



## Department Report

**MEETING DATE:** September 28, 2022

**FROM:** Andrea McCue, City Manager

**SUBJECT:** August 1, 2022 through August 31, 2022

## Development & Neighborhood Services

### Planning & Engineering

#### NEW CASES

##### **ALFA-G Arcade**

A request by the owner for a special exception (SE-22-02) to allow for the relocation of an existing indoor recreation & amusement use from one bay location to another bay at location at 3797 S. Military Trail.

##### **Mint Eco Car Wash – 4840 Lake Worth Road**

A request by the applicant for a zoning text amendment (ZTA-22-17) to allow outdoor car detailing at a stand-alone car wash, a zoning map amendment (ZC-22-01) to change the subject property from Commercial General (CG) to Commercial Intensive (CI), a special exception (SE-22-03) and site and development plan (SP 22-04) to allow a stand-alone car wash at 4840 Lake Worth Road.

#### CURRENT PLANNING CASES

##### **3130 Perry Avenue**

A site and development plan to develop (SP-22-03) for vacant parcel to construct a 6241 sq. ft of office space totaling 4 bays for flexible office space. The site is located on the northeast corner of Perry Avenue and 10<sup>th</sup> Avenue South. (Scheduled for DRC meetings on August 11 and August 18, 2022)

##### **Buttonwood Plaza**

A master sign plan (MSP-22-01) to change/add existing colors to approved plan. The site is located at 3016 S. Jog Road. (Scheduled for DRC meetings on August 11 and August 18, 2022)

##### **ANX-08-01**

Annexation into the City of various road rights-of-way per Interlocal Annexation Agreement (ANX-07-05). (Staff review)

### **ANX-20-03 4180 S. Jog Road (Lake Worth Plaza West Shopping Center)**

A request by the owner for a voluntary annexation (ANX-20-03) for one parcel of land totaling approximately 27.14 acres. The site is located at 4180 S. Jog Road. The City has been negotiating an Interlocal Service Boundary Agreement with Palm Beach County, in accordance with Florida Statutes to facilitate the annexation of the plaza and the outparcels. Staff has received an Agreement from Palm Beach County and has started the adoption process. (Scheduled for first reading City Council on July 18, 2022 and on September 14, 2022 scheduled for second reading and adoption)

### **Bethesda Tabernacle**

A request by the owner for a request for a site and development plan approval (SP-99-04B) to modify the previously approved site plan and a special exception (SE-21-02) to for a house of worship and develop a 16,459 square foot House of Worship use and accessory uses at 4901 Lake Worth Road. (On August 1, 2022 applicant requested a hold on applications submitted.)

### **CPA-22-01**

A City-initiated request for a comprehensive plan amendment as required by the Evaluation and Appraisal Report (EAR).

### **Church of God 7<sup>th</sup> 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 a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window and 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 in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. (Resubmittal received on March 25, 2022, under consultant review. Awaiting receipt of complete resubmittal package)

### **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.

### **ISBA-2020 Northeast Corner of S Jog and Lake Worth Road – ANX-22-01**

A request initiated by the City of Greenacres to Palm Beach County for a Interlocal Service Boundary Agreement (ISBA) to address the potential issues for services upon annexation for the unincorporated property located at the north west corner of Lake Worth Road and South Jog Road. City Council approved Resolution 2020-45 to initiate the action on November 2, 2020. Palm Beach County Board of County Commissioners adopted a Resolution to support the ISBA. City and County staff met in January to start drafting the Agreement and continue to work out issues. City staff and the property owner met with Palm Beach County Fire Rescue and a representative from IAFF on June 29, 2021. Staff is checking in with County staff weekly for an update on the proposed language for the Agreement. PBC Staff has recently forwarded the Agreement, staff is reviewing it and starting the process to bring to Council for adoption.

(On July 18, 2022 was presented to City Council for first reading. Scheduled for second reading and adoption on August 15, 2022)

### **Pink Bird Stand Alone Car Wash**

A request by the applicant to change the special exception (SE-22-01) for a stand alone car wash in a commercial general zoning district. A site and development plan (SP-22-02) request to construct a stand alone car wash. The site is located at 6200 Lake Worth Road. (Resubmittal received on August 20, 2022 under staff review.)

