

ORDINANCE NO. 2025-06

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ZONING REGULATIONS, ARTICLE I, IN GENERAL; ARTICLE III, DISTRICT REGULATIONS; ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS; AND ARTICLE VII, LANDSCAPING, TO REVISE DEFINITIONS, STANDARDS RELATED TO IMPERVIOUS AND PERVIOUS SURFACES, AND DRIVEWAY REQUIREMENTS FOR RESIDENTIAL PROPERTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Greenacres City Council (the “City Council”), as the governing body of the City of Greenacres (the “City”), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (the “Zoning Code”); and

WHEREAS, the City Council finds it periodically necessary to amend the Zoning Code to ensure consistency with the goals, policies and objectives of the Comprehensive Plan, address regulatory clarity, and to accommodate evolving community needs in the City; and

WHEREAS, the City has identified increasing concerns with excessive impervious surface coverage on residential lots; and

WHEREAS, Section 12-58 of the City’s Code of Ordinances requires all properties to provide on-site drainage and legal positive outfall to manage stormwater runoff; and in February 2022, the City also adopted a policy limiting residential driveways and requiring engineering certification for expansions, which has since guided permit review and demonstrated a need for clear codified standards; and

WHEREAS, without clear provisions in the Zoning Code regarding pervious and impervious surfaces, and driveway requirements for residential properties, residential areas are at greater risk of flooding and additional permitting delays; and

WHEREAS, the Ordinance clarifies definitions and provides impervious surface, pervious yard, and driveway standards for residential properties to align the Zoning Code with existing drainage requirements, parking regulations, and City policy; and

WHEREAS, the Ordinance will ensure predictability for homeowners and protects the City's infrastructure and neighborhoods from stormwater impacts; and

WHEREAS, the Planning and Zoning Board held a duly advertised public hearing on October 9, 2025, and has considered the proposed amendment for compliance with the staff findings relevant to the criteria for a Zoning Text Amendment as detailed in the Development and Neighborhood Services Staff Report and Recommendation, labeled Exhibit "A", revised on October 24, 2025, and it has been determined, in accordance with said Exhibit "A", that the proposed amendments to the City's Code of Ordinances are appropriate; and

WHEREAS, the City Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the City's residents; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. Chapter 16, Zoning Regulations, Article I, In General, of the City of Greenacres Code of Ordinances, is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

Section 16-1. Definitions.

[The following definitions shall be placed within the list of definitions in alphabetical order. All other text to remain as-is and are omitted for brevity.]

Building area coverage shall mean the total of all roofed or undercover areas of the principal and accessory buildings.

Impervious surface shall mean ~~those~~any surfaces ~~which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks and any areas of concrete or asphalt.~~ incapable of being penetrated by water under normal circumstances. These surfaces include but are not limited to roofs, areas paved or covered with concrete, asphalt, synthetic material, or other similar materials, etc.

~~Lot coverage~~ shall mean ~~that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered.~~

Pervious surface shall mean any surface maintained in its natural state or not covered by impervious surface.

Synthetic turf shall mean a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

SECTION 2. Chapter 16, Zoning Regulations, Article III, District Regulations, of the City of Greenacres Code of Ordinances, is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

[Sections 16-251 through 16-260 have been omitted for brevity.]

Section 16-261. Maximum ~~lot~~ building coverage and impervious surface area requirements.

(a) The following shall be the maximum ~~lot~~ building coverage by all buildings in the agricultural residential (AR) district shall be as follows:

- (1) Permitted principal and accessory uses, twenty-five (25) percent.
- (2) Other permissible uses including accessory building, twenty (20) percent.

(b) The maximum impervious surface area requirements shall be as follows:

- (1) The overall maximum impervious surface area shall not exceed forty (40) percent.

- (2) For the front yard, the maximum impervious surface area shall not exceed forty (40) percent.

[Sections 16-262 through 16-277 have been omitted for brevity.]

Section 16-278. Maximum ~~lot~~ building coverage and impervious surface area requirements.

- (a) The following shall be the maximum ~~lot~~ building coverage by all buildings in the residential estate (RE) district shall be as follows:

- (1) Permitted principal and accessory uses, twenty-five (25) percent.
- (2) Other permissible uses including accessory building, twenty (20) percent.

