



Department Report

MEETING DATE: August 21, 2023

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

SUBJECT: June 28, 2023 through July 31, 2023

Development & Neighborhood Services

Planning & Engineering Division

NEW CASES

Braman Honda

A request by the owner for a minor site plan amendment (SP-97-06J) to modify the existing site plan to add 3 EV charging stations. The site is located at 5200 Lake Worth Road.

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.

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 (Was approved at the PZBA meeting on July 13, 2023)

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.

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. Sent to State for review as part of the State Expedited Review process for Comprehensive Plan Text amendments)

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 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) in preparation for the September transmittal (1st Reading). City Council update presentation will be on the August 21, 2023 Council meeting.

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; and 2) a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district. The site is located at 6714 Forest Hill Blvd in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. PZBA recommended approval at their meeting on May 11, 2023. Resubmittal for the site plan received on June 20, 2023. The special exception scheduled for City Council on June 5, 2023 was withdrawn and rescheduled to coincide with the Site Plan review. The site plan was approved at the PZBA meeting on July 13, 2023. The special exception and site plan will be scheduled for the City Council meeting on August 21, 2023.

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 property (previous Pawn Shop) DRC on June 15, 2023. Awaiting sufficiency response from Applicant).

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.

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). (Awaiting receipt of DRC comments response of April 26, 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. (Awaiting receipt of DRC comments response of April 26, 2023)

SITE PLAN AMENDMENTS

Astro Skating Center

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

Greenacres Bowl

A request by the owner for a request for a site and development plan approval (SP-73-02C) to create a landscape plan. The site is located at 6126 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)

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. Final inspections have been completed. Ready for closeout. Maintenance bond being sought.

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 received under staff review.

Blossom Trail (Nash Trail)

Plat application received on July 8, 2022. Complete submittal of application received. (Plat Revisions. Waiting on applicant to provide requested revised Plat and associated documents).

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 as well as DNS staff. Code enforcement has provided a time certain of July 19th to bring the exterior code maintenance items into compliance. Planning and Building Divisions are addressing outstanding site plan, engineering plan, and permit items.

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. Property is for sale. The City has received several inquiries regarding possible development options for the property.

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.

Hurricane Map Preparation

Update maps and roadway atlas with new streets and city boundary data.

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-2023-1997 – El Festival Familiar – In Process

A request for Temporary Use Permit approval for a free cultural event to unite the Hispanic community sponsored by Hispanos Unidos to be held on Saturday, September 9, 2023 from 12 noon to 6:00 pm to be held at Samuel J. Ferrari park, 2905 S. Jog Road. The event will have Live Entertainment, Food trucks, Merchandise Vendors and Amusement games/rides.

TU-2023-2214 –Hoffmans Chocolate Christmas Tree

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-2023-2363 –McDonalds

A temporary use permit request from McDonalds for their Grand Reopening Event 9/6/23 to 9/16/23 for a balloon arch, blow up of Ronald on the roof, raffles, tents and music at 6581 Forst Hill Blvd.

FY 2023 Data:

Case	Current Period	FY 2023 to Date	FY 2023 Budget
Annexation	0	1	2
Comprehensive Plan Amendment	1	3	5
Zoning Changes	1	4	3
Special Exceptions	0	3	5
Site Plans	0	3	5
Site Plan Amendments	2	8	14
Variances	1	2	4
Zoning Text Amendments	0	5	5

Inspection Type	Current Period	FY 2023 to Date	FY 2023 Budget
Landscaping	0	97	131
Zoning	0	45	121
Engineering	0	20	100

Building Division

Building Department Report (June 28, 2023 – July 31, 2023)

1) ADMINISTRATION:

