



Department Report

MEETING DATE: October 16, 2023

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

SUBJECT: September 1, 2023 through September 30, 2023

Development & Neighborhood Services

Planning & Engineering Division

NEW CASES

None.

CURRENT PLANNING CASES

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. (Awaiting response to sufficiency review).

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. State reviewed as part of the State Expedited Review process for Comprehensive Plan Text amendments and issued no objection recommendation or comments (ORC) report. Public hearing is required to take place within 180 days in order to adopt the 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 applicants response to DRC comments and outside agency approvals).

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). (City Council update presentation will be on October 2, 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. DRC meetings April 14 and April 21, 2022. 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 special exception and site plan were approved at the PZBA meeting on July 13, 2023. The special exception and site plan was scheduled for the City Council meeting on August 21, 2023, City Council postponed to October 2, 2023 meeting.

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. (Awaiting Sufficiency response from applicant to Letter dated August 23, 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) Staff/applicant meeting 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. (Staff anticipates initiating in the near future given progress on the City proposed Chickasaw Road Improvement)

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. (DRC comments response issued April 26, 2023, awaiting applicant response)

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. Approvals issued. Grand Opening took place. (Re-striping of the parking lot required to meet City code awaiting applicant compliance).

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)

ZONING TEXT AMENDMENTS

ZTA-23-01 – Prohibiting Medical Marijuana

A City-initiated request for a zoning text amendment amending Chapter 16 prohibiting the dispensing of Medical Marijuana within the City. The proposed ordinance also amends Chapter 9, Miscellaneous Offenses, to prohibit the dispensing of Medical Marijuana. (Scheduled for PZBA on September 14 and first reading scheduled for City Council on October 16, 2023)

ZTA-23-02 – Prohibiting Adult Arcades

A City-initiated request for a zoning text amendment amending Chapter 16 defining adult arcades, simulated gambling devices, and related terms and prohibiting the operation of adult arcades. The proposed ordinance also amends Chapter 9, Miscellaneous Offenses, to prohibit the operation of adult arcades. (Scheduled for PZBA on October 12 and first reading scheduled for City Council on October 16, 2023)

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. Approved Maintenance bond in place until July 2024.

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 approved.

Blossom Trail (Nash Trail)

Plat application received on July 8, 2022. Complete submittal of application received. (Plat Revisions. Waiting on applicant to provide required revised Plat and associated documents to proceed with Council Final Plat approval).

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 provided a time certain of July 19th to bring the exterior code maintenance items into compliance. (Applicant responded to Code Enforcement request for site maintenance. Code and Building Divisions will continue to address outstanding site 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.

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 – Approved

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 - Approved

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 - Approved

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 Forest Hill Blvd.

TU-2023-2627 – Not So Scary, Trunk or Treat – In Process

A temporary use permit request from Palm Beach County Sheriff's Office for Not So Scary, Trunk or Treat event to include food, candy, bounce house, face painter to be held at 501 Swain Blvd., on October 19, 2023 from 5:00 pm to 8:00 pm

TU-2023-2616 – National Night Out Against Crime 2023 – In Process

A temporary use permit request from Palm Beach County Sheriff's Office for National Night Out Against Crime to be held on Friday, October 20, 2023 from 5:00 pm to 8:00 pm at Samuel J. Ferrari Community Park.

TU-2023-2216 – Homecoming Parade - Approved

A temporary use permit request from John I. Leonard HS for their homecoming parade on October 12, 2023 from 1:00 pm to 3:00 pm.

TU-2023-2444 – Walmart Holiday Trailers - Approved

A temporary use permit request for holiday trailers to be located at Walmart through February 15, 2024. The site is located at 6294 Forest Hill Blvd.

TU-2023-2542 – Sol Y Vida - Approved

A temporary use permit request for a Open House Event for September 29, 2023 from 9:00 am to 1:00 pm for Sol Y Vida located at 6440 Lake Worth Road.

