



Department Report

MEETING DATE: February 2, 2026

FROM: Denise Malone, AICP, Development & Neighborhood Services Director
SUBJECT: December 1, 2025, through December 31, 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 and BTR modules are now live and in use.

Planning, GIS & Engineering Division

NEW CASES

Buttonwood Plaza – (SP-84-05J)

A request for a Minor Site Plan Amendment to add four (4) electric vehicle (EV) charging stations to the plaza. (Completeness Review currently in progress by Staff.)

Symphony Court – 5217 & 5163 S Military Trail (ANX-25-03, CPA-25-04, and ZC-25-04)

A request for a voluntary annexation (ANX-25-03) of 2 parcels of land totaling 8.91 acres, a land use change (CPA-25-04) from Palm Beach County Medium Residential 5 to City Residential High Density and a zoning change (ZC-25-04) from Palm Beach County Agricultural Residential to City Residential High. (Completeness Review currently in progress by Staff.)

Temple Beth Tikvah - 4550 S Jog Rod (CPA-25-03, ZC-25-03, & SP-87-02F)

A request for Small-Scale Future Land Use Amendment (CPA-25-03) from Residential Low Density (RS-LD) to Commercial (CM), rezoning from Residential Low Density (RL-3) to General Commercial (CG) and a Minor Site Plan Amendment (SP-87-02F) to allow the existing adult daycare use within an existing house of worship by-right, and to increase the number from 70 participants to 251 participants. (Completeness Review currently in progress by Staff.)

Warbanks Plaza – 3747 S Military Trail – (SP-10-05A)

A request for a Minor Site Plan Amendment to modify the exterior façade of Warbanks Plaza. (DRC Comments sent on December 29, 2025, pending applicant's response and resubmittal.)

CURRENT PLANNING CASES

Barclay Square – 2902-2994 S 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), Site and Development Plans (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 on approximately 1.07 acres. (Completeness comments sent November 14, 2025, pending applicant's response and resubmittal. Resubmittal anticipated by the end of February.)

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

A request for a Master Sign Plan (MSP-24-07) for the Buttonwood Plaza. (Resubmittal comments sent on December 23, 2025, pending applicant's response and resubmittal)

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. (Comments provided December 23, 2025, pending response and resubmittal)

Greenacres Plaza – 3905-3985 S 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 S 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.)

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. (Resubmittal comments sent to applicant on December 23, 2025, awaiting applicant's response and resubmittal)

Raising Cane's Restaurant – Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-01, & 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 Comment Letter #1 issued on November 7, 2025; Resubmittal received on 12/5/2025; Staff comments finalized, pending confirmation from Fire.)

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 comments sent to applicant on December 9, 2025, awaiting applicant's response and resubmittal)

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. Meeting held with ownership and design team on December 16, 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 comments sent to applicant on December 9, 2025, awaiting applicant's response and resubmittal)

ZONING TEXT AMENDMENTS

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. (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.

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. (Under Fire review)

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. (LE permit approval on hold; discussion held with applicant on September 3, 2025, regarding Interior and exterior work done without permit; Staff is actively working with the applicant, deadline to submit building permits without additional fees was on September 30, 2025; applicant has been unresponsive; follow up email sent December 11, 2025)

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; the applicant has been unresponsive, follow up email sent December 11, 2025)

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, follow up email sent December 11, 2025)

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, follow up email sent December 11, 2025)

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

INSPECTION TYPE	CURRENT PERIOD	FYTD 2026	FY 2026 BUDGET
Landscaping	11	12	80
Zoning	0	16	50
Engineering	6	14	50

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

Building Division

Building Department Report (December 1, 2025 – December 31, 2025)

1) ADMINISTRATION:

- a) Researched and completed Sixty-Five (65) lien searches providing open and/or expired permit information.
- b) Researched and completed Twenty-One (21) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2026
New Applications Received / Permits Created	191	475
Applications Approved	106	295
Applications Canceled	4	11
Applications Denied	0	0
Applications Reopened	2	3
Permits Issued	195	453
Permits Completed	144	519
Permits Canceled	3	21
Permits Reopened	20	45
Permits Expired	6	96
Inspections Performed	468	1,257
Construction Value of Permits Issued	\$2,287,593.03	\$5,763,951.06
Construction Reinspection Fees	\$400.00	\$1,700
Extension/Renewal Fees	\$250.00	\$2,867.07
CO's Issued	2	5
CC's Issued	1	1
Temporary CO's Issued	2	5

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#
Publix Liquor	4805 S Military	1130	Interior Remodel	2026-0307
SFH	4108 Raulerson Dr	2400	New SFH	2025-2948
Mobile Home	960 Bayview Rd		New Mobile Home	2025-2909
SFH	504 Swain Blvd		New SFH	2025-2270
Blossom Trial	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 #
Heritage Career Institute	4568 Lake Worth Rd		Interior Remodel	2026-0395
Mobile Home	154 Rainbow Dr		New Mobile Home	2025-2570
Stall Money	6424 Lake Worth Rd		Interior Reno	2025-2414
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
La Tapatia Market	2980 S Jog Rd	3879	Interior Renovation	2025-0769
La Tapatia Market	2962 S Jog Rd	15705	Interior Renovation	2025-0799
Duffy's	6848 Forest Hill Blvd	1,530	Interior Remodel	2025-0275