- (b) The maximum impervious surface area requirements shall be as follows:

- (1) The overall maximum impervious surface area shall not exceed forty (40) percent.
- (2) For the front yard, the maximum impervious surface area shall not exceed forty (40) percent.

[Section 16-279 through 16-282 have been omitted for brevity.]

Section 16-283. ~~Reserved.~~

~~Sections 16-284—16-300. Reserved.~~

[Section 16-301 through 16-307 have been omitted for brevity.]

Section 16-308. Maximum ~~lot~~ building coverage and impervious surface area requirements.

- (a) The following shall be the maximum ~~lot~~ building coverage by all buildings in the residential low (RL) district shall be as follows:

- (1) Single-family dwellings and their accessory buildings:
 - a. RL-1: Thirty (30) percent.
 - b. RL-2: Thirty (30) percent.
 - c. RL-3: Thirty-five (35) percent.
- (2) Other permissible uses including accessory building, thirty (30) percent.

- (b) The maximum impervious surface area requirements shall be as follows:

- (1) The overall maximum impervious surface area shall not exceed sixty (60) percent.
- (2) For the front yard, the maximum impervious surface area shall not exceed sixty (60) percent.

[Section 16-309 has been omitted for brevity.]

Section 16-310. Height restriction.

The maximum height of all buildings and structures in the residential low density (~~RE~~) (RL) district shall be thirty-five (35) feet.

[Sections 16-311 through 16-312 have been omitted for brevity.]

~~Section 16-313. Reserved.~~

~~Sections 16-314—16-330. Reserved.~~

[Sections 16-331 through 16-337 have been omitted for brevity.]

Section 16-338. Maximum ~~lot~~ building coverage and impervious surface area requirements.

(a) The following shall be the maximum ~~lot~~ building coverage by all buildings in the residential medium density (RM) district shall be as follows:

- (1) Single-family dwellings and their accessory buildings:
 - a. RM-1: Thirty-five (35) percent.
 - b. RM-2: Thirty-five (35) percent.
- (2) Two-family dwellings, townhouses, cluster developments and their accessory buildings:
 - a. RM-1: Thirty-five (35) percent.
 - b. RM-2: Thirty-five (35) percent.
- (3) Multiple-family dwellings and their accessory buildings:
 - a. RM-1: Thirty-five (35) percent.
 - b. RM-2: Thirty-five (35) percent.
- (4) Other permitted or permissible uses and structures and their accessory buildings:
 - a. RM-1: Thirty (30) percent.
 - b. RM-2: Thirty (30) percent.

(b) The maximum impervious surface area requirements shall be as follows:

- (1) For properties with single- and two-family dwellings, the overall maximum impervious surface area shall not exceed sixty (60) percent.
- (2) For the front yard of all single- and two-family properties, the maximum impervious surface area shall not exceed sixty (60) percent.
- (3) For properties with townhouses, the overall maximum impervious surface area shall not exceed eighty-five (85) percent.

[Sections 16-339 through 16-342 have been omitted for brevity.]

Section 16-343. ~~Reserved.~~

~~Sections 16-344—16-360. Reserved.~~

[Sections 16-361 through 16-367 have been omitted for brevity.]

Section 16-368. Maximum lot building coverage and impervious surface area requirements.

(a) The following shall be the maximum lot building coverage by all buildings in the residential high density (RM) district shall be as follows:

- (1) Single- and two-family dwellings, townhouses, cluster development and their accessory buildings, thirty-five (35) percent.
- (2) Multiple-family dwellings, thirty-five (35) percent.
- (3) Other permitted or permissible uses and structures including accessory buildings thirty (30) percent.

(b) The maximum impervious surface area requirements shall be as follows:

- (1) For properties with single- and two-family dwellings, the overall maximum impervious surface area shall not exceed sixty (60) percent.
- (2) For the front yard of all single- and two-family properties, the maximum impervious surface area shall not exceed sixty (60) percent.
- (3) For properties with townhouses, the overall maximum impervious surface area shall not exceed eighty-five (85) percent.

[Sections 16-369 through 16-372 have been omitted for brevity.]

