

How GreenLite cut Florida restaurant permit timelines by 30 to 45 days with Private Plan Review

8 Business Days

fastest permit, submission to issuance

45 Days

cut from typical permit timeline

\$5K

of revenue at stake for every day a location isn't open



THE PROBLEM

This client operates a portfolio of fast-casual, health-focused restaurants across the country, with an aggressive expansion strategy: open dozens of new locations across different states and municipalities at once.

Like most multi-site operators, they had been relying on traditional permit runners to navigate each jurisdiction. The model worked, sort of. But it broke down at scale.

Permit runners acted as intermediaries between the restaurant chain and the city. When a city plan reviewer flagged a comment, the runner passed it back. But runners don't review plans. Every issue that could have been caught upfront only surfaced once it was already costing time.

The bigger problem was managing the portfolio. With up to seven projects moving at the same time across cities like Miami, Tampa, Sunrise, and Fairfax, each with its own AHJ, its own intake rules, and its own review process, the team was managing a growing spreadsheet just to keep track of what each runner was doing in each city. There was no single source of truth, no consolidated view of the pipeline, and no one accountable for the whole program. And every day their location wasn't open was roughly \$5,000 in lost daily revenue.

GreenLite replaced a patchwork of permit runners with a single permitting partner accountable for the program.

Instead of managing a spreadsheet to track what different vendors were doing in different cities, Marcel Basilone, their lead, runs every project in his pipeline through a single weekly conversation and gets back to work. One team, one point of contact, full visibility across every active permit in every jurisdiction.

The engagement started with two pilot projects in April 2025: Palm Beach Gardens, Florida, and Fairfax, Virginia. Two different states, two very different jurisdictions, and two different permitting pathways. The pilots were designed to test whether GreenLite could deliver on both.

In Florida, the Private Provider statute allows a qualified third-party reviewer to conduct plan review in place of the municipality, dramatically cutting review time. But each jurisdiction implements it differently. GreenLite handled the full PPR setup from the first project: the correct forms, properly executed signatures and notarizations, authorized agents validated against SunBiz, and where required, the private inspections that accompany private plan review.

The Palm Beach Gardens pilot cleared submission to permit issuance in 8 business days through the PPR pathway. For a jurisdiction where traditional municipal review can stretch for weeks, 8 days changed the conversation.

In Virginia, the Fairfax County project at Mosaic District tested GreenLite's ability to navigate a complex jurisdiction. Fairfax County has its own review process, its own code interpretations, and requires significant back-and-forth between the AOR and the building department. GreenLite's review team conducted a peer review of the plan set, identified code compliance issues, and worked directly with the AOR to resolve them before submission. The permit issued in 52 business days, competitive for a jurisdiction known for extended review timelines, with just one AHJ revision cycle.

The portfolio consolidation value was immediate. Within months, they expanded from 2 projects to 11 across 8 jurisdictions in both states.

The brand's trust shows up ways beyond the permit itself. Most clients wait until plans are approved before awarding a general contractor. They trust GreenLite's timeline enough to award the GC almost as soon as the project hits submission, compressing the window between permit issuance and actual construction kickoff by weeks. They've also started pulling GreenLite in before design is even complete. On two recent project assignments, GreenLite was brought in before they

had finalized leases, so the permitting strategy could shape design decisions from day one.



This restaurant chain runs their permitting operations through GreenLite. And it's faster, cleaner, and more predictable than anything they had before.

GreenLite now manages 11+ projects across 8 unique jurisdictions in Florida and Virginia, with every active Florida project running through the Private Plan Review pathway. Timelines consistently beat their internal target. In the City of Tampa a project that issued in 20 business days, a Miami-Dade alteration that issued in 40, in a jurisdiction where traditional review would have taken twice as long.

The team estimates GreenLite has cut 30 to 45 days off their typical permit application timeline. With each location averaging \$5,000 a day in revenue, every one of those days saved is real revenue unlocked, not theoretical savings.

The operational changes go beyond speed. The team pulls GreenLite into lease and design conversations earlier because early coordination saves weeks downstream.

They hold revisions so GreenLite can submit one clean round back to the city instead of churning through multiple review cycles. And they've stopped managing spreadsheets of what different runners are doing in different cities, because one GreenLite team is accountable for all of it.

“It's almost like the Walmart shopping experience where I don't have to go to this store, that store. I get all the answers and everything I need in one place. It's hard to put into words how valuable that is.”

MANAGER

What This Means for Growing Restaurant Brands

Every restaurant operator expanding across the U.S. faces the same choice they faced. Run permits through a patchwork of runners in each city and accept the delay, the lost revenue, and the spreadsheet tax. Or consolidate with a partner who actually reviews plans, knows each jurisdiction's requirements cold, and can run the whole portfolio through one weekly call.

Without GreenLite, their expansion had to wait for the permit offices to catch up. With GreenLite, it didn't have to.