

	DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION
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Subject/Agenda Item:

Ordinance 2024-03: CPA-24-02 4964 Gardner Lane

Recommendation to City Council: A city-initiated request for a small-scale Future Land Use Map Amendment for a 3.5918-acre parcel from PBC LR-2 Low Residential, 2 units per Acre (Low Density 2 Units per Acre) to the City of Greenacres Residential Low density (RS-LD) land use designation. The property is located at 4964 Gardner Lane.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<p>Originating Department: Development and Neighborhood Services</p> <p>Project Manager</p> <p>_____</p> <p>Gionni Gallier, Senior Planner</p>	<p>Reviewed By: Director of Development & Neighborhood Services (DNS)</p> <p>_____</p> <p>Denise Malone, AICP, Director DNS</p>
<p>Approved By:</p> <p>City Manager</p> <p>_____</p> <p>Andrea McCue</p>	<p>Public Notice: <input checked="checked" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 1/25/24, 2/22/24, 3/7/24 Paper: Lake Worth Herald, PBP</p> <p>Mailing: <input type="checkbox"/> Required <input checked="checked" type="checkbox"/> Not Required Notice Distance:</p>

<p>Attachments:</p> <ul style="list-style-type: none"> Location Map Ordinance 2024-03 Existing and Proposed Land Use Maps 	<p>City Council Action: <input checked="checked" type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____</p>
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I. Executive Summary

The proposed Future Land Use Map Amendment (CPA-24-02) involves a parcel, totaling approximately 3.5918 acres, recently annexed into the city boundary through voluntary annexation (ANX-23-02). The city received a request from the property owners for voluntary annexation (ANX-23-02) on December 15, 2023. In addition, the City contacted the Lake Worth Drainage District (LWDD) who gave consent to voluntarily annex the adjacent Right of Way which is adjacent to the site located at 4964 Gardner Lane and extends east along the canal 14 right-of-way to South Military Trail.

The parcel has a Palm Beach County (PBC) Land Use designation of LR-2, Low Residential, 2 units per acre and a Palm Beach County Zoning designation of Agricultural Residential (AR). This application is a request for a small-scale Future Land Use Amendment for the parcels from PBC LR-2, Low Residential, 2 unit per acre to City Residential Low density (RS-LD). The city is required to apply city land use and zoning designations for properties annexed into the city boundary within two (2) years of annexation.

II. Site Data

Existing Use:	One (1) single-family home with accessory structures utilized as a wholesale nursey, with a accessory use of landscape services
Proposed Use:	Maintain existing uses
Parcel Control Numbers:	00-42-44-25-00-000-7176
Parcel Size:	3.5918 acres
Existing Future Land Use Designation:	PBC LR-2, Low Residential, 2 units per acre
Proposed Future Land Use Designation:	Residential Low density (RS-LD)
Existing Zoning District:	PBC Agricultural Residential (AR)
Proposed Zoning District:	Agricultural Use (AR)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Unincorporated Residential Development	PBC Residential Low 2 (PBC LR-2)	PBC Agricultural Use (City AR)
<i>South</i>	Tradewinds Middle School	City Public Institutional (PI)	City Government Use (GU)
<i>East</i>	Unincorporated Residential Development	PBC Residential Low 2 (PBC LR-2)	PBC Agricultural Use (City AR)
<i>West</i>	Military Crossing Plaza	City Commercial (City CM)	City Commercial Intensive (City CI)

III. Annexation/Zoning History

This property, currently part of unincorporated Palm Beach County, encompasses (1) one 3.5918-acre parcel including a single-family home incorporating a Wholesale Nursey business through the Palm Beach County approval of a Concurrency Reservation (CONR-2016-561) and a Special Permit (SPWN-2016-816), and an accessory Landscape Services business through the Palm Beach County approval of (PCN-2015-2463). The single-family parcel is currently developed with a 4,344 square foot residence constructed in 1970.

The parcel has a Palm Beach County (PBC) Land Use designation of LR-2, Low Residential, 2 units per acre and a Palm Beach County Zoning designation of Agricultural (AR). This application is a request for a small-scale Future Land Use Amendment for the parcels from PBC LR-2, Low Residential, 2 units per acre to City Residential Low density (RS-LD).

IV. Data and Analysis

Background:

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County (PBC) LR-2, Low Residential, 2 units per acre future land use designation with an appropriate City designation of Residential Low Density (RS-LD). The Advisory Future Land Use Map (Map FLU 9) recommends Residential Low Density (RS-LD) for the subject area. The applicant is not proposing to redevelop the property upon annexation and will continue the uses approved by Palm Beach County for the property.

