

CASE STUDY · FINANCIAL SERVICES / BANKING

How a leading national bank secures permits in **less than 3 weeks across the U.S.**

+45

locations managed across CA, FL, TX, NY, & NJ

13

business days fastest permit, from submission to issuance

1.0

average AHJ revision cycles per project

LOCATIONS CALIFORNIA ▪ FLORIDA ▪ TEXAS ▪ NEW JERSEY ▪ NEW YORK



KEY TAKEAWAYS

- GreenLite is managing a 45+ location bank branch refurbishment program for this client across California, Florida, Texas, New York, and New Jersey.
- In California, GreenLite's pre-submission plan review, conducted by licensed architects and engineers, eliminated revision cycles before plans ever reached the AHJ.
- In Florida, GreenLite used Private Plan Review services to bypass municipal backlogs, achieving permits in as few as 13 business days from submission.
- The partnership expanded across the client's contractors, architects, and engineers, and continues to grow into 2026.

THE CHALLENGE

The client's construction and facilities team manages a multi-state branch refurbishment program requiring coordinated permit management across California, Florida, Texas, New York, and New Jersey simultaneously.

Each project requires a commercial building permit. Each jurisdiction has its own submission requirements, review timelines, and approval processes.

In California, municipal plan review queues mean weeks of waiting before a reviewer even opens a file. Multi-discipline approvals in Florida require precise coordination across building, zoning, fire, mechanical, electrical, and Private Plan Review channels. A single missing document or misaligned submission can delay a branch opening by months.

With multiple general contractors operating concurrently across different states and regions, they needed a commercial building permit management partner that could act as a true extension of their team: consistent, proactive, and accountable across every jurisdiction.

GreenLite deployed a tailored strategy for each state, using the fastest legally available pathway to permit in each regulatory environment.

Florida: Private Plan Review (PPR) for Bank Branch Permits

In Florida, GreenLite operates as an authorized third-party reviewer. This allows GreenLite's licensed architects and engineers to stamp commercial building plans for compliance on behalf of the jurisdiction, bypassing municipal backlogs entirely and giving the client a predictable, accelerated path to permit issuance.

Each Florida project has included a comprehensive permit roadmap, two GreenLite pre-submission plan reviews with clear response letters and drawing markups, full multi-discipline submission preparation, and constant AHJ coordination post-submission.

California: Permit Roadmap + Commercial Plan Review

In California, GreenLite has deployed its Permit Roadmap and Plan & Design Review service. GreenLite's licensed architects and engineers review every plan set before it reaches the Authority Having Jurisdiction, identifying code issues, documentation gaps, and submission errors that would otherwise trigger review comments and revision cycles. The goal: cleaner submissions and faster approvals than through traditional municipal channels.

New York and New Jersey: Expanding the Program to the Northeast

In 2026, the brand's program expanded to include branch refurbishments across New York and New Jersey. GreenLite is managing permitting for a new cohort of locations, covering municipalities from Fishkill and Thornwood to Brick and Woodbridge. Construction commencement dates are planned through September 2026, with GreenLite providing permit roadmaps, conducting pre-submission compliance reviews, and managing the full submission process in each jurisdiction.

Across All States: Multi-Contractor Coordination

Across all five states, GreenLite coordinates directly with design teams, contractors, and jurisdictions on their behalf, managing requirements, multi-discipline review scheduling, documentation conflicts, and timing dependencies. The program spans multiple general contractor and design team relationships, each with its own project managers and timelines. GreenLite serves as the single point of coordination across all of them.

Bank Branch Permits in as few as 13 business days.

Across the Florida portfolio, GreenLite delivered building permits in as few as 13 business days from submission to issuance, compared to a typical commercial permitting timeline of 8-16 weeks through standard municipal review.

In Coral Springs, plans were reviewed and approved in 13 business days after submission, with zero revision cycles from the jurisdiction. In St. Johns County, a single-submission approval required zero revision cycles from the AHJ, with the permit issued in 15 business days. In Palm Beach County (Boca Del Mar), GreenLite secured issuance in 24 business days with no resubmissions.

In California, where municipal review timelines are longer by design, GreenLite's pre-submission review process is reducing the risk of costly revision cycles. The El Cajon project moved from project start to submission in just 13 business days, with plans now under municipal review.

Their program continues to expand. What began as a California and Florida refurbishment initiative has grown into a five-state program spanning more than 45 active locations. GreenLite's relationship with the brand has expanded to include multiple general contractor partnerships and new location cohorts across New York and New Jersey, with active projects running into late 2026.

Coral Springs, FL (City of Coral Springs)

- ❑ Sub-to-issuance: 13 business days
- ❑ AHJ revision cycles: 0
- ❑ Resubmissions: 0
- ❑ Pathway: Private Plan Review

Florida: Private Plan Review (PPR) for Bank Branch Permits

- ❑ Sub-to-issuance: 13 business days
- ❑ AHJ revision cycles: 0
- ❑ Resubmissions: 0
- ❑ Pathway: Private Plan Review

Sawgrass, FL (St. Johns County)

- ❑ Sub-to-issuance: 15 business days
- ❑ AHJ revision cycles: 0
- ❑ Resubmissions: 0
- ❑ Single-submission approval

Palm Springs, FL (Village of Palm Springs)

- ❑ Sub-to-issuance: 20 business days
- ❑ Start-to-sub: 28 business days
- ❑ Total: 48 business days intake to issuance
- ❑ AHJ revision cycles: 1

Boca Del Mar, FL (Palm Beach County)

- ❑ Sub-to-issuance: 24 business days
- ❑ AHJ revision cycles: 0
- ❑ Resubmissions: 0
- ❑ Pathway: Private Plan Review

