



ITEM SUMMARY

MEETING DATE: August 4, 2025

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2025-12, CPA-25-01-Future Land Use Amendment - Second Reading – Chickasaw Road Enclave Properties**

BACKGROUND

A City-initiated request for a small-scale Future Land Use Map Amendment for approximately 9.75 acres of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Low Residential (LR-3) to the City of Greenacres Residential Low Density (RS-LD). A rezoning (ZC-25-01; Ordinance 2025-13) is also being concurrently processed to rezone the parcels from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning District to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District. The Interlocal Agreement for the related annexation was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 4-0 at their meeting on June 12, 2025. The City Council approved this petition on first July 21, 2025 by a unanimous vote of 4-0.

ANALYSIS

The proposed City of Greenacres Residential Low Density (RS-LD) Future Land Use designation permits a maximum residential development density of 5 dwelling units per acre and is both compatible and consistent with the surrounding land uses. After thorough review, staff has determined that the small-scale Future Land Use Map Amendment aligns with the provisions of Chapter 163, Florida Statutes (F.S.), as it is compatible with adjacent properties, meets concurrency requirements, and adheres to the Goals, Objectives, and Policies of the City's Comprehensive Plan.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2025-12 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-25-01 through the adoption of Ordinance 2025-12.