The site proposed for the Future Land Use Map Amendment contains one (1) parcel including a single-family home incorporating a Wholesale Nursey business through the Palm Beach County approval of a Concurrency Reservation (CONR-2016-561) and a Special Permit (SPWN-2016-816), and an accessory Landscape Services business through the Palm Beach County approval of (PCN-2015-2463). The sites are contiguous to the City's boundary on the east and south perimeter. City Future Land Use and Zoning Designations will be applied to the property which includes the Wholesale Nursery and Landscape Services business through the concurrent applications being processed for the (CPA-24-02) Future Land Use Map Amendment to transition from County Low Residential – 2 units per Acre to City Residential Low Density and for the (ZC-24-02) Rezoning to transition from County Agricultural Residence to City Agricultural Residence. The site will be annexed and continue to operate as currently developed. The Landscape Services activity is permitted and conducted in conformance with Palm Beach County's Unified Land Development Code (ULDC) at this time. However, this use is not specifically mentioned in the City of Greenacres Code of Ordinances and the City designates a use as a Prohibited Use if it is not specifically, or by reasonable implication permitted, or permissible by Special Exception, consequently, the Landscape Services activity will be deemed a legal non-conforming use by the City upon annexation. Conversely, any use or activity conducted contrary to Palm Beach County's ULDC at the effective date of annexation and not constituting a legal non-conforming use under the County ULDC, shall not be considered a legal non-conforming use by the City.

Palm Beach County's Unified Land Development Code (ULDC) defines a Wholesale Nursery as "The wholesale of horticultural specialties such as flowers, shrubs, sod, and trees, mulch, and accessory hardscape materials such as decorative stones intended for ornamental or landscaping purposes."

Regarding the Wholesale Nursery, the City of Greenacres permits Commercial Nurseries under Section 16-257(1) with specific standards. Upon annexation, these standards will be applied to and govern the Wholesale Nursery Use on the property, with supplemental standards being retained from Palm Beach County's regulations to ensure the continuity of the harmony and compatibility with the surrounding

residential areas. The decision to retain and apply certain County standards alongside those of the City of Greenacres is again aimed for the continuity of the harmony and compatibility with the neighboring residential as the nursery's initial approval and subsequent operations were in accordance with those County regulations. The standards that will apply to the Wholesale Nursery after annexation include the following:

a. Sales limited to wholesale operations only to exporters, distributors, landscape contractors, and retailers.

b. All nursery operations, including storage, to be set back a minimum of 25 feet; *the supplemental standards from Palm Beach County's ULDC Article 5.B.1.A.3 Outdoor Storage and Activities as outlined below will continue to be applicable to ensure continued compatibility with the neighboring residential. In instances where there exists a conflict between this standard and the supplemental standards outlined in Palm Beach County's ULDC Article 5.B.1.A.3 Outdoor Storage and Activities, the more restrictive requirement shall apply to ensure continued compatibility with neighboring residential areas.*

1) Specifically, the standards for Outdoor Storage and Activities from Palm Beach County will be carried over from PBC ULDC Article 5.B.1.A.3 as a supplemental standard to continue to be applied to this specific use of this property upon Annexation as the City Code does not include standards to such extent. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater.

PBC ULDC Article 5.B.1.A.3 Outdoor Storage and Activities

Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all zoning districts shall be subject to the following standards, unless stated otherwise, standards follow:

a. General

Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.

b. Location

Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.

c. Height

Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less.

d. Screening

Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings.

e. Industrial FLU Designation, Zoning Districts or Uses standards omitted for brevity and non-applicability.

f. Exceptions

The following uses or material are exempt from this:

1) Storage and sales of landscape plant material.

2) Temporary storage of material used for road construction on a lot directly adjacent to the roadway under construction.

g. Parking/Storage

The parking and storage of vehicles and trailers, used in operation of a business, shall be on an improved surface.

c. Shade houses permitted as accessory structures, meeting specific criteria.

d. All heavy equipment and truck operations limited to daytime operations only, without encroaching into easements, rights-of-way, or setbacks; *operations prohibited between 7 p.m. and 6 a.m., in accordance with current Palm Beach County approved standards.*

1) Specifically, the limitation with no operations between 7pm to 6am, aligning with current Palm Beach County standards will be carried over from PBC ULDC Article 4.B.6.14.i. Hours of Operation as a supplemental standard to continue to be applied to this specific use of the property upon Annexation as the City Code does not include any specific hours of operations. Art 4.B.6.14.i. Hours of Operation states “Operation of commercial vehicles over one-ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 7p.m. to 6a.m. is prohibited.”

e. No aerial application of chemicals permitted.

f. Notification of agricultural operations to South Florida Water Management District.

g. One residential dwelling unit permitted per agricultural operation for office use.