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## **SITE PLAN AMENDMENTS**

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### **Riverbridge Centre**

A request by the property owner for a Site Plan Amendment to modify parking and the surrounding area of a stand-alone ATM machine located within the parking lot of the River Bridge Shopping Center.

### **Sunoco – 3067 S Jog Road**

A site and development plan amendment (SP-96-05C) to enlarge car detailing operations from three parking spaces to five parking spaces The site is located at 3067 S Jog Road. (Scheduled for DRC meetings on August 11 and August 18, 2022)

### **Taco Bell – 6265 Lake Worth Road**

A Site and Development Plan Minor Amendment (SP-18-05A) for modifications to the site plan for Taco Bell at 6265 Lake Worth Road to include a second drive through lane, by-pass lane and creation of outdoor seating.

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## **ZONING TEXT AMENDMENTS**

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### **ZTA-21-02 Uses**

A request by the Planning & Engineering Department for a zoning text amendment to reflect uses in all zoning districts.

### **ZTA-22-05**

A City-initiated request for a text amendment to add Adult Entertainment to zoning districts. Scheduled for Planning and Zoning Board of Adjustment & Appeals on July 14, 2022. (Scheduled for first reading at City Council on August 15, 2022 and second reading and adoption on September 14, 2022.)

### **ZTA-22-09**

A City-initiated request for a text amendment to complete a comprehensive update to the Sign Regulations in order to regulate the location, number, size, use, appearance, construction and maintenance of all signs permitted in each zoning district. (Scheduled for first reading on September 14, 2022 and second reading and adoption on September 28, 2022)

### **ZTA-22-11**

A City-initiated request for a text amendment to add Outdoor sales regulations. (Scheduled for Planning and Zoning Board of Adjustment & Appeals on July 14, 2022. Scheduled for first reading at City Council on September 14, 2022.)

**ZTA-22-12**

A City-initiated request for a text amendment to amend the City's Tree Removal Permit criteria to be in compliance with newly adopted State legislation. Scheduled for Planning and Zoning Board of Adjustment & Appeals on August 11, 2022. Scheduled for first reading at City Council meeting on September 14, 2022 and second reading on September 28, 2022)

**ZTA-22-13**

A City-initiated request for a text amendment to add regulations for drainage between properties.

**ZTA-22-14**

A City-initiated request for a text amendment to Property Maintenance Code.

**ZTA-22-16**

A City-initiated request for a text amendment to modify business tax receipt and fees. (Scheduled for Planning and Zoning Board of Adjustment & Appeals on July 14, 2022)  
Staff Review

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**RESIDENTIAL PERMITS**

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**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. MOT Plan issued drainage work to begin October 5, 2020.

**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. Drainage, subgrade inspections are approximately 80% completed.

**Blossom Trail (Nash Trail)**

Plat application received on July 8, 2022. Complete submittal of application received. (Sent for consultant review August 17, 2022)

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**COMMERCIAL PERMITS**

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**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.

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## CAPITAL IMPROVEMENTS

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### Original Section Drainage Improvement – Phase 8

An application for Phase 8 of the Original Section Drainage Improvements project was submitted to DES on February 8, 2021. The CDBG Grant Agreement for FY 21-22 was approved by City Council on August 18, 2021. Agreement sent to DHES on August 25, 2021. Design completed January 28, 2022, expected to advertise for bid on January 30, 2022. Pre application meeting was held on February 10, 2022. The bid opening was held on March 2, 2022. On March 21, 2022 the City Council awarded bid to TCLM, Inc. Preconstruction meeting was held on April 19, 2022. Notice to Proceed issued April 20, 2022. Construction start date was April 28, 2022. Project is in final phases of construction.

### Dillman Trail

Preconstruction meeting held on May 31, 2022. Notice to Proceed issued June 1, 2022. Preconstruction meeting held. Construction start date scheduled for August 15, 2022.

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### FY 2022 Data:

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Case	Current Period	FY 2021 to Date	FY 2021 Budget
Annexation	0	0	2
Comprehensive Plan Amendment	0	4	5
Zoning Changes	0	1	3
Special Exceptions	0	1	5
Site Plans	0	2	5
Site Plan Amendments	1	10	14
Variances	0	0	4
Zoning Text Amendments	3	12	3

Inspection Type	Current Period	FY 2021 to Date	FY 2021 Budget
Landscaping	10	60	130
Zoning	9	40	121
Engineering	3	96	100

## Building Division

### 1) ADMINISTRATION:

- a) Researched and completed one hundred and fifty (150) for August, lien searches providing open and/or expired permit information.
- b) Researched and completed seventy-one (71) records requests for historical permits.

### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2021
New Applications Received / Permits Created	345	3659
Applications Approved	88	821
Applications Canceled	5	35
Applications Denied	1	57
Applications Reopened	1	33
Permits Issued	349	3535
Permits Completed	219	2534
Permits Canceled	9	115
Permits Reopened	34	297
Permits Expired	19	99
Inspections Performed	728	6761
Construction Value of Permits Issued	\$4,253,167.44	\$48,574,452.32
Construction Reinspection Fees	\$600.00	\$6,200
Extension/Renewal Fees	\$2,187.59	\$5,049.78
CO's Issued	2	20
CC's Issued	0	11
Temporary CO's Issued	0	0

**3) BUSINESS AND CONTRACTOR REGISTRATION: See Attached Reports**

**4) PERMIT APPLICATIONS IN PLAN REVIEW – PRINCIPAL NEW OR REMODEL PROJECTS:**

PROJECT	ADDRESS	SIZE sq.ft.	DESCRIPTION	PERMIT#
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Construct two new classroom buildings & one bathroom building	2021-3230
La Pescacunia Restaurant	4840 Lake Worth Rd	2,933	Interior Remodel of former La Granja	2022-1308
Public Storage	6351 Lake Worth Rd		Interior Remodel	2022-2283
Sunnyside	6520 Lake Worth Rd	2,870	Interior Remodel of the former Boston Market	2022-3332
Habitat ReStore	4639 Lake Worth Rd	6,306	Interior Remodel	2022-2634
Publix	6790 Forest Hill Blvd		Interior Remodel-Décor and Layout changes	2022-3630
IHOP	6708 Forest Hill Blvd	4,321	Interior Remodel-Walls, Doors, Plumbing Fixtures	2022-3510

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

PROJECT	ADDRESS	SIZE sq.ft.	DESCRIPTION	PERMIT #
Palm Beach Christian Academy	5208 S Haverhill Rd	4,250	Sitework-Utilities, Paving, Excavation	2021-3295
Sylvan Learning Center	6153 Lake Worth Rd	360	Interior Renovation – New Offices	2022-2507
ABCE Restaurant	3034 S Jog Rd	1,400	Interior Renovation	2022-1302
Kids In Care	2904 S Jog Rd	3,385	Remodel – Outpatient Medical Facility	2022-0454
AT & T	5177 Lake Worth Rd	1,260	Exterior Façade Improvement	2022-2421
Catayu Baking	3797 S Military Trail		Convert former Carolina Furniture store into Factory for Bakery with Business Use	2021-3806
Eagle Grill	4624 Lake Worth Rd	1,100	Remodel New Kitchen & Accessible Restroom	2021-4016

Convenience Store/Laundry	5470 10 <sup>th</sup> Ave N	1,604	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939	House of Worship	2021-0365
Isabel Barber Salon	3820 S Jog Rd	1,040	Remodel Add Mani/Pedi Stations New Salon	2020-2742
Mission of Grace	6200 Lake Worth Rd	3690	Convert former Restaurant to House of Worship	2020-2095
Mission of Grace	6200 Lake Worth Rd		Interior Demo of Former Steak N Shake	2020-1748
Church of God 7 <sup>th</sup> Day	3535 S Jog Rd	11,500	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	0
Original Section	310 Jennings Ave	1,696 sq. ft.	New Single Family
Original Section	346 Perry Ave	1,761 sq. ft.	New Single Family
Colonial Estates	New Mobile Homes	25	0

**Code Enforcement Division**

	DURING THIS PERIOD	FYTD 2021
Inspections Related to Active Code Cases	189	4,521
New Cases Started	65	1,436
Cases Complied	67	1,112
Current Open Cases	296	3,278
Notices Sent	145	4,261



Illegal Signs Removed from right-of-way	306	4,474
Inspections Not Related to Active Code Cases	202	2,744
Complaints Received and Investigated	22	547
Warning Tickets	376	2,911