Section 16-373. ~~Reserved.~~

~~Sections 16-374—16-390. Reserved.~~

[Sections 16-391 through 16-427 have been omitted for brevity.]

Section 16-428. Maximum lot building coverage/ and floor-area-ratio (FAR).

The maximum lot building coverage for all buildings in the office, professional and institutional (OPI) district shall be twenty-five (25) percent. The maximum FAR shall be 0.35.

[Sections 16-429 through 16-431 have been omitted for brevity.]

Section 16-432. ~~Reserved.~~

~~Sections 16-433—16-445. Reserved.~~

[Sections 16-446 through 16-452 have been omitted for brevity.]

Section 16-453. Maximum lot building coverage/ and floor-area-ratio (FAR).

The maximum lot building coverage for all buildings in the commercial neighborhood (CN) district shall be twenty (20) percent. The maximum FAR shall be 0.30.

[Sections 16-454 through 16-477 have been omitted for brevity.]

Section 16-478. Maximum ~~lot~~ building coverage/ and floor-area-ratio (FAR).

The maximum ~~lot~~ building coverage for all buildings in the commercial general (CG) district shall be thirty (30) percent. The maximum FAR shall be 0.35.

[Sections 16-479 through 16-502 have been omitted for brevity.]

Section 16-503. Maximum ~~lot~~ building coverage/ and floor-area-ratio (FAR).

The maximum ~~lot~~ building coverage for all buildings in the commercial intensive (CI) district shall be thirty (30) percent. The maximum FAR shall be 0.35.

[Sections 16-504 through 16-531 have been omitted for brevity.]

Section 16-532. Maximum ~~lot~~ building coverage/ and floor-area-ratio (FAR).

(4) The maximum ~~lot~~ building coverage for all buildings in the government use (GU) district shall be subject to staff review and determination on the basis of good planning and design and published safety standards. The maximum FAR shall not exceed a range from 0.10 to 0.35, with the actual maximum FAR for a particular property to be determined during the site plan approval process on the basis of compatibility with adjacent land uses, service capacity availability, current and future traffic capacity (~~Year 2020, etc. MPO Model~~) and safety.

[Sections 16-533 through 16-548 have been omitted for brevity.]

Section 16-549. Maximum ~~lot~~ building coverage/ and floor-area-ratio (FAR).

The maximum ~~lot~~ building coverage for all buildings in the in the mixed use development districts MXD-R and MXD-C are as follows:

<u>Table 16-549: Building Coverage and Floor-Area-Ratio (FAR)</u>		
(1) Residential uses:		
	<u>Building Coverage</u>	<u>FAR</u>
MXD-R	35%	-
MXD-C	35%	-
(2) Commercial uses:		
	<u>Building Coverage</u>	<u>FAR</u>
MXD-R	Lot Coverage 20%	Maximum FAR 0.20;
MXD-C	Lot Coverage 15%	Maximum FAR 0.25;
(3) Other permitted or permissible accessory uses and structures:		
	<u>Building Coverage</u>	<u>FAR</u>
MXD-R	Lot Coverage 15%;	Maximum FAR 0.15;
MXD-C	Lot Coverage 10%;	Maximum FAR 0.10;

[Sections 16-550 through 16-562 have been omitted for brevity.]

Section 16-563. Maximum residential density and commercial intensity.

The intent of the MXD-O district is to provide an incremental scale of development options based on acreage. This district recognizes that it is in the best interest of the city and sound planning principles to provide incentives to encourage consolidation of smaller

parcels. The maximum residential density and commercial intensity in the MXD-O mixed development district shall be based on the following minimum lot sizes:

Table 16-563: Residential Density and Commercial Intensity			
Development Area	Residential Density	Nonresidential	
		Lot <u>Building Coverage</u>	FAR
1-2.99 acres	4 dwelling units/acre	22%	0.25
3-3.99 acres	5 dwelling units/acre	26%	0.30
Greater than 4 acres	6 dwelling units/acre	30%	0.35

All development under the MXD-O district must be exclusively nonresidential (i.e. commercial only") or must be a combination of residential and nonresidential components (i.e. "mixed use"). For the residential component, a minimum of fifty (50) percent of any residential units proposed as apartments shall be integrated into the commercial structures. Exclusively residential projects are not allowed.

