



ITEM SUMMARY

MEETING DATE: March 18, 2024

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

SUBJECT: **Ordinance 2024-07, CPA-24-04 Future Land Use Amendment Second Reading**
S. Haverhill Properties

BACKGROUND

A request from the property owners for a small-scale land use amendment for eleven (11) residential parcels of land totaling 3.7109 acres located on the east and west side of Haverhill Road, approximately 935 feet south of Lake Worth Road from Palm Beach County (PBC) LR-3 Low Residential, 3 units per acre and MR-5 Medium Residential, 5 units per acres to the City of Greenacres Commercial (CM) land use designation. A voluntary annexation (ANX-23-04) and a zoning change (ZC-24-04) is being considered and processed concurrent with the petition.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 5-0 at their meeting on January 11, 2024. The City Council approved this petition on first reading March 4, 2024, by a unanimous vote of 4-0.

ANALYSIS

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County (PBC) Palm Beach County Low Residential 3 (LR-3) and Residential Medium, 5 units per acre (RM) with an appropriate City designation of Commercial (CM).

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2024-07 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-24-04 through the adoption of Ordinance 2024-07.