



## Department Report

**MEETING DATE:** April 17, 2023

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

**SUBJECT:** April 1, 2023 through April 30, 2023

## Development & Neighborhood Services

### Planning & Engineering Division

#### NEW CASES

##### **Unity of Title – Mint Echo**

The Unity of Title involves three (3) parcels located approximately 200 feet west of the intersection of Empire Way and Lake Worth Road on the south side of Lake Worth Road at 4840 Lake Worth Road. The property owner previously obtained approval from the City of Greenacres to build a stand-alone car wash on the parcels. This request is to combine the three parcels.

##### **El Car Wash (fka Pink Bird)**

A minor site plan amendment to reduce footprint of car wash facility from 3,945 to 3,674 sq. ft. and to change the exterior building colors. The site is located at 6200 Lake Worth Road.

##### **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.

#### 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 (Awaiting receipt of DRC comments response)

##### **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)

##### **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. (Awaiting receipt of DRC comments and outside agency approvals. Scheduled for PZBA meeting on May 11, 2023)

**Crown Plaza – House of Worship**

A request by Crown Plaza's property owner for a minor special exception amendment (SE-95-03B) changing the days and hours and square footage of a new house of worship at 6412 Melaleuca Lane. (Application was administratively withdrawn on April 12, 2023 due to lack of activity)

**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. Resubmittals received on April 18, 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). (Scheduled for DRC review on April 13, 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. (Scheduled for DRC review on April 13, 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) to change the color scheme of the exterior building. 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)

### **Tree Tops Motel & Paul's Motel (5475 & 5445 Lake Worth Road)**

A major site plan amendment (SP-07-07A) and a minor site plan amendment (SP-79-03A) to close the existing entrances and create one access point for both motels. (Administratively withdrawn on April 25, 2023)

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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.

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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 scheduled.

### **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. Waiting on applicant to provide outside agency approvals for engineering close out to be accepted.

#### **Blossom Trail (Nash Trail)**

Plat application received on July 8, 2022. Complete submittal of application received. (Plat resubmittal received on March 10, 2023 and under staff review).

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

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#### **FY 2023 Data:**

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

<b>Inspection Type</b>	<b>Current Period</b>	<b>FY 2023 to Date</b>	<b>FY 2023 Budget</b>
Landscaping	10	97	131
Zoning	6	45	121
Engineering	6	16	100

## Building Division

### Building Department Report (April 1, 2023 – April 30, 2023)

#### 1) ADMINISTRATION:

- a) Researched and completed sixty-four (64) lien searches providing open and/or expired permit information.
- b) Researched and completed twenty-eight (28) records requests for historical permits.

#### 2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	283	1547
Applications Approved	144	536
Applications Canceled	0	25
Applications Denied	1	24
Applications Reopened	4	22
Permits Issued	236	1363
Permits Completed	206	1235
Permits Canceled	11	44
Permits Reopened	118	251
Permits Expired	5	48
Inspections Performed	599	5146
Construction Value of Permits Issued	\$2,858,590.15	\$19,929,481.15
Construction Reinspection Fees	\$750.00	\$6,300.00
Extension/Renewal Fees	\$3,415.64	\$22,178.17
CO's Issued	14	59
CC's Issued	0	2
Temporary CO's Issued	0	1

#### 3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
McDonalds	6581 Forest Hill Blvd		Interior Remodel	2023-0639
Ice Cream Shop	4509 Lake Worth Rd	1,066	Interior Remodel Change	2023-0373

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Vyda Salon	2184 S Jog Rd		Tenant Improvement	2023-0494
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 Worship	2021-0365
Church of God 7 <sup>th</sup> Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382

**7) PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:**

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D
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  
(April 1, 2023 – April 30, 2023)**

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	119	1064
New Cases Started	30	248
Cases Complied	38	300
Current Open Cases	205	1408
Notices Sent	160	1112
Illegal Signs Removed from right-of-way	82	1415
Inspections Not Related to Active Code Cases	161	1639
Complaints Received and Investigated	9	102
Warning Tickets	127	1375

## Code Enforcement - STATS

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





# License Activity Report

Activity Date Range 04/01/23 - 04/30/23

Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	License Renewed	License Revoked	License Canceled
Cont Office - Contractor Office	Business	1	0	0	1	0	0	0
Contractor Reg - Contractor Registration	Business	35	0	0	25	2	0	0
Food Service - Food Service / Bar / Lounge	Business	0	0	0	0	1	0	0
General Retail - General Retail	Business	3	0	0	4	1	0	0
General Service - General Service	Business	7	0	0	6	2	0	0
Home - Home Based Business	Business	5	0	0	4	0	0	0
Professional - Professional	Business	3	0	0	4	2	0	0
Rental Unit - Rental Unit	Business	9	0	0	11	19	0	0
Grand Totals		63	0	0	55	27	0	0

CITY OF GREENACRES

# Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary  
From Date: 04/01/2023 - To Date: 04/30/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Cont Office-Contractor Office					
Cont Office-Contractor Office	1	0	\$61.02	\$0.00	\$61.02
Com Inspection-Commercial Inspection	1	0	\$69.00	\$0.00	\$69.00
License Type Cont Office-Contractor Office Totals	2	0	\$130.02	\$0.00	\$130.02
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	1	0	\$121.55	\$0.00	\$121.55
Food Per Seat-Food Per Seat	1	0	\$82.60	\$0.00	\$82.60
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	4	0	\$329.15	\$0.00	\$329.15
License Type: General Retail-General Retail					
General Retail-General Retail Sq Feet	6	0	\$713.59	\$0.00	\$713.59
Vending Machine-Amuse/ Vending / Coin Operated	1	0	\$48.74	\$0.00	\$48.74
Com Inspection-Commercial Inspection	4	0	\$276.00	\$0.00	\$276.00
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
25% Penalty-25% Penalty	1	0	\$40.72	\$0.00	\$40.72
License Type General Retail-General Retail Totals	14	0	\$1,204.05	\$0.00	\$1,204.05
License Type: General Service-General Service					
General Service-General Service	12	0	\$1,076.44	\$0.00	\$1,076.44
Com Inspection-Commercial Inspection	6	0	\$414.00	\$0.00	\$414.00
Transfer-Transfer	1	0	\$11.07	\$0.00	\$11.07
Collection Fee-Collection Fee	6	0	\$150.00	\$0.00	\$150.00
Delinquent > 150-Delinquent Over 150 Days	6	0	\$600.00	\$0.00	\$600.00
License Type General Service-General Service Totals	31	0	\$2,251.51	\$0.00	\$2,251.51
License Type: Home-Home Based Business					
Home-Home Based Business	8	0	\$436.03	\$0.00	\$436.03
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
License Type Home-Home Based Business Totals	14	0	\$811.03	\$0.00	\$811.03
License Type: Professional-Professional					
Professional-Professional	5	0	\$476.51	\$0.00	\$476.51
Cosmetology-Cosmetology / Barber	1	0	\$20.31	\$0.00	\$20.31

Transfer-Transfer	1	0	\$11.62	\$0.00	\$11.62
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
License Type Professional-Professional Totals	13	0	\$883.44	\$0.00	\$883.44
License Type: Rental Unit-Rental Unit					
Rental Unit-Rental Unit	19	0	\$559.21	\$0.00	\$559.21
Rental Insp-Rental Inspection	9	0	\$450.00	\$0.00	\$450.00
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 Rental Unit-Rental Unit Totals	36	0	\$1,509.21	\$0.00	\$1,509.21