[Sections 16-564 through 16-578 have been omitted for brevity.]

Section 16-579. Maximum residential density and commercial intensity.

The intent of the MXD-OS district is to provide an incremental scale of development based on the square footage of the project site. This district recognizes that it is in the best interest of the city and sound planning principles to provide incentives to encourage consolidation of smaller parcels. The intent of the MXD-OS district is also to provide for an integrated mixture of commercial, office and residential uses. The maximum commercial intensity in the MXD-OS district shall be based on the site area ranges shown in Table 16-579.

Table 16-579: Maximum Lot <u>Building Coverage</u> and Floor-Area-Ratio (FAR)		
Site Area (Square Feet)	Lot <u>Building Coverage</u>	FAR
13,000 to 25,999	20%	0.30
26,000 to 38,999	24%	0.32
39,000 to 51,999	26%	0.33
52,000 to 69,999	28%	0.34
70,000 or more	30%	0.35

The maximum residential density shall be calculated as one (1) dwelling unit per lot platted October 27, 1925 for lots depicted on Greenacres Plat 2 and December 31, 1928 for lots depicted on Greenacres Plat 2 Replat, or six (6) dwelling units per net acre, whichever is greater. Residential density and commercial intensity may both be developed on a property, subject to the maximum ~~lot~~ building coverage and floor area ratio of Table 16-579. Residential uses are subject to the restrictions of Table 16-575, Note 1.

[Sections 16-580 through 16-605 have been omitted for brevity.]

SECTION 3. Chapter 16, Zoning Regulations, Article IV, Supplementary District

Regulations, Division 2, Area and Height Limitations, of the City of Greenacres Code of Ordinances, is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by strikeout):

Section 16-630. Yards.

[Section 16-630(a) has been omitted for brevity.]

- (b) ~~Porches.~~ A porch ~~open on only one (1) side and~~ having a roof shall be considered a part of the building for the determination of ~~lot~~ building coverage and zoning setbacks.
- (c) ~~Pools, terraces, and patios/decks.~~ A pool, terrace or patio/deck shall not be considered in the determination of yard sizes or lot coverage provided that such area is unroofed and without walls or parapets or other forms of enclosure. Such areas ~~A pool, terrace or patio/deck~~ shall not project into any yard to a point closer than five (5) feet from any lot line. In no instance shall there be less than five (5) feet of pervious area sodded or otherwise landscaped with plant material between the pool, terrace or patio/deck and the property line(s). However, when located within a zero lot line development a patio may extend up to the subject property's zero side property line provided a six-foot high solid opaque fence and/or wall is constructed on the zero lot line and it does not conflict with a previously approved development order. Townhouse developments with approved site plans providing specific yard requirements are exempt from this sub-section.

[Sections 16-630(d) through 16-630(f) have been omitted for brevity.]

- (g) ~~Residential Driveways.~~ Residential Driveways shall comply with the following side-setback requirements:
 - (1) ~~In the original section of the city (aka Greenacres Plat 2 and Greenacres Plat 2 Replat), Lake Worth Hills, Palm Beach Villas I and Villa Del Trio, the driveway must be set back a minimum of two (2) feet from the side property line. Where a property contains or is proposing a two-foot setback on one (1) side, the opposite side shall maintain a minimum five-foot setback. In no case shall a driveway setback be two (2) feet on both sides of the property.~~
 - (2) ~~In Chickasaw Manor, the driveway must be set back a minimum of one (1) foot on the garage side of the house and a minimum of five (5) feet on the other side of the house.~~
 - (3) ~~In zero lot line developments, the driveway may be closer than five (5) feet to the side property line only if the garage is on the zero lot line or if the lot was originally approved with a driveway closer than five (5) feet. Otherwise, a five-foot setback must be provided.~~