- a) Researched and completed seventy-five (75) lien searches providing open and/or expired permit information.
- b) Researched and completed thirty-five (35) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD		FYTD 2023
New Applications Received / Permits Created	238		2234
Applications Approved	151		910
Applications Canceled	9		47
Applications Denied	0		26
Applications Reopened	0		30
Permits Issued	240		2013
Permits Completed	336		2053
Permits Canceled	12		68
Permits Reopened	120		452
Permits Expired	27		89
Inspections Performed	724		7047
Construction Value of Permits Issued	\$2,238,313.22		\$27,529,098.1
Construction Reinspection Fees	\$300.00		\$7,750
Extension/Renewal Fees	\$3,492.55		\$37,874.31
CO's Issued	23		91
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#
Lisa Dance Studio	3963 S Jog Rd		Interior Remodel	2023-2248
Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Carlyle Therapy	6685 Forest Hill #204		Interior Remodel	2023-2212
WSS	6358 Forest Hill	10,168	Interior Remodel	2023-2182
Planet Fitness	6488 Lake Worth Rd		Interior Remodel	2023-2140
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965
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 #
Smoothie King	3899 S Jog	1,000	Interior Buildout	2023-1731
Fire Station	2905 S Jog		Interior Remodel	2023-1733
McDonalds	6581 Forest Hill Blvd		Interior Remodel	2023-0639
Salon	3951 S Jog Rd	5,165	Interior Renovation – Convert Mercantile to Business Occupancy	2023-0425
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 Workship	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
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
Blossom Trail	5595 S Haverhill Rd/Common Area	76 S/F 154 T/H	0
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 (June 28, 2023 – July 31, 2023)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	143	1599
New Cases Started	39	413
Cases Complied	40	441
Current Open Cases	196	1815
Notices Sent	96	1354
Illegal Signs Removed from right-of-way	124	1631
Inspections Not Related to Active Code Cases	238	2071
Complaints Received and Investigated	51	185
Warning Tickets	203	1712

Code Enforcement - STATS

	NOTICES				WRITTEN	
	MAILED	SIGNS	INSPECTIONS	COMPLAINTS	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	94	82	235	12	141	
MAY 2023	156	113	169	24	146	
JUNE 2023	146	92	194	32	134	
JULY 2023	131	124	238	51	203	
AUGUST 2023						
SEPTEMBER 2023						



License Activity Report

Activity Date Range 06/26/23 - 08/02/23

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	1	0	0	0
Cont Office - Contractor Office	Business	1	0	0	1	0	0	0
Exemptions - Exemptions / Non-Profit	Business	2	0	0	2	0	0	0
Food Service - Food Service / Bar / Lounge	Business	1	0	0	2	3	0	0
General Retail - General Retail	Business	0	0	0	1	4	0	0
General Service - General Service	Business	9	0	0	8	3	0	0
Home - Home Based Business	Business	3	0	0	3	2	0	0
Industrial - Industrial	Business	1	0	0	1	0	0	0
Professional - Professional	Business	9	0	0	7	2	0	0
Rental Unit - Rental Unit	Business	7	0	0	8	2	0	0
Grand Totals		34	0	0	34	16	0	0

CITY OF GREENACRES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 06/26/2023 - To Date: 08/02/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement-Amusement & Entertainment					
Amusement Sq Ft-Amusement Square Feet	3	0	\$3,259.49	\$0.00	\$3,259.49
Vending Machine-Amuse/ Vending / Coin Operated	6	0	\$2,144.34	\$0.00	\$2,144.34
Food-Food Service	1	0	\$127.63	\$0.00	\$127.63
Food Per Seat-Food Per Seat	1	0	\$52.08	\$0.00	\$52.08
License Type Amusement-Amusement & Entertainment Totals	11	0	\$5,583.54	\$0.00	\$5,583.54
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	5	0	\$549.14	\$0.00	\$549.14
Com Inspection-Commercial Inspection	2	0	\$138.00	\$0.00	\$138.00
Transfer-Transfer	1	0	\$11.62	\$0.00	\$11.62
License Type Cont Office-Contractor Office Totals	8	0	\$698.76	\$0.00	\$698.76
License Type: Exemptions-Exemptions / Non-Profit					
Com Inspection-Commercial Inspection	2	0	\$138.00	\$0.00	\$138.00
License Type Exemptions-Exemptions / Non-Profit Totals	2	0	\$138.00	\$0.00	\$138.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	45	0	\$5,679.54	\$0.00	\$5,679.54
Food Per Seat-Food Per Seat	34	0	\$7,397.53	\$0.00	\$7,397.53
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$32.49	\$0.00	\$32.49
License Type Food Service-Food Service / Bar / Lounge Totals	80	0	\$13,109.56	\$0.00	\$13,109.56
License Type: General Retail-General Retail					