Palm Beach County’s Unified Land Development Code (ULDC) separately defines Landscape Services as “An establishment engaged in the maintenance or installation of landscaping. The typical On-Site Activities includes administrative office; customer and employee parking; and, storage or parking of landscape vehicles, chemicals, fertilizers, landscape materials, and equipment. The typical Off-Site Activities may include but are not limited to: lawn mowing; trimming of vegetation including trees, shrubs, or hedges; irrigation; fertilizer application; leaf blowing; landscaping design; maintenance; or, installation.” The Landscape Services were allowed by Palm Beach County as an accessory use to a Retail and/or Wholesale Nursery on a minimum of three acres.

Level Of Service Analysis:

A Level of Service (LOS) analysis is required to address the potential impact of a land use amendment on public services and facilities. The future-land use amendment has been analyzed relative to the provision of adequate urban services. All service providers have confirmed that there will be adequate capacity available for traffic, water, sewer, solid waste, drainage, police, fire, schools, and recreation services.

The site has a Palm Beach County LR 2 future land use designation that allows a maximum residential development density of 2 dwelling unit per gross acre. The property could utilize the County’s Transfer of Development Rights program for a maximum of an additional 3 units per acre as a PUD (for a total of 4 du/acre). In addition, the County allows bonus densities up to 50% for the Workforce Housing Program within a development, which would further increase the potential density of the site.

The proposed City of Greenacres Residential Low Density (RS-LD) future land use designation allows a range based on zoning designation from 1 unit/2,5 acres to 5 units per acre. The proposed Residential Low-3 (RH) zoning designation allows up to 5 units per net acre. The net density is defined as the specific area of land exclusive of all public and private rights-of-way within the proposed development. The city does not allow for the use of a determination using gross density, TDRs, or density bonuses for workforce housing, so the overall density allowance would be less than Palm Beach County. This is provided using a 15-20% reduction for roadways (public and private) in the area utilized to determine the density of a proposed project, as required by the City of Greenacres Comprehensive Plan. The analysis is less without the potential application of the 50% increase for workforce housing in Palm Beach County.

POTENTIAL IMPACTS UNDER EXISTING LAND USE

Table 2: Palm Beach County Development Potential				
Land Use	Area	Max Density	Density Bonus	Max Potential Units
PBC LR-2	3.5918 acres	2 dui	TDR +3 dui	18 units
			WHP + 50%	10 units
Maximum Development Potential				18 units
Average Daily Trips (18 units X 10 avg daily trips) (ITE code 210)				180 ADT

POTENTIAL IMPACTS UNDER PROPOSED LAND USE

Table 3: Greenacres Development Potential				
Land Use	Area	Density	Reduction for ROW	Max Potential
COG RS-LD	3.5918 acres	1 unit/2.5 acres (min)	-15%	1 units
		5 units /acre (max)	-15%	15 units
Maximum Development Potential				15 units
Average Daily Trips (15 units X 10 avg daily trips) (ITE code 210)				150 ADT

As the above intensity/density analysis demonstrates, the proposed RS-LD land use designation will be less impactful than the maximum density of the County LR-2 designations.

The proposed (RS-LD) future land use designations for the site is consistent with the existing development pattern in the area and appropriate at this time.