- ~~(4) In all other developments, the driveway must be set back a minimum of five (5) feet from the side property lines.~~
- (1) Single- and two-family dwellings, and townhouses, access shall be limited to one (1) driveway.
- (2) A semi-circular driveway is permitted on lots with a minimum width of 100-feet for all single- and two-family dwellings. For corner lots, one (1) access point may be permitted along each abutting street frontage.
- (3) The maximum cumulative width for all driveways shall not exceed thirty (30) feet.
- (4) All single- and two-family dwellings shall maintain the following minimum setbacks for driveways:
 - a. Interior side lot line: five (5) feet.
 - b. Corner side lot line: fifteen (15) feet.
- (5) All individual townhouse lots, the driveway shall maintain a minimum one (1) foot setback from the side property lines.
- (6) In zero lot line developments, the driveway shall maintain a minimum two (2) foot setback from the zero-lot line side. Otherwise, a five (5) foot setback must be provided.
- (7) All driveway connections to roads under state or county jurisdiction shall comply with all applicable city, state, and county standards.
- (8) All driveways shall not be located within the sight visibility triangle.
- (9) In all instances the required yard setback shall be sodded or otherwise landscaped pervious area.

[Section 16-630(h) has been omitted for brevity.]

SECTION 4. Chapter 16, Zoning Regulations, Article VII, Landscaping, Division 3, Standards, of the City of Greenacres Code of Ordinances, is hereby amended as follows (additions are indicated by underscoring and deletions are indicated by strikeout):

[Sections 16-1286 through 16-1287 have been omitted for brevity.]

Section 16-1288. Interior landscape requirements for residential developments and districts.

In addition to the required perimeter plantings stated in section 16-1286, all ~~interior~~ residential parcels and uses for residential developments shall provide the following:

- (1) A minimum of one (1) tree and three (3) shrubs shall be installed or preserved per one thousand five hundred (1,500) square feet of area per residential parcel. A minimum of one (1) tree, or equivalent grouping of palms, of the cumulative tree requirement shall be planted within the front yard.

[Sections 16-1288(2) through 16-1288(5) have been omitted for brevity.]

- (6) All ~~interior~~ landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with ground cover, shrubs, grass, or other

appropriate landscape treatment. Non-living materials, such as rocks and pebbles, excluding synthetic turf, may be incorporated, provided they do not exceed ten (10) percent of the total landscape area.

(7) Synthetic turf that complies with Florida Department of Environmental Protection (DEP) standards adopted pursuant to Section 125.572, Florida Statutes, as amended, may be installed on single family residential properties that are one (1) acre or less in size.

~~(7)~~ Single family subdivisions containing roadway easements for access in lieu of platted roadway tracts shall not have said easement considered as part of the lot area when calculating the minimum landscape requirements. This applies to the following subdivisions:

- a. Buttonwood.
- b. Buttonwood West (aka Buttonwood Plat 2).
- c. Lucerne Homes East.
- d. Mil-Lake Estates Plat 1 (aka Mil Lake Court, Mil Pond Court, Mil Stream Court).
- e. Mil-Lake Estates Addition No. 1 (aka Mil Race Court).
- f. Mil Lake Estates Plat 3 (aka Mil Run Court).
- g. Sunland Estates.

[Section 16-1292 has been omitted for brevity.]

Section 16-1293. Tree dedication requirement.

All new commercial developments approved in the city shall participate in the city's Tree Dedication Program. One (1) Florida Grade #1 container grown Live Oak tree with minimum dimensions of twelve (12) feet in height; two (2) inches in diameter trunk at four (4) feet, and with a five-foot spread shall be dedicated at a rate one (1) tree per one thousand (1,000) square feet of building ~~area~~ coverage or a fraction thereof.

SECTION 5. Amending Related Code Sections. The Chapter 16 Zoning Regulations of the City's Code of Ordinances is hereby amended to update all references to "lot coverage" to "building coverage" throughout the Chapter to ensure consistency with the amended definition herein establishing "building coverage" as the applicable regulatory standard.

SECTION 6. Repeal of Conflicting Ordinances. All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

SECTION 7. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 8. Inclusion in the Code. It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

SECTION 9. Effective Date. The provisions of this Ordinance shall become effective immediately upon adoption.

Passed on the first reading this 3rd day of November, 2025.

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

Chuck Shaw, Mayor
Attest:

Quintella Moorer, City Clerk

Voted:

Susy Diaz, Deputy Mayor, *District IV*

Voted:

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Elisa Leheny, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