FY 2023 Data:

Case	Current Period	FY 2023 to Date	FY 2023 Budget
Annexation	0	1	2
Comprehensive Plan Amendment	0	3	5
Zoning Changes	0	4	3

Special Exceptions	0	3	5
Site Plans	0	3	5
Site Plan Amendments	0	10	14
Variances	0	2	4
Zoning Text Amendments	0	5	5

Inspection Type	Current Period	FY 2023 to Date	FY 2023 Budget
Landscaping	45	172	131
Zoning	40	128	121
Engineering	1	22	100

Building Division

Building Department Report (September 1, 2023 – September 30, 2023)

1) ADMINISTRATION:

- a) Researched and completed seventy-five (75) lien searches providing open and/or expired permit information.
- b) Researched and completed thirty (30) records requests for historical permits.

2) PERMITS/INSPECTIONS:

PERMITS/INSPECTIONS	DURING THIS PERIOD	FYTD 2023
New Applications Received / Permits Created	167	2597
Applications Approved	157	1201
Applications Canceled	3	58
Applications Denied	0	27
Applications Reopened	0	31
Permits Issued	191	2418
Permits Completed	200	2513
Permits Canceled	2	75
Permits Reopened	31	565
Permits Expired	56	132
Inspections Performed	493	8109
Construction Value of Permits Issued	\$2,465,021.07	\$31,957,043.69
Construction Reinspection Fees	\$400.00	\$8,950
Extension/Renewal Fees	\$1,608.59	\$42,789.66
CO's Issued	14	114
CC's Issued	0	2
Temporary CO's Issued	0	3

3) BUSINESS AND CONTRACTOR REGISTRATION:

(See Attached Summary Reports)

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

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT#
Walmart	3911 Jog Rd	15,000	Interior Remodel	2023-2761
El Car Wash	6200 Lake Worth Rd	3724	Construct Car Wash	2023-2487
Dunkin Donut	6097 Lake Worth Rd	1292	Interior Remodel	2023-2464
Lisa Dance Studio	3963 S Jog Rd		Interior Remodel	2023-2248
Certified Spine	6415 Lake Worth Rd #307	1598	Tennant Improvement	2023-2290
Planet Fitness	6488 Lake Worth Rd		Interior Remodel	2023-2140
Ice Cream Shop	4509 Lake Worth Rd	1,066	Interior Remodel Change	2023-0373

5) LARGER SCALE PROJECTS APPROVED AND IN PROGRESS – PRINCIPAL REMODELING/RENOVATION:

PROJECT	ADDRESS	SIZE	DESCRIPTION	PERMIT #
Gyro GR	6852 Forest Hill	1682	Interior Remodel	2023-1965
WSS	6358 Forest Hill	10,168	Interior Remodel	2023-2182
Carlyle Therapy	6685 Forest Hill #204		Interior Remodel	2023-2212
Smoothie King	3899 S Jog	1,000	Interior Buildout	2023-1731
Fire Station	2905 S Jog		Interior Remodel	2023-1733
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
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 Worship	2021-0365
Church of God 7 th Day	3535 S Jog Rd	11,500 sq. ft.	New Church	2016-2382

6) APPROVED PROJECTS IN PROGRESS – PRINCIPAL NEW CONSTRUCTION:

PROJECT	ADDRESS/LOCATION	UNITS OR SQ. FT. APPROVED	UNITS C.O.'D This Period / To Date
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	8/60
Catalina Estates	4500 Catalina Way / Common Area	20 S/F	0/20

Code Enforcement Division

Code Division Report (September 1, 2023 – September 30, 2023)

CODE ENFORCEMENT	DURING THIS PERIOD	FYTD 2023
Inspections Related to Active Code Cases	115	1851
New Cases Started	28	484
Cases Complied	37	512
Current Open Cases	180	2195
Notices Sent	53	1475
Illegal Signs Removed from right-of-way	257	2041
Inspections Not Related to Active Code Cases	325	2687
Complaints Received and Investigated	17	243
Warning Tickets	308	2193