Table 4: Public Facilities Impacts Table – CPA-24-02 4964 Gardner Lane/LWDD				
Public Facility	Demand - Existing FLU Max Development Potential (see Table 2)	Demand - Proposed FLU Max Development Potential (see Table 3)	Change	Available Public Facilities to meet LOS for demand increase
Roadways	18 units x 10 ADT/du = 180 ADT	15 units x 10 ADT/du = 150 ADT	Remove net 30 trips	YES
Recreation*	18 units x 3 persons/du= 54 persons	15 units x 3 persons/du= 45 persons	Remove 9 net persons demand	YES
Potable Water*	54 persons x 126 gal/person/day = 6,804 gal/day	45 persons x 126 gal/person/day = 5,670 gal/day	Remove 1,134 net gallons per day	YES
Sanitary Sewer*	54 persons x 85 gal/person/day = 4,590 gal/day	45 persons x 85 gal/person/day = 3,825 gal/day	Remove 765 net gallons per day	YES
Drainage	Requirements are the same regardless of land use or development type		None	YES
Solid Waste*	54 persons x 7.13 pounds/person/day = 385.02 lbs./day	45 persons x 7.13 pounds/person/day = 320.85 lbs./day	Remove 64.17 net pounds (lbs.) per day	YES
Mass Transit*	180 ADT x .05% transit trips/vehicle trip = 0.089 transit trips	150 ADT x .05% transit trips/vehicle trip = 0.075 transit trips	Remove 0.014 net transit trips	YES
*The level of service standards does not divide systemwide capacity into residential and non-residential uses; rather, they simply provide gallons, pounds, acres, or transit trips per person served per day that include both residential and non-residential uses.				

Traffic

The city prepared a basic Level of Service Traffic Evaluation for the subject property based on impacts from the Average Daily Trips (ADT). The analysis examined the traffic impacts of the current future land use designation, PBC County LR-2 (2 units per acre) (see Table 2), and the proposed future land-use designation, City of Greenacres Residential Density Low (RS-LD)(see Table 3), and concludes that the proposed Comprehensive Plan Map Amendment meets the City's transportation standards and is consistent with the City's Comprehensive Plan Transportation Element.

Potable Water and Sanitary Sewer

The property is located within the Palm Beach County Water Utilities Department (PBCWUD) service area and is developed with a lift station to support adjacent development. It is utilized to meet the required level of service for adjacent development.

Based on the City’s current Comprehensive Plan, the permitted capacity for all plants owned and operated by PBCWUD in 2008 is 87 million gallons daily (MGD) average and 129 MGD maximum per Permit #50-00135. Currently, PBCWUD has a total potable water capacity of 129 MGD with approximately 74 MGD committed and in use, which leaves 13 MGD of extra capacity available. The PBCWUD does not use level of service standards that divide systemwide capacity into residential and non-residential uses; rather, they simply provide gallons per person served per day that include both residential and non-residential uses. The adopted level of service for Potable Water is 126 gallons per capita per day. Based

on the reduction in potential population in the proposed maximum development potential for the area, the comprehensive plan amendment will provide a net reduction of 1,134 gallons per day.

The City of Greenacres is within the PBC Central Region and is served by the East Central Region Wastewater Treatment Plant (ECR), which is operated by the City of West Palm Beach. The projected sewage generation for the Central and Southern Regions of Palm Beach County service areas will be less than the available capacity of 44.0 MGD outlined in the County's Comprehensive Plan. All County projections account for the current and future residents of the City of Greenacres. The existing Level of Service of the PBCWUD system is 85 gallons of wastewater produced and treated per capita per day as outlined in Palm Beach County's Comprehensive Plan. This level of service adopted by Palm Beach County will be the same for the City of Greenacres since it is served by PBCWUD. Based on the reduction in potential population in the proposed maximum development potential for the area, the comprehensive plan amendment will provide a net reduction of 765 gallons per day.

The proposed land use amendment meets the City's potable water LOS standard of 126 gallons per day per capita (GPD) and the sanitary sewer LOS Standard of 85 gallons per day per capita. The PBCWUD has shown that sufficient excess capacity exists to meet the demands of the existing development and is not impacted negatively by the proposed land use amendment.

Solid Waste

The Solid Waste Authority of Palm Beach County (SWA) is the provider of solid waste disposal and recycling services for the area. Capacity is available for the coming year, five-year, and ten-year planning periods. As of September 2020, the Authority's Landfill located at the Palm Beach Renewable Energy Park has an estimated 26,926,868 cubic yards of landfill capacity remaining. The City's comprehensive plan does not use level of service standards that divide systemwide capacity into residential and non-residential uses; rather, they simply provide gallons per person served per day that include both residential and non-residential uses. The adopted level of service for Solid Waste is 7.13 pounds per capita per day. Based on the reduction in potential population in the proposed maximum development potential for the area, the comprehensive plan amendment will provide a net reduction of 64.17 pounds per day.

