



## Department Report

**MEETING DATE:** July 17, 2023

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

**SUBJECT:** May 1, 2023 through June 27, 2023

## Development & Neighborhood Services

### Planning & Engineering Division

#### NEW CASES

##### **Mint Eco Car Wash**

Minor site plan amendment (SP-22-04A) to comply with conditions of approval to add tree and shrubs to screen the car wash tunnel from lake worth road and to relocate the lift station to the east side of the property to address water utility comments.

##### **Bethesda Tabernacle**

A request by the owner for a request 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 for a house of worship and develop a 28,930 square foot House of Worship use and accessory uses at 4901 Lake Worth 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)

#### 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 (Scheduled for PZBA meeting on July 13, 2023)

##### **CPA-23-01**

A Comprehensive Plan Text Amendment to create a new Multiple Land Use (MLU) Designation providing for a mixture of high density residential if tiered density bonus provisions are met and non-residential uses. (Scheduled for the PZBA meeting on May 11, 2023 and scheduled for City Council first reading on June 5, 2023.)

##### **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 10<sup>th</sup> 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 a comprehensive plan text and map amendment as required by the State Evaluation and Appraisal View (EAR) due to be transmitted to the State by September 1, 2023. (Scheduled for the PZBA meeting on May 11, 2023)

**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: 1) a site and development plan (SP-85-12RR) approval to construct a 4,646 fast food restaurant with a drive-thru window; 2) a special exception (SE-21-03) request to allow a fast food/drive thru restaurant in a commercial intensive zoning district; and 3) a variance (BA-23-01) request to reduce the east and west landscape buffers from 10' to 3' and the north landscape buffer from 25' to 7' and to delete the pass-by lane required for a fast-food restaurant located at 6714 Forest Hill Blvd in the Riverbridge Center. The site is located in the River Bridge Centre on the southwest corner of Forest Hill Blvd and S. Jog Road. Scheduled for PZBA meeting on May 11, 2023. Resubmittal for the site plan received on June 20, 2023. The special exception is scheduled for City Council on June 5, 2023 was withdrawn and will be rescheduled.)

**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, rescheduled to the April, 2023 meeting. A time extension to respond to DRC comments was requested and approved which will expire on April 19, 2023. Scheduled for DRC on June 15, 2023).

**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)

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**SITE PLAN AMENDMENTS**

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**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 and to modify their landscape plan. The site is located at 3100 S Jog 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. (Awaiting receipt of remaining fees for Major Site plan amendment. Time extension granted until May 3, 2023)

**Taco Bell**

A minor site plan amendment (SP-18-05B) to rework the drive-thru to allow for stacking, add required escape lane, update landscaping and exterior and sign changes to the building. The site is located at 6265 Lake Worth Road.

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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. Project being built. Zoning, landscape and building inspections are being conducted when requested. Final inspections have been completed. Ready for closeout

**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. (Under staff review).

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## NON RESIDENTAL 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 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. Waiting on applicant to advise on proposed future use of property.

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## GIS

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### **Banner Location Maps**

Banner locations provided by Public Works to be digitized and kept in GIS format. Database and individual maps were created to show locations of banners.

### **Public School Attendance Maps**

Maps requested by City Manager to show attendance zones for elementary, middle, and high schools within the Greenacres, Palm Springs, Atlantis and PBC areas.

### **Hurricane FEMA Flood Map**

Updated the City's FEMA flood map with latest FEMA flood zone and description for Administration's office hurricane guide.

### **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.

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## TEMPORARY USE PERMITS

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### **TU-2023-1574 – Ignite the Night - Issued**

A request by the City of Greenacres for a temporary use event to be held on July 4, 2023 ("Ignite the Night."). There will be food trucks, vendors, entertainment and fireworks held from 5:30 pm to 10:00 pm at Samuel J. Ferreria Community Park, 2905 S. Jog Road.

**TU-2023-1748 – Holy Fireworks Temporary Use Permit @ 3100 Jog Road - Issued**

A request by Anthony Pasquino for a temporary use permit to set up a tent and banner from June 27th 2023 through July 4, 2023, at the closed Atlantis Skateway property, now known as Astro Skati Center. The hours of operation will be from 9:00 am to 9:00 pm to sell seasonal fireworks and sparkle

**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.

**FY 2023 Data:**

<b>Case</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Annexation	0	1	2
Comprehensive Plan Amendment	0	2	5
Zoning Changes	0	3	3
Special Exceptions	0	3	5
Site Plans	0	3	5
Site Plan Amendments	1	6	14
Variances	0	1	4
Zoning Text Amendments	0	5	5

<b>Inspection Type</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Landscaping	0	97	131
Zoning	0	45	121
Engineering	4	20	100

**Building Division****Building Department Report  
(May 1, 2023 – June 27, 2023)****1) ADMINISTRATION:**

- a) Researched and completed ninety-six (92) lien searches providing open and/or expired permit information.
- b) Researched and completed thirty-five (36) records requests for historical permits.

