION TYPE	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Landscaping	0	1	80
Zoning	15	16	50
Engineering	5	8	50

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

Building Division

Building Department Report (November 1, 2025 – November 30, 2025)

1) ADMINISTRATION:

- a) Researched and completed Sixty-Six (66) lien searches providing open and/or expired permit information.
- b) Researched and completed Twenty-Two (22) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2026
New Applications Received / Permits Created	129	284
Applications Approved	66	189
Applications Canceled	4	7
Applications Denied	0	0
Applications Reopened	1	1
Permits Issued	110	258
Permits Completed	158	375
Permits Canceled	8	18
Permits Reopened	10	25
Permits Expired	28	90
Inspections Performed	352	789
Construction Value of Permits Issued	\$2,154,817.00	\$3,476,358.03
Construction Reinspection Fees	\$350.00	\$1,300
Extension/Renewal Fees	\$475.00	\$2,367.07
CO's Issued	0	3
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#
Heritage Career Institute	4568 Lake Worth Rd		Interior Remodel	2026-0395
Publix Liquor	4805 S Military	1130	Interior Remodel	2026-0307
SFH	4108 Raulenson Dr	2400	New SFH	2025-2948
Mobile Home	960 Bayivew Rd		New Mobile Home	2025-2909
Mobile Home	154 Rainbow Dr		New Mobile Home	2025-2570
SFH	504 Swain Blvd		New SFH	2025-2270
Stall Money	6424 Lake Worth Rd		Interior Reno	2025-2414
Blossom Trail	5901 Begonia Cir	3926	Clubhouse	2025-2421
Murphy Oil USA	6270 Forest Hill Blvd	2824	Convenience Store	2025-2411
SFH	425 Swain Blvd	1608	New SFH	2025-1959

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Mobile Home	41 Bridgette Blvd		New Mobile Home	2026-0235
SFH	113 Swain Blvd	1875	New SFH	2025-1166
SFH	117 Swain Blvd	1875	New SFH	2025-1173
SFH	121 Swain Blvd	2143	New SFH	2025-1168
Fire Station	5095 S Haverhill Rd		Bunkhouse Conversion	2025-2360
Karai Kitchen	4840 10 th Ave N		Interior Remodel	2025-1560

La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
El Rey Del Taco	5283 Lake Worth Rd	2,857	Interior Renovation	2025-0488
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275
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
Murphy Oil USA	6270 Forest Hill Blvd	3602	Fuel Canopy	2025-2412



License Activity Report

Activity Date Range 11/01/25 - 11/30/25

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Amusement - Amusement & Entertainment	Business	1	0	0	0	8	0	0
Food Service - Food Service / Bar / Lounge	Business	2	0	0	2	7	0	0
General Retail - General Retail	Business	1	0	0	3	11	0	0
General Service - General Service	Business	3	0	0	6	31	0	0
Home - Home Based Business	Business	8	0	0	10	8	0	0
Industrial - Industrial	Business	0	0	0	0	1	0	0
Insurance Co - Insurance Sales Company	Business	1	0	0	2	18	0	0
Professional - Professional	Business	3	0	0	6	14	0	0
Rental Unit - Rental Unit	Business	3	0	0	4	41	0	0
Grand Totals		22	0	0	33	139	0	0

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 11/01/2025 - To Date: 11/30/2025