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General Retail-General Retail Sq Feet	48	0	\$14,884.24	\$0.00	\$14,884.24
Vending Machine-Amuse/ Vending / Coin Operated	4	0	\$227.43	\$0.00	\$227.43
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
General Service-General Service	5	0	\$581.10	\$0.00	\$581.10
Food Service-Food Service	2	0	\$255.26	\$0.00	\$255.26
Food Svc/Seating-Food Svc/Seating	1	0	\$52.08	\$0.00	\$52.08
License Type General Retail-General Retail Totals	66	0	\$16,375.11	\$0.00	\$16,375.11
License Type: General Service-General Service					
General Service-General Service	146	0	\$16,561.35	\$0.00	\$16,561.35
Com Inspection-Commercial Inspection	7	0	\$483.00	\$0.00	\$483.00
Cosmetology-Cosmetology / Barber	6	0	\$243.66	\$0.00	\$243.66
General Retail-General Retail Sq Feet	1	0	\$81.39	\$0.00	\$81.39
License Type General Service-General Service Totals	160	0	\$17,369.40	\$0.00	\$17,369.40
License Type: Home-Home Based Business					
Home-Home Based Business	83	0	\$6,613.90	\$0.00	\$6,613.90
Transfer-Transfer	1	0	\$8.14	\$0.00	\$8.14
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 Home-Home Based Business Totals	92	0	\$7,122.04	\$0.00	\$7,122.04
License Type: Industrial-Industrial					
Industrial Sq Ft-Industrial Square Feet	3	0	\$407.23	\$0.00	\$407.23
License Type Industrial-Industrial Totals	3	0	\$407.23	\$0.00	\$407.23
License Type: Professional-Professional					
Professional-Professional	58	0	\$6,833.70	\$0.00	\$6,833.70
Cosmetology-Cosmetology / Barber	29	0	\$1,137.09	\$0.00	\$1,137.09
Real Estate-Real Estate Broker / Ins Agents	8	0	\$781.20	\$0.00	\$781.20
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
Transfer-Transfer	1	0	\$3.00	\$0.00	\$3.00
General Service-General Service	19	0	\$2,208.18	\$0.00	\$2,208.18
License Type Professional-Professional Totals	116	0	\$11,032.17	\$0.00	\$11,032.17

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License Type: Rental Office-Rental Office					
Rental Office-Rental Office	4		0	\$651.56	\$0.00
Rental Unit -Rental Unit	1		0	\$38.68	\$0.00
License Type Rental Office-Rental Office Totals	5		0	\$690.24	\$0.00
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	524		0	\$32,182.17	\$0.00
Rental Insp-Rental Inspection	9		0	\$430.00	\$0.00
Collection Fee-Collection Fee	5		0	\$125.00	\$0.00
Delinquent >150-Delinquent Over 150 Days	5		0	\$500.00	\$0.00
License Type Rental Unit-Rental Unit Totals	543		0	\$33,237.17	\$0.00
License Type: Storage/WH Units-Storage / Warehouse Units					
Storage/WH Units-Storage / Warehouse Units	2		0	\$1,466.53	\$0.00
License Type Storage/WH Units-Storage / Warehouse Units Totals	2		0	\$1,466.53	\$0.00