## 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	183	1996
Applications Approved	103	639
Applications Canceled	2	38
Applications Denied	2	26
Applications Reopened	1	30
Permits Issued	171	1773
Permits Completed	163	1717
Permits Canceled	6	56
Permits Reopened	22	332
Permits Expired	3	62
Inspections Performed	414	6323
Construction Value of Permits Issued	\$2,682,184.52	\$25,290,784.97
Construction Reinspection Fees	\$600.00	\$7,450
Extension/Renewal Fees	\$2,036.38	\$34,381.76
CO's Issued	9	68
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#
Planet Fitness	6488 Lake Worth Rd		Interior Remodel	2023-2140
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965

Smoothie King	3899 S Jog	1,000	Interior Buildout	2023-1731
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 #
Fire Station	2905 S Jog		Interior Remodel	2023-1733
McDonalds	6581 Forest Hill Blvd		Interior Remodel	2023-0639
Paymore	2930 S Jog Rd		Tenant Improvement	2023-1218
Salon	3951 S Jog Rd	5,165	Interior Renovation – Convert Mercantile to Business Occupancy	2023-0425
Mochinut Shop	6722 Forest Hill Blvd	1,987	Construct New Coffee Donut Shop	2022-3927
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 <sup>th</sup> Ave N	1,604 sq.ft.	Interior Remodel – Add Coin Laundry to Convenience Store	2021-1191
Ministries in Bethel	3950 S 57 <sup>th</sup> Ave	6,939 sq.ft.	House of Workship	2021-0365
Church of God 7 <sup>th</sup> 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 (May 1, 2023 – June 27, 2023)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	392	1456
New Cases Started	126	374
Cases Complied	101	401
Current Open Cases	211	1619
Notices Sent	146	1258
Illegal Signs Removed from right-of-way	92	1507
Inspections Not Related to Active Code Cases	194	1833
Complaints Received and Investigated	32	134
Warning Tickets	134	1509

## Code Enforcement - STATS

	NOTICES		SIGNS	INSPECTIONS	COMPLAINTS	WRITTEN <u>WARNINGS</u>
	MAILED					
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						
AUGUST 2023						
SEPTEMBER 2023						



# License Activity Report

Activity Date Range 05/01/23 - 06/23/23

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Food Service - Food Service / Bar / Lounge	Business	2	0	0	2	0	0	0
General Retail - General Retail	Business	3	0	0	2	3	0	0
General Service - General Service	Business	10	0	0	11	2	0	0
Home - Home Based Business	Business	14	0	0	14	5	0	0
Industrial - Industrial	Business	1	0	0	1	0	0	0
Professional - Professional	Business	11	0	0	11	0	0	0
Rental Unit - Rental Unit	Business	15	0	0	22	18	0	0
Grand Totals		56	0	0	63	28	0	0

# Licensing Revenue Summary Report

## Licensing Revenue Summary Report - Summary

From Date: 05/01/2023 - To Date: 06/23/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	4	0	\$370.74	\$0.00	\$370.74
Food Per Seat-Food Per Seat	2	0	\$325.50	\$0.00	\$325.50
Com Inspection-Commercial Inspection	3	0	\$207.00	\$0.00	\$207.00
Transfer-Transfer	1	0	\$25.00	\$0.00	\$25.00
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
License Type Food Service-Food Service / Bar / Lounge Totals	12	0	\$1,053.24	\$0.00	\$1,053.24
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	4	0	\$969.59	\$0.00	\$969.59
Com Inspection-Commercial Inspection	3	0	\$207.00	\$0.00	\$207.00
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
License Type General Retail-General Retail Totals	9	0	\$1,301.59	\$0.00	\$1,301.59
License Type: General Service-General Service					
General Service-General Service	13	0	\$866.12	\$0.00	\$866.12
Com Inspection-Commercial Inspection	11	0	\$759.00	\$0.00	\$759.00
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
Cosmetology-Cosmetology / Barber	1	0	\$38.68	\$0.00	\$38.68
License Type General Service-General Service Totals	29	0	\$1,913.80	\$0.00	\$1,913.80
License Type: Home-Home Based Business					
Home-Home Based Business	17	0	\$839.14	\$0.00	\$839.14
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	25	0	\$1,339.14	\$0.00	\$1,339.14
License Type: Industrial-Industrial					
Industrial Sq Ft-Industrial Square Feet	1	0	\$81.45	\$0.00	\$81.45

## CITY OF GREENACRES

## Licensing Revenue Summary Report

## Licensing Revenue Summary Report - Summary

From Date: 05/01/2023 - To Date: 06/23/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
Com Insp-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Industrial-Industrial Totals	2	0	\$150.45	\$0.00	\$150.45
License Type: Professional-Professional					
Professional-Professional	5	0	\$305.10	\$0.00	\$305.10
Cosmetology-Cosmetology / Barber	4	0	\$81.24	\$0.00	\$81.24
Real Estate-Real Estate Broker / Ins Agents	2	0	\$97.66	\$0.00	\$97.66
License Type Professional-Professional Totals	11	0	\$484.00	\$0.00	\$484.00
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	31	0	\$950.74	\$0.00	\$950.74
Rental Insp-Rental Inspection	17	0	\$1,100.00	\$0.00	\$1,100.00
Rental Re-Insp-Rental Re-Inspection	1	0	\$21.00	\$0.00	\$21.00
Collection Fee-Collection Fee	12	0	\$300.00	\$0.00	\$300.00
Delinquent >150-Delinquent Over 150 Days	12	0	\$1,200.00	\$0.00	\$1,200.00
License Type Rental Unit-Rental Unit Totals	73	0	\$3,571.74	\$0.00	\$3,571.74