



ITEM SUMMARY

MEETING DATE: September 16, 2024
FROM: Denise Malone, AICP, Director of Development and Neighborhood Services
SUBJECT: **Ordinance 2024-22, CPA-23-04**
Future Land Use Map Amendment for Astoria Towns

BACKGROUND

Alex Ahrenholz, agent for the owners, Morija Evangelical Alliance Church, Inc. of Delray and Lake Wellington Professional Center, Inc. has requested a small-scale Future Land Use Amendment to change approximately 6.56 acres from Residential Medium Density (RS-MD) and Commercial (CM) to Residential High Density (RS-HD). The site is located on the south side of Dodd Road, approximately 1,200 feet east of Jog Road. A concurrent application for a rezoning (ZC-23-02) is also requested to change from Residential - Medium Density (RM-2) (7 units per acre) and Commercial General (CG) to Residential - High Density (RH) (10 units per acre).

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals, which recommended approval by a vote of 5-0 at their meeting on August 8, 2024.

ANALYSIS

The proposed City of Greenacres Residential High Density (RS-HD) Future Land Use designation permits a maximum residential development density of 10 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 application 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 2024-22 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of CPA-23-04 through the adoption of Ordinance 2024-22.