Code Enforcement - STATS

	NOTICES				COMPLAINTS	WRITTEN WARNINGS
	MAILED	SIGNS	INSPECTIONS			
OCTOBER 2022	152	145	338	16	221	
NOVEMBER 2022	161	135	370	15	217	
DECEMBER 2022	107	321	206	12	194	
JANUARY 2023	161	269	208	10	263	
FEBRUARY 2023	175	200	169	16	131	
MARCH 2023	196	263	187	24	194	
APRIL 2023	94	82	235	12	129	
MAY 2023	156	113	169	24	146	
JUNE 2023	108	92	194	32	117	
JULY 2023	68	153	235	41	173	
AUGUST 2023	102	175	169	35	405	
SEPTEMBER 2023	86	257	115	17	308	



License Activity Report

Activity Date Range 09/01/22 - 09/30/23
Summary Listing

License Type	Category	Application Received	Application Denied	Application Approved	New License Issued	Licenses Renewed	Licenses Reopened	Licenses Cancelled
Amusement - Amusement & Entertainment	Amusement	3	0	0	3	32	0	0
Bar Office - Contractor Office	Business	5	0	0	6	2	0	0
Contractor Reg - Contractor Registration	Business	435	0	0	303	73	0	0
Exemptions - Exemptions / Non-Profit	Business	8	0	0	8	115	0	0
Food Service - Food Service / Bar / Lounge	Business	16	0	0	4	113	0	0
General Retail - General Retail	Business	26	0	0	27	135	0	0
General Service - General Service	Business	97	0	0	120	519	0	0
General Service - General Service Registration	Business	10	0	0	8	21	0	0
Home - Home Based Business	Business	60	0	0	40	510	0	0
Industrial - Industrial	Business	3	0	0	2	4	0	0
Insurance Co - Insurance Sales Company	Business	18	0	0	13	153	0	0
Professional - Professional	Business	90	0	0	90	350	0	0
Rental Office - Rental Office	Business	0	0	0	0	13	0	0
Rental Unit - Rental Unit	Business	142	0	0	152	1690	0	0
Storage/WH Units - Storage / Warehouse Units	Business	1	0	0	0	9	0	0
Wholesale - Wholesale	Business	0	0	0	1	0	0	0
Grand Totals		914	0	0	887	3785	0	0

