



Department Report

MEETING DATE: July 18, 2022

FROM: Kara L. Irwin-Ferris, Director of Development & Neighborhood Services

SUBJECT: June 1, 2022 through June 30, 2022

Development & Neighborhood Services

Planning & Engineering

NEW CASES

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.

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 10th Avenue South.

CURRENT PLANNING CASES

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 Planning and Zoning Board of Appeals meeting on July 14, 2022 and first reading City Council on July 18, 2022)

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. (Resubmittal received on June 2, 2022 and is under staff review.)

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 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)

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.

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. (DRC comments sent to applicant on February 25, 2022. On March 25, 2022 resubmittal received and reviewed. Resubmittal received on May 25, 2022 under staff review.

SITE PLAN AMENDMENTS

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.

ZTA-21-02 Uses

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

ZTA-21-05 MXD-O

A request by the Planning & Engineering Department for a zoning text amendment to modify MXD-O. . (Staff review)

ZTA-22-05

A City-initiated request for a text amendment to add Adult Entertainment to zoning districts. (Staff review)

ZONING TEXT AMENDMENTS

ZTA-22-07

A City-initiated request for a text amendment to amend the final and preliminary plat procedures. (Staff review)

ZTA-22-08

City-initiated zoning text amendment to require all fees owed the City to be paid prior to issuance of a Business Tax Receipt. (Scheduled for DRC review on May 12 and May 19, 2022)

ZTA-22-09

A City-initiated request for a text amendment to amend the Sign regulations

ZTA-22-10

A City-initiated request for a text amendment to add right of way permits.

ZTA-22-11

A City-initiated request for a text amendment to add Outdoor sales regulations.

ZTA-22-12

A City-initiated request for a text amendment modify Tree Removal regulations

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-22-15

A City-initiated request for a text amendment to add Engineering Permits.

ZTA-22-16

A City-initiated request for a text amendment to modify business tax receipt and fees.

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. 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 70% completed.

COMMERCIAL PERMITS

Braman Honda

Revised replat under review. Construction of the vehicle storage lot is complete. Permit application for the recently approved service department expansion (SP-97-06G) was issued. Comments sent to applicant on March 22, 2021. Replat was approved at City Council meeting on April 18, 2022. Awaiting receipt of recorded plat.

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.

CAPITAL IMPROVEMENTS

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. Construction start date scheduled for August 15, 2022.

FY 2022 Data:

| 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 | 0 | 9 | 14 |
| Variances | 0 | 0 | 4 |
| Zoning Text Amendments | 1 | 8 | 3 |

| Inspection Type | Current Period | FY 2021 to Date | FY 2021 Budget |
|------------------------|-----------------------|------------------------|-----------------------|
| Landscaping | 8 | 45 | 130 |
| Zoning | 7 | 29 | 121 |
| Engineering | 6 | 86 | 100 |

Building Division**1) ADMINISTRATION:**

- a) Researched and completed ninety-six (96) lien searches providing open and/or expired permit information.
- b) Researched and completed fifty-nine (59) records request for historical permits.

2) PERMITS/INSPECTIONS:

| PERMITS/INSPECTIONS | DURING THIS PERIOD | FYTD 2021 |
|---|---------------------------|------------------|
| New Applications Received / Permits Created | 321 | 2,567 |
| Applications Approved | 94 | 555 |
| Applications Canceled | 5 | 24 |
| Applications Denied | 1 | 52 |
| Applications Reopened | 6 | 28 |
| Permits Issued | 329 | 2,457 |
| Permits Completed | 222 | 1,879 |
| Permits Canceled | 17 | 77 |
| Permits Reopened | 31 | 183 |
| Permits Expired | 21 | 42 |
| Inspections Performed | 519 | 4,790 |

| | | |
|--------------------------------------|----------------|-----------------|
| Construction Value of Permits Issued | \$6,023,337.56 | \$31,264,800.01 |
| Construction Reinspection Fees | \$600.00 | \$4,000 |
| CO's Issued | 1 | 13 |
| CC's Issued | 0 | 11 |
| Temporary CO's Issued | 0 | 0 |

