



**DEVELOPMENT REVIEW COMMITTEE STAFF REPORT AND RECOMMENDATION**

**Subject/Agenda Item:**

**Ordinance 2022-39: Future Lane Use Amendment – CPA 22-02 Lake Worth Plaza West**

**Public Hearing & First Reading:** A City of Greenacres (“City”) initiated Future Land Use Amendment request for one (1) parcel of land totaling approximately 20.1183 acres to replace the existing Palm Beach County Commercial High (PBC CH) future land use designation with an appropriate City designation as a result of the recent annexation of the property into the City. The site is located at the southeast corner of Lake Worth Road and Jog Road.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

**Originating Department: Planning, GIS & Engineering**

Project Manager

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Caryn Gardner-Young, AICP

**Reviewed By:**

Interim Director of Development and Neighborhood Services

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Denise Malone

**Approved By:**

City Manager

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Andrea McCue

**Public Notice:**

☒ Required ☐ Not Required

Date:

Paper: PB Post

**Mailing**

☐ Required ☒ Not Required

Notice Distance: Property Owner

**Attachments:**

- Ordinance 2022-39
- Location Map

**City Council Action:**

☒ Approval

☐ Approve with conditions

☐ Denial

☐ Continued to: \_\_\_\_\_

## I. Project Description:

**Project:** Lake Worth Plaza West

**Petitioner:** City of Greenacres  
Planning, GIS, & Engineering Division.  
5800 Melaleuca Lane  
Greenacres, FL 33463

**Request:** Small-scale Future Land Use  
Amendment from Palm Beach  
County Commercial (COM) to City  
Commercial (CM)

**Location:** The southeast corner of  
Lake Worth Road and South Jog Road  
6400-6490 Lake Worth Road and 4180 S Jog Rd Suites 1 through 9.

## II. Site Data:

**Existing Use:** Retail, Commercial, and Restaurant

**Proposed Use:** Retail, Commercial, and Restaurant

**Parcel Control Numbers:** 18-42-44-27-00-000-1280

**Parcel Size:** 20.1183 acres

**Existing Future Land Use Designation:** PBC Commercial High (CH)

**Proposed Future Land Use Designation:** City Commercial (CM)

**Existing Zoning District:** PBC Commercial General (CG)

**Proposed Zoning District:** City Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	Public Storage	City Commercial (City CM)	City Commercial Intensive (City CI)
South	Post Office Chelsea Commons	City Public Institution (PI) City Residential Medium (RS- RM)	City Gov't Use (GU) City Residential Medium (RM-2)
East	Seminole Palms Single Family Home Montessori School	City Residential High-Density City Commercial City Commercial	City Residential High (RH) City Commercial General (CG) City Commercial Intensive (CI)
West	Shopping Centers Turnberry	City (Commercial) PBC (Res Medium Density)	City Commercial Intensive (CI) PBC Residential (RH - High Density)

### **III. Annexation/Zoning History:**

The subject site was annexed into the City of Greenacres on July 18, 2022, through Resolution 2022-60 an Interlocal Service Boundary Agreement. The site is comprised of one (1) parcel of land, that was developed as a 46,967 square foot shopping center plaza. The development was built in 1979 and includes restaurants, retail, personal services, and food supermarkets. There are no plans to change the existing shopping center.

### **IV. Data and Analysis:**

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County Commercial High (PBC CH) future land use designation with an appropriate City designation as a result of an annexation. The Advisory Future Land Use Map Annexation Area (Map FLU 9) recommends Commercial (CM) for the subject parcel. This is the same as the proposed designation.

#### ***Land Use Analysis:***

After a review of the proposed land use amendment, staff has determined that the application is consistent with the provisions of Chapter 163, FS, because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City's Comprehensive Plan. Specifically, these are as follows:

#### ***A. Compatibility:***

A review of the adjacent existing land uses (see attached Aerial Photo) shows that the proposed land use is compatible with the adjacent properties. To the north, east and west of the subject property are developed parcels that possess a land use designation of City Commercial which is the same designation being sought for the subject property. Those adjacent parcels that possess residential land use designations are either medium or high-density designation which are appropriate next to a commercial land use designation. A medium and high-density land use designation is typically a step down between commercial activity and single-family residences. Only one parcel is Public Institution which operates as a business (Post Office) similar to commercial uses.

*Conclusions:* Reviewing the adjacent existing commercial, government use and multi-family residential developments shows that the proposed City Commercial future land use designation is compatible with the surrounding properties and the intense commercial activity at this intersection of two Urban Principal Arterial roadways.

#### ***B. Concurrency:***

As previously stated, this future land use amendment will provide the site with a City future land use designation based upon its recent annexation. Additional impacts on services are expected to be insignificant since the proposed City commercial future land use designation will be the equivalent of what was provided in the County.

**C. Consistency with City's Comprehensive Plan:**

The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, specifically:

**1. Future Land Use Element**

**Objective 8, Policy c)**

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

*\* \* \* (1 through 10 and 12 through 16 omitted for brevity) \* \* \**

(11) Commercial Intensive – 30% lot coverage, 0.35 FAR

**Objective 10, Policy e)**

The City of Greenacres shall regulate and control all future land use activities which affect the topography, materials beneath the land's surface and availability of services by implementing the following policies:

**Policy e)**

In reviewing future land use amendments in the City's Future Annexation Area, the City will utilize the Advisory Future Land Use Map (Map 9) as the basis for the assignment of future land use designations as well as consideration of the goals, objectives and policies contained in this Element and an analysis of the proposal's compatibility with adjacent uses in order to determine the appropriate designation.

**Objective 11, Policies a, and c**

The City shall discourage the proliferation of urban sprawl by following established land use patterns, promoting appropriate infill and designating future land use densities based upon levels of services and the availability of services and facilities.

**Policy a)**

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. "Consistent and compatible with the established land use pattern" shall mean:

- (1) Only uses permitted within the Plan's land use designation and the implementing zoning district shall be approved.
- (2) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (3) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

**Policy c)**

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

**V. Consistency with the Treasure Coast Regional Planning Council SRPP:**

The proposed future land use amendment represents a means of increasing commercial opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment, revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Commercial (CM) future land use designation is consistent with the intent of Regional Goal 8.1 which states that development should take place concurrent with or after the provision of necessary infrastructure and services. As a result, the proposed future land use amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

**VI. Consistency with Chapter 163, Florida Statutes:**

The amendment is consistent with the provisions of Chapter 163.3184 and 163.3187 F.S. concerning the processing of a small-scale future land use amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

In summary, this small-scale future land use amendment to the City's Comprehensive Plan is compatible with adjacent land uses, adequately addresses concurrency issues, and is consistent with the City's Comprehensive Plan, the Regional Planning Council's SRPP and Chapter 163, F.S.

**VII. Staff Recommendation:**

*Approval* of CPA-22-02 through the adoption of Ordinance 2022-39.

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**LOCAL PLANNING AGENCY ACTION – December 8, 2022**

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The Local Planning Agency on a motion made by Board Member Jacobs-Robarts and seconded by Board Member Edmundson, voting four (4) to zero (0), *recommended approval* of *CPA-22-02*, as presented by staff.

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**CITY COUNCIL ACTION First Reading – December 19, 2022**

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**CITY COUNCIL ACTION Adoption Hearing – January 9, 2023**

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Attachments:

1. Aerial Photograph
2. Future Land Use Map
3. Ordinance 2022-39