CITY OF GREENACKES

Licensing Revenue Summary Report

Licensing Revenue Summary Report - Summary

From Date: 10/01/2022 - To Date: 10/31/2023

Charge Code	No. of Billing Transactions	No. of Adjustment Transactions	Billed Amount	Adjustments	Net Billed
License Type: Amusement, Amusement & Entertainment					
Amusement, Se. Th-Amusement Square Feet	15	0	\$ 0.598.09	\$0.00	\$10,888.08
Vending Machine Amuse Vending / Coin Operated	27	0	\$7,431.77	\$0.00	\$7,431.77
Food-Food Service	3	0	\$376.81	\$0.00	\$376.81
Food Per-Sale Food Per-Sale	0	0	\$214.30	\$0.00	\$174.30
License Type Amusement-for usermen. & Entertainment Sales	48	0	\$ 6,881.39	\$0.00	\$19,591.39
License Type: Civil Office-Inspector Office					
Civil Office-Inspector Office	26	0	\$2,989.68	\$0.00	\$2,989.68
Civil Office-Inspector Office	5	0	\$345.00	\$0.00	\$345.00
Transfer-Transfer	1	0	\$11.62	\$0.00	\$11.62
License Type Civil Office-Inspector Office Totals	31	0	\$3,256.30	\$0.00	\$3,256.30
License Type: Commercial Exemptions / Non Profit					
Commercial Exemptions / Non Profit	5	0	\$345.00	\$0.00	\$345.00
Commercial Exemptions / Non Profit Totals	5	0	\$345.00	\$0.00	\$345.00
License Type: Food Service-Food Service / Bar / Lounge					
Food-Food Service	108	0	\$18,210.30	\$0.00	\$18,210.30
Food Per-Sale-Food Per-Sale	180	0	\$34,001.88	\$0.00	\$34,001.88
Vending Machine Amuse Vending / Coin Operated	9	0	\$3,026.10	\$0.00	\$3,026.10
Civil Inspection-Commercial Inspection	45	0	\$1,055.00	\$0.00	\$1,055.00
Civil Inspection-Commercial Inspection	1	0	\$28.00	\$0.00	\$28.00
Transfer-Transfer	5	0	\$1,261.62	\$0.00	\$1,261.62
Collection Fee-Collection Fee	3	0	\$75.00	\$0.00	\$75.00
Collection Fee-Collection Fee	5	0	\$300.00	\$0.00	\$300.00
25% Penalty-25% Penalty	1	0	\$136.07	\$0.00	\$136.07
License Type Food Service-Food Service / Bar / Lounge Totals	394	0	\$58,857.37	\$0.00	\$58,857.37
License Type: General-Retail-General Retail					
General Retail-General Retail / Food	2-4	1	\$38,005.89	(\$395.78)	\$37,789.84
Vending Machine Amuse Vending / Coin Operated	4	0	\$1,404.12	\$0.00	\$1,404.12
Civil Inspection-Commercial Inspection	2	0	\$1,445.00	\$0.00	\$1,445.00
Transfer-Transfer	4	0	\$71.54	\$0.00	\$71.54
Collection Fee-Collection Fee	9	0	\$225.00	\$0.00	\$225.00

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Delinquent > 150-Delinquent Over 150 Days	5	\$500.00	30.00	\$500.00
25% Penalty-25% Penalty	4	\$50.54	\$0.00	\$50.54
General Service General Service	56	\$8,408.70	\$0.00	\$8,408.70
License Type Professional-Professional Totals	67	\$92,669.34	(\$116.83)	\$92,705.84
License Type Rental Office-Rental Office	15	\$2,593.78	\$0.00	\$2,593.78
Rental Office-Rental Office	11	\$84.30	\$0.00	\$84.30
Form Inspection-Form and/or Inspection	1	\$15.54	\$0.00	\$15.54
Transfer-Transfer	1	\$83.68	\$0.00	\$83.68
Rental Unit-Rental Unit	16	\$2,519.98	\$0.00	\$2,519.98
License Type Rental Office-Rental Office Totals	16	\$2,519.98	\$0.00	\$2,519.98
License Type Rental Unit-Rental Unit	1674	\$100,212.75	(\$98.60)	\$100,113.15
Rental Unit-Rental Unit	1561	\$8,270.00	(\$821.00)	\$7,449.00
Rental Insp-Rental Inspection	4	\$37.00	\$0.00	\$37.00
Rental Re-Inst-Rental Re-Inspection	6	\$23.98	\$0.00	\$23.98
Transfer-Transfer	30	\$750.00	\$0.00	\$750.00
Collection Fee-Collection Fee	31	\$5,084.09	\$0.00	\$5,084.09
Delinquent > 150-Delinquent Over 150 Days	1	\$5.67	\$0.00	\$5.67
25% Penalty 25% Penalty	1902	\$112,448.39	(\$116.60)	\$112,331.79
License Type Rental Unit-Rental Unit Totals	1902	\$112,448.39	(\$116.60)	\$112,331.79
License Type Storage/Warehouse Storage/Warehouse Unit	8	\$5,156.84	\$3.00	\$5,159.84
Storage/Warehouse Storage/Warehouse Unit	7	\$69.00	\$3.00	\$72.00
Com Inspection Commercial Inspection	7	\$5,205.84	\$3.00	\$5,208.84
License Type Storage/Warehouse Storage/Warehouse Units Totals	7	\$5,205.84	\$3.00	\$5,208.84