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 12/01/2025 - To Date: 12/31/2025

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	\$32.49	\$0.00	\$32.49
Zoning Review-Zoning Use Review Fees (BTR)	1	0	\$50.00	\$0.00	\$50.00
Com Inspection-Commercial Inspection	1	0	\$75.00	\$0.00	\$75.00
License Type Amusement-Amusement & Entertainment Totals	3	0	\$157.49	\$0.00	\$157.49
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	2	0	\$244.06	\$0.00	\$244.06
License Type Cont Office-Contractor Office Totals	2	0	\$244.06	\$0.00	\$244.06
License Type: Exemptions-Exemptions / Non-Profit					
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
License Type Exemptions-Exemptions / Non-Profit Totals	2	0	\$125.00	\$0.00	\$125.00
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	1	0	\$694.40	\$0.00	\$694.40
Collection Fee-Collection Fee	6	1	\$664.06	(\$76.58)	\$687.48
NSF-NSF	1	0	\$20.00	\$0.00	\$20.00
License Type Food Service-Food Service / Bar / Lounge Totals	9	1	\$1,506.09	(\$76.58)	\$1,429.51
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	3	0	\$407.17	\$0.00	\$407.17
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$35.35	\$0.00	\$35.35
Collection Fee-Collection Fee	5	0	\$988.66	\$0.00	\$988.66
Food Service-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Svcs/Sealing-Food Svcs/Sealing	1	0	\$121.52	\$0.00	\$121.52
License Type General Retail-General Retail Totals	11	0	\$1,680.33	\$0.00	\$1,680.33
License Type: General Service-General Service					
General Service-General Service	22	0	\$2,518.05	\$0.00	\$2,518.05
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
Transfer-Transfer	2	0	\$23.24	\$0.00	\$23.24
Collection Fee-Collection Fee	23	0	\$1,292.57	\$0.00	\$1,292.57
Delinquent > 150-Delinquent Over 150 Days	2	0	\$200.00	\$0.00	\$200.00
NSF-NSF	1	0	\$20.00	\$0.00	\$20.00
Cosmetology-Cosmetology / Barber	2	0	\$81.22	\$0.00	\$81.22
License Type General Service-General Service Totals	54	0	\$4,260.08	\$0.00	\$4,260.08
License Type: Home-Home Based Business					
Home-Home Based Business	11	0	\$895.29	\$0.00	\$895.29
Zoning Review-Zoning Use Review Fees (BTR)	3	0	\$150.00	\$0.00	\$150.00
License Type Home-Home Based Business Totals	14	0	\$1,045.29	\$0.00	\$1,045.29
License Type: Insurance Co-Insurance Sales Company					
Insurance Reg-Insurance Registration	1	0	\$122.03	\$0.00	\$122.03
License Type Insurance Co-Insurance Sales Company Totals	1	0	\$122.03	\$0.00	\$122.03
License Type: Professional-Professional					
Professional-Professional	5	0	\$610.15	\$0.00	\$610.15
Cosmetology-Cosmetology / Barber	7	0	\$284.27	\$0.00	\$284.27
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
General Service-General Service	1	0	\$116.22	\$0.00	\$116.22
License Type Professional-Professional Totals	17	0	\$1,260.64	\$0.00	\$1,260.64
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	10	0	\$414.18	\$0.00	\$414.18
Collection Fee-Collection Fee	5	0	\$125.00	\$0.00	\$125.00
Delinquent > 150-Delinquent Over 150 Days	5	0	\$500.00	\$0.00	\$500.00
License Type Rental Unit-Rental Unit Totals	20	0	\$1,039.18	\$0.00	\$1,039.18



License Activity Report

Activity Date Range 12/01/25 - 12/31/25

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Exemptions - Exemptions / Non-Profit	Business	0	0	0	0	2	0	0
General Retail - General Retail	Business	0	0	0	1	0	0	0
General Service - General Service	Business	0	0	0	2	8	0	0
General Svc Reg - General Service Registration	Business	0	0	0	0	2	0	0
Home - Home Based Business	Business	3	0	0	3	0	0	0
Professional - Professional	Business	2	0	0	1	4	0	0
Rental Unit - Rental Unit	Business	3	0	0	3	0	0	0
Grand Totals		8	0	0	10	16	0	0

Code Compliance Division

Code Compliance Report (December 1, 2025 – December 31, 2025)

* MGO Conversion in process

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2026
Inspections Related to Active Code Cases	18	26
New Cases Started	17	32
Cases Complied	N/A	1
Current Open Cases	N/A *	0 *
Notices Sent	18	101
Illegal Signs Removed from right-of-way	406	1084
Inspections Not Related to Active Code Cases	18	54
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	18	406	18	5	0
JANUARY 2026					
FEBRUARY 2026					
MARCH 2026					
APRIL 2026					
MAY 2026					
JUNE 2026					
JULY 2026					
AUGUST 2026					
SEPTEMBER 2026					