3) BUSINESS AND CONTRACTOR REGISTRATION (see attached reports):

| ACTION | DURING THIS PERIOD | FYTD 2021 |
|---------------------------|--------------------|--------------|
| BTR Inspections Performed | 47 | 193 |

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

| PROJECT | ADDRESS | SIZE | DESCRIPTION | PERMIT# |
|------------------------------|---------------------|-------|---|-----------|
| Palm Beach Christian Academy | 5208 S Haverhill Rd | 4,250 | Construct two new classroom buildings & one bathroom building | 2021-3230 |
| ABCE Restaurant | 3034 S Jog Rd | 1,400 | Interior Renovation | 2021-1302 |
| Sylvan Learning Center | 6153 Lake Worth Rd | 360 | Interior Renovation – New Offices | 2022-2507 |

5) PROJECTS IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

| PROJECT | ADDRESS | SIZE | DESCRIPTION | PERMIT # |
|--------------|---------------|-------|---------------------------------------|-----------|
| 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 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 Workshop | 2021-0365 |
| Greenacres Plaza Landlord Improvements | 3953 S Jog Rd | | Interior Remodel – Subdivide one bay into three. | 2021-2600 |
| Greenacres Plaza Landlord Improvements | 3951 S Jog Rd | | Interior Remodel – Subdivide one bay into three. | 2021-2599 |
| Greenacres Plaza Landlord Improvements | 3949 S Jog Rd | | Interior Remodel – Subdivide one bay into three. | 2021-2598 |
| Target | 5900 Lake Worth Rd | 1,394 | Remove Café/Snack Bar & Convert to Online Pick-Up Storage Area | 2021-0756 |
| Supertech Communications (Waiting for a Contractor) | 5305 Lake Worth Rd | 800 | Interior Remodel | 2021-1498 |
| 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 sq. ft. | Convert former Restaurant to House of Workshop | 2020-2095 |
| Mission of Grace | 6200 Lake Worth Rd | | Interior Demo of Former Steak N Shake | 2020-1748 |
| 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 |
|---------------------|---------------------------------|---------------------------|-------------------|
| Ranchette Townhomes | 1093 Ranchette Rd / Common Area | 74 T/H | 0 |
| Catalina Estates | 4500 Catalina Way / Common Area | 20 S/F | 0 |
| Original Section | 249 Martin Ave | 1,797 sq. ft. | New Single Family |
| Original Section | 349 Jackson Ave | 1,951 sq. ft. | New Single Family |

| | | | |
|------------------|------------------|---------------|-------------------|
| Original Section | 461 Swain Blvd | 1,761 sq. ft | New Single Family |
| Original Section | 457 Swain Blvd | 1,761 sq. ft. | New Single Family |
| Original Section | 453 Swain Blvd | 1,761 sq. ft. | New Single Family |
| Original Section | 310 Jennings Ave | 1,696 sq. ft. | New Single Family |
| Original Section | 346 Perry Ave | 1,761 sq. ft. | New Single Family |
| Original Section | 3119 Martin Ave | 1,664 sq. ft. | New Single Family |
| Original Section | 3129 Martin Ave | 1,664 sq. ft. | New Single Family |
| Colonial Estates | New Mobile Homes | 25 | 0 |

Code Enforcement Division

| CODE ENFORCEMENT | DURING THIS PERIOD | FYTD 2021 |
|--|--------------------|-----------|
| Inspections Related to Active Code Cases | 223 | 4142 |
| New Cases Started | 84 | 1298 |
| Cases Complied | 55 | 996 |
| Current Open Cases | 292 | 2674 |
| Notices Sent | 212 | 3872 |
| Illegal Signs Removed from right-of-ways | 202 | 3972 |
| Inspections Not Related to Active Code Cases | 180 | 2346 |
| Complaints Received and Investigated | 20 | 504 |
| Warning Tickets | 295 | 2259 |