Drainage

The site is located within the boundaries of the Lake Worth Drainage District (LWDD). The developed site is located within a developed shopping center and provides sewer infrastructure for the area as a lift station, which is owned and operated by Palm Beach County. The city's adopted Level of Service for drainage is Legal Positive Outfall, and per SFWMD regulations. The site is located within the boundaries of the South Florida Water Management District Intracoastal Basin C-51. Runoff will be directed to an on-site water management lake and/or exfiltration trench by means of paved or grass swales and/or inlets and storm sewer. Legal positive outfall is available via discharge to adjacent right-of-way or the Canal 14 right-of-way. Requirements for drainage are the same regardless of the land use or development type.

Schools

The proposed land use amendment will result in a reduction of the maximum development potential, thereby reducing the potential impacts on the local school capacity limits. There will be no additional demand for School Capacity.

Recreation

The City's Comprehensive Plan and Land Development Regulations require the evaluation of the impact on the Recreation Level of Service generated by new residents from an amendment. The current Citywide recreation and open space inventory total is approximately 137.90 acres. Based on the current population

of 45,476 (BEBR 4/2023), the city exceeds the Level of Service (LOS) of 3.0 acres per 1,000 population by 1.90 acres ($45,476 / 1,000 \times 3 = 136$) ($137.90 - 136 = 1.90$). The proposed comprehensive plan amendment will not generate any additional residents, therefore, there will not be a demand for additional acres of recreation and open space facilities.

Conclusion of Level of Service Analysis

The proposed development demonstrates that there will be no adverse impacts on the adopted Level of Service (LOS) standards for sanitary sewer and potable water, solid waste, drainage, public safety, schools, recreation, and traffic. Therefore, the proposed Comprehensive Plan Map Amendment from PBC LR-2 to COG RS-MD will not pose a negative impact on the public facilities in the area. The City has determined that adequate capacity exists for the proposed amendment.

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:*

North: To the north of the subject site is a large residential single-family lot, existing single family residential development with a future land use designation of PBC LR-2 and a zoning designation of PBC Agricultural Residential (AR). The proposed RS-LD designation will be a compatible with the existing development to the north.

South: To the south of the subject site is Tradewinds Middle School, an existing public school with a future land use designation of City Public Institutional (PI) and a zoning designation of City Government Use (GU). The proposed RS-LD designation will be a compatible with the existing development to the north.

East: To the east of the parcel is planned commercial development, Military Crossing with a city Commercial (CM) land use designation and a Commercial Intensive (CI) zoning designation. The proposed RS-LD designation will be a compatible with the existing development to the east.

West: To the west of the subject parcel is the large residential single-family lot, existing single family residential development with a future land use designation of PBC LR-2 and a zoning designation of PBC Agricultural Residential (AR). The proposed RS-LD designation will be a compatible with the existing development to the north. The proposed designation is consistent with the adjacent land use; therefore, there will be no adverse impacts from the proposed future land use amendment.

Conclusions: Reviewing the adjacent existing residential, government, and commercial development to the north, south, east and west shows that the proposed City Residential Low density (RS-LD) future land use designation is compatible with the surrounding properties and the closest development not separated by water bodies or canal right-of-way.

B. *Concurrency:*

As previously stated, this future land use amendment will provide these sites with a City future land use designation based on its annexation. Any future changes to the site will be evaluated for compliance with level of service standards by all relevant agencies as part of site and development plan approval. The applicant meets the level of service (LOS) standards for this site.

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:

** * * (4 through 16 omitted for brevity) * * **

- (1) Agricultural Residential - 1.0 residential unit per two and one-half (2½) net acres;
- (2) Estate Residential - 1.0 residential unit per net acre;
- (3) Low Density Residential - 3.0 to 5.0 residential units per net acre;

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, b & 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 b)

Infill development shall be promoted within existing areas to discourage the harmful effects of leapfrog 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.

Policy d)

The City will continue to utilize the nodal system (Section VI A.1 and A.2 of the Future Land Use Element) in conjunction with Map 5 to designate Future Land Uses in activity spheres and infill corridors.

V. Consistency with the Treasure Coast Regional Planning Council SRPP

The proposed future land use amendment represents a means of applying a suitable land use designation that is consistent and compatible with the established land use pattern. 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 Residential Low Density (RS-LD) future land use designations are 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

