

Adjacent Local Government Highest Density Comparisons

As requested during the November 2nd City Council Workshop, this document presents a comparison of the highest allowable residential densities and heights in the relevant district within the City of Greenacres and our neighboring jurisdictions.

Comparison Table			
	Land Use District	Max Units per Acre*	Max Height in District*
City of Greenacres	RH/RS-HD	10	35'
Local Governments			
Town of Lantana	(MXD) Mixed Use Development District	15	35'
	(MW) Waterfront Mixed Use District	35	55'
Village of Palm Springs	High Density Residential	19	75' Max Height if Mixed Use FLU Designation. 35' if Residential FLU. Proposed buildings over 35' tall at Council discretion considering: The proposed uses; the bulk, mass, and context of adjacent/proposed structures; compatibility with adjacent uses; relationship to surrounding adjoining uses; provision of open space.
	(CHO) College-Hospital Overlay	35	75' Max Height. Proposed buildings over 35' tall at Council discretion.
City of Atlantis	(R-3) Multiple-Family Residential	18.78	3 Floors or 40'
Village of Wellington	Residential G	18.0	56' Max Height if Residential.
	Residential H	22.0	72' Max Height if Mixed Use or 1 Mile of State Road 7
Unincorporated Palm Beach County (PBC)	(HR-12) High Density Residential – 12 units/ac	12* 8 units/ac as base density.	35' is the general Max Height; extra setback and other criteria apply over 35'. 75' Max Height within Urban Redevelopment Area located along Military Corridor.

**Please see comparative analysis details below*

Greenacres Current Highest Density Future Land Use and Zoning

- **RS-HD (Residential High Density) Future Land Use Designation with corresponding RH (Residential High) Zoning District within Greenacres:**
 - Allows up to 10 units per net acre. The City has a 35' max height for structures within this district.
 - The RH Zoning District and the RS-HD Future Land Use Designation within the City of Greenacres. Notably, some properties exceed this maximum density as allowed by the RS-HD Future Land Use Designation as they were initially developed under Palm Beach County regulations before annexation into the City limits.

Comparative Analysis with Neighboring Areas

- **Town of Lantana:**
 - MXD Mixed Use Development District: Allows up to 15 dwelling units per gross acre.
 - This district intends to serve the Palm Beach County region and the residential neighborhoods in the Town of Lantana. The Town has a 35' max height for structures within this district.
 - MW Waterfront Mixed Use District: Allows up to 35 dwelling units per gross acre.
 - This district is strategically located along the intracoastal waterway. The Town has a 55' max height for structures within this district.
- **Village of Palm Springs:**
 - High Density Residential: Allows up to 19.0 units per gross acre.
 - 75' Max Height if within a Mixed Use FLU Designation. 35' Max Height if within a Residential FLU. Proposed buildings over 35' in height may be permitted at Council discretion considering: The proposed use; The bulk, mass, and context of adjacent structures; The compatibility with adjacent uses; The relationship to adjoining uses and surrounding development; The provision of open space.
 - College-Hospital Overlay (CHO): Allows up to 35 units per gross acre near Palm Beach State College and JFK Hospital.
 - Created to "implement strategies of the Congress Ave Corridor Study and promote high intensity/density value-added development economic (re)development along the corridor. CHO must be within a Mixed Use FLU Designation. 75' Max Height, proposed buildings over 35' in height may be permitted at Council discretion considering the factors stated above.
- **City of Atlantis:**
 - R-3 Multiple-Family Residential: Maximum of 18.78 units per gross acre. The City has a max height of 3 Floors or 40'.
- **Village of Wellington:**
 - Residential G: Allows up to 18.0 dwelling units per gross acre (du/ac).

- Consists of 2-3 story apartments and condominiums, generally located along major thoroughfares.
 - Residential H: Allows up to 22.0 dwelling units per gross acre (du/ac).
 - Consists of apartments and condominiums that are 3 stories or higher and is generally located near the intersection of 2 major thoroughfares or the Wellington Green Mall.
 - The Village has a 56' Max Height if Residential and a 72' Max Height if Mixed Use or within 1 Mile of State Road 7. Extra setback and other criteria apply to the 72' Max Height for any height above 35'.
- **Unincorporated Palm Beach County (PBC):**
 - HR-12: Allows up to 12 units per gross acre considering the base density of 8 units per acre and being allowed up to a total 312 units per acre with the provision of affordable housing.
 - 35' is the general Max Height in unincorporated Palm Beach County; over 35' has further criteria such as additional setback be provided in addition to the required setback for each foot over 35'. 75' Max Height within Urban Redevelopment Area located along Military Corridor.
 - The County may allow densities greater than the HR-12 FLU category in appropriate areas to direct growth and use infrastructure more efficiently, particularly if developments apply special programs or concepts such as Workforce Housing, Transfer of Development Rights, or Mixed Use/Transit Oriented Development.