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	\$19.49	\$0.00	\$19.49
Collection Fee-Collection Fee	1	0	\$500.00	\$0.00	\$500.00
License Type Amusement-Amusement & Entertainment Totals	2	0	\$519.49	\$0.00	\$519.49
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	4	0	\$510.52	\$0.00	\$510.52
Food Per Seat-Food Per Seat	4	0	\$442.68	\$0.00	\$442.68
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Transfer-Transfer	1	0	\$12.76	\$0.00	\$12.76
Collection Fee-Collection Fee	4	0	\$606.32	\$0.00	\$606.32
License Type Food Service-Food Service / Bar / Lounge Totals	14	0	\$1,622.28	\$0.00	\$1,622.28
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	11	0	\$2,198.96	\$0.00	\$2,198.96
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Collection Fee-Collection Fee	13	0	\$1,847.59	\$0.00	\$1,847.59
General Service-General Service	3	0	\$348.66	\$0.00	\$348.66
Food Service-Food Service	1	0	\$127.63	\$0.00	\$127.63
License Type General Retail-General Retail Totals	30	0	\$4,647.84	\$0.00	\$4,647.84
License Type: General Service-General Service					
General Service-General Service	33	0	\$3,778.23	\$0.00	\$3,778.23
Com Inspection-Commercial Inspection	2	0	\$150.00	\$0.00	\$150.00
Zoning Review-Zoning Use Review Fees (BTR)	3	0	\$150.00	\$0.00	\$150.00
Transfer-Transfer	2	0	\$23.24	\$0.00	\$23.24
Collection Fee-Collection Fee	35	6	\$2,028.38	\$23.24	\$2,051.62
Cosmetology-Cosmetology / Barber	1	0	\$40.61	\$0.00	\$40.61
License Type General Service-General Service Totals	76	6	\$6,170.46	\$23.24	\$6,193.70
License Type: Home-Home Based Business					
Home-Home Based Business	15	0	\$1,220.85	\$0.00	\$1,220.85
Zoning Review-Zoning Use Review Fees (BTR)	8	0	\$400.00	\$0.00	\$400.00

License Type Home-Home Based Business Totals	23	0	\$1,620.85	\$0.00	\$1,620.85
License Type: Insurance Co-Insurance Sales Company					
Insurance Reg-Insurance Registration	13	0	\$1,586.39	\$0.00	\$1,586.39
License Type Insurance Co-Insurance Sales Company Totals	13	0	\$1,586.39	\$0.00	\$1,586.39
License Type: Professional-Professional					
Professional-Professional	6	0	\$732.18	\$0.00	\$732.18
Cosmetology-Cosmetology / Barber	10	0	\$406.10	\$0.00	\$406.10
Real Estate-Real Estate Broker / Ins Agents	2	0	\$195.30	\$0.00	\$195.30
Transfer-Transfer	1	0	\$4.06	\$0.00	\$4.06
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
General Service-General Service	1	0	\$116.22	\$0.00	\$116.22
License Type Professional-Professional Totals	22	0	\$1,578.86	\$0.00	\$1,578.86
License Type: Rental Office-Rental Office					
Rental Office-Rental Office	1	0	\$162.89	\$0.00	\$162.89
Rental Unit -Rental Unit	1	0	\$1,574.31	\$0.00	\$1,574.31
License Type Rental Office-Rental Office Totals	2	0	\$1,737.20	\$0.00	\$1,737.20
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	14	0	\$584.70	\$0.00	\$584.70
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
License Type Rental Unit-Rental Unit Totals	22	0	\$1,084.70	\$0.00	\$1,084.70

Code Compliance Division

Code Compliance Report (November 1, 2025 – November 30, 2025)

* MGO Conversion in process

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2026
Inspections Related to Active Code Cases	25	11
New Cases Started	14	15
Cases Complied	1	1
Current Open Cases	N/A *	0 *
Notices Sent	45	83
Illegal Signs Removed from right-of-way	265	678
Inspections Not Related to Active Code Cases	25	36
Complaints Received and Investigated	5	5
Warning Tickets	0	0

Code Enforcement - STATS FY 2026

	<u>NOTICES MAILED</u>	<u>SIGNS</u>	<u>INSPECTIONS</u>	<u>COMPLAINTS</u>	<u>WRITTEN WARNINGS</u>
OCTOBER 2025	38	413	11	5	0
NOVEMBER 2025	45	265	25	5	0
DECEMBER 2025					
JANUARY 2026					
FEBRUARY 2026					
MARCH 2026					
APRIL 2026					
MAY 2026					
JUNE 2026					
JULY 2026					
AUGUST 2026					
SEPTEMBER 2026					