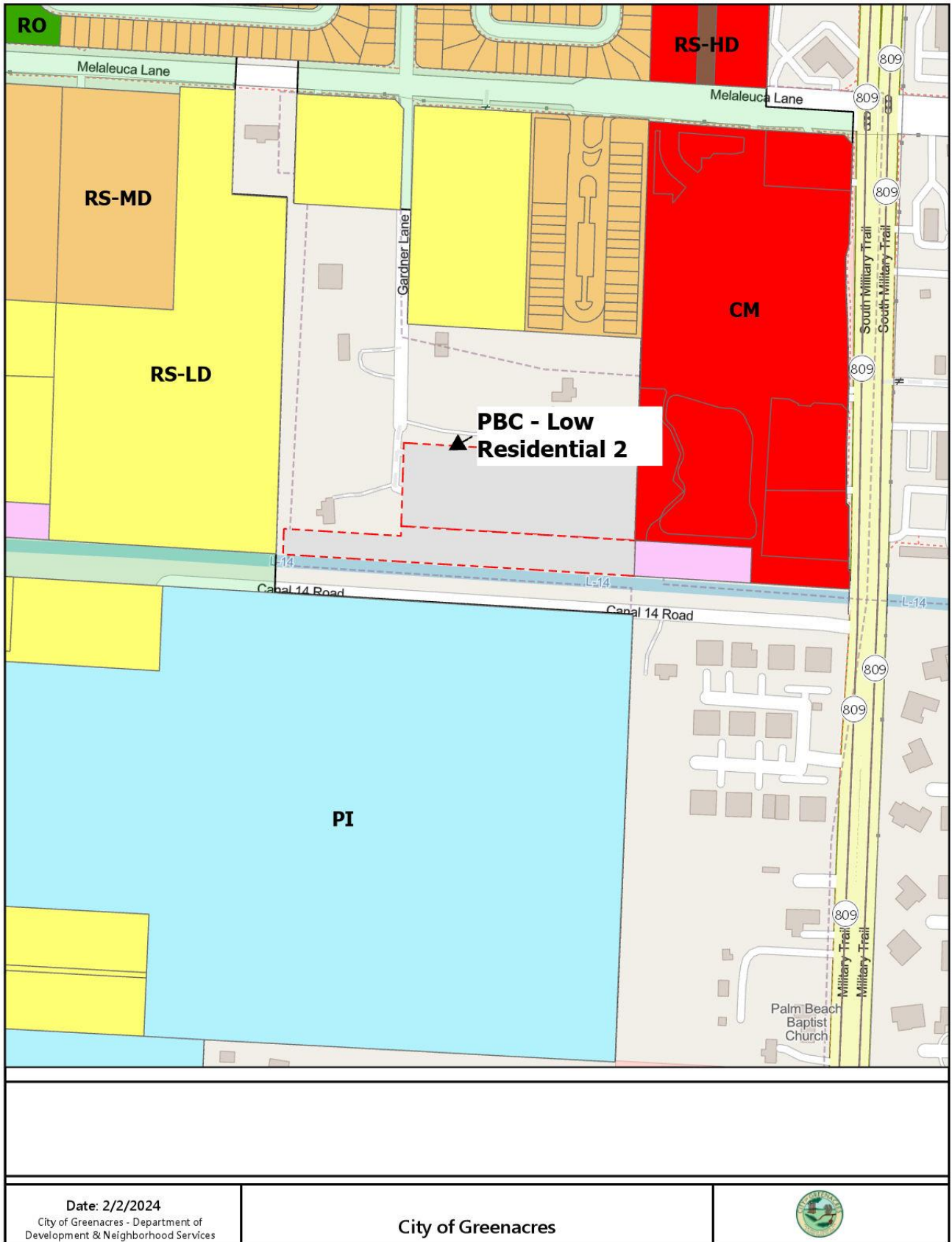
Approval of CPA-24-02 through the adoption of Ordinance 2024-03.

LOCAL PLANNING AGENCY ACTION – February 8, 2024

The Local Planning Agency on a motion made by Board Member Edmundson and seconded by Board Member Fitzgerald, voting five (5) to zero (0), *recommended approval* of **CPA-24-02**, as presented by staff.

CITY COUNCIL ACTION First Reading – April 15, 2024

CITY COUNCIL ACTION Adoption Hearing



Date: 2/2/2024
 City of Greenacres - Department of
 Development & Neighborhood Services

City of Greenacres





Legend

- | | | |
|---|---|--|
|  COMMERCIAL |  RECREATION
OPEN SPACE |  RESIDENTIAL
LOW DENSITY |
|  MIXED USE |  RESIDENTIAL
HIGH DENSITY |  RESIDENTIAL
MEDIUM
DENSITY |
|  PUBLIC
INSTITUTION | | |

Date: 2/2/2024

City of Greenacres - Department of
Development & Neighborhood Services

**Future Land Use Map
City of Greenacres**

