

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL TE 1: ~~It shall be the goal of the City of Greenacres to~~ It shall be the goal of the City of Greenacres to develop a multimodal transportation system that includes enhanced facilities for walking, bicycling, transit, vehicles, including electric, and roadways to provide a safe, efficient movement of people, goods, and services within and through the community at a reasonable cost with a minimum detriment to the environment.

Objective 1.1

Address mobility through a multi-modal transportation system that includes pedestrian, bicycling, transit, recreational, and roadway facilities.

Policies:

- 1.1.1. Prioritize overall mobility over traditional vehicular level of service.
- 1.1.2. Coordinate with the Palm Beach Transportation Planning Agency (TPA), the Florida Department of Transportation (FDOT), and other agencies to address mobility throughout the City.
- 1.1.3. Support the complete street and design principles TPA's Lake Worth Road Corridor Study. Support the additional pedestrian crossings, pedestrian facilities, and transit facilities.
- 1.1.4. Prioritize transportation modes with consideration to environmental, social, accessibility and equity factors.

~~Develop an efficient and effective roadway network which meets existing and future needs.~~

~~Policy a)~~

~~Provide current and future land use plans socioeconomic data for use by the Palm Beach TPA in developing regional transportation plans upon request.~~

~~Policy b)~~

~~Require engineering review to coordinate street access of existing and new development to enhance traffic safety, traffic capacity, traffic flow of all users along arterial and collector roadways.~~

~~Policy c)~~

~~Provide coordination of City and required private development roadway improvements with programmed County and State roadway improvements.~~

~~Policy d)~~

~~Require conveyance of roadway, intersection, and interchange right of way consistent with the adopted Palm Beach County Thoroughfare Right of Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.~~

~~Policy e)~~

~~The City shall continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.~~

~~Policy f)~~

~~The City adopts peak hour level of Service Standard “D” for all roads within the City’s jurisdiction. Development Orders issued by the City shall be consistent with the level of service standards set forth in Palm Beach County’s Transportation Element and the Countywide Traffic Performance Standard Ordinance.~~

~~Policy g)~~

~~The City shall investigate the creation of a Transportation Master Plan to analyze the existing conditions of automobile, transit, pedestrian and bicycle infrastructure to identify strategies for improvement of facilities related to users of all modes. The plan should identify specific projects and improvements targeted towards, each of the four modes, along with cost estimates, prioritization and funding sources.~~

~~Policy h)~~

~~Development projects shall provide, to the maximum extent possible, vehicular and pedestrian connections to more than one adjacent roadway. Adjacent projects shall be coordinated to provide, whenever possible, vehicular and pedestrian cross connections to reduce vehicle trips and reduce demand on the arterial and collector roadway systems.~~

~~Policy i)~~

~~To improve efficiency of service delivery to existing City residents, future annexation areas, and the City of Atlantis, the City shall seek the dedication of road right of way and the construction of vehicular and pedestrian improvements to create a local street connection between Haverhill Road and Military Trail south of the L-14 Canal and north of Lantana Road. This may be accomplished in conjunction with new development and redevelopment in the area and through other appropriate means.~~

Objective TE 1.2

Encourage the use of all modes of travel, including pedestrian and bicycle, by developing a citywide Mobility Plan.

Policies:

- 1.2.1. Develop a Mobility Plan to determine the overall mobility needs of all users, including motorists, pedestrians, and bicyclists, and will outline a range of mobility improvements needed to foster mobility.
- 1.2.2. Collaborate with residents, regional agencies, school districts, community planning groups, community activists, public health professionals, developers, law enforcement officials, and others to better realize the mobility, environmental, and health benefits of a walkable and bikeable community through educational outreach activities.
- 1.2.3. Identify in the plan existing bicycle routes and facilities, pedestrian paths and establish a network of interconnected paths and trails that link residential neighborhoods with parks, open spaces, schools, recreation opportunities, and key destinations.
- 1.2.4. Evaluate establishing a Level of Service Standard “E” for City roadways as part of the Mobility

Study.

Objective TE 1.3

Development an efficient and effective roadway network which meets existing and future needs.

Policies:

- 1.3.1. Provide current and future land use plans socioeconomic data for use by the Palm Beach TPA in developing regional transportation plans upon request.
- 1.3.2. Require engineering review to coordinate street access of existing and new development to enhance safety and flow of all users along roadways.
- 1.3.3. Provide coordination of City and required private development roadway improvements with programmed County and State roadway improvements.
- 1.3.4. Require conveyance of roadway, intersection, and interchange rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.
- 1.3.5. Adopt peak hour level of Service Standard "D" for all roads within the City's jurisdiction. Development Orders issued by the City shall be consistent with the level of service standards set forth in Palm Beach County's Transportation Element and the Countywide Traffic Performance Standard Ordinance.
- 1.3.6. Development proposals that cause a roadway facilities to exceed the adopted level of service on a City roadway shall provide mitigation deemed appropriate by the City to offset the overall impact through mobility improvements.
- 1.3.7. To improve efficient of service delivery to existing City residents, future annexation areas, and the City of Atlantis, the City shall seek the dedication of road right-of-way and the construction of vehicular and pedestrian improvements to create a local street connection between Haverhill Road and Military Trail south of the L-14 Canal and north of Lantana Road. This may be accomplished in conjunction with new development and redevelopment in the area and through other appropriate means.
- 1.3.8. Support local agencies in their efforts to identify emergency evacuation routes and create policies, and to continue to provide support to the evacuation shelter at John I. Leonard High School.
- 1.3.9. Coordinate with and support efforts by FDOT, Palm Beach County and other strategic partners to implement Transportation System Management principles on roadways within the City, including optimization of traffic signal systems, transit prioritization, and technologies benefiting pedestrian and bicyclist movement at signalized intersections.
- 1.3.10. Coordinate with and support efforts by FDOT, Palm Beach County and other strategic partners to reduce congestion at major intersections within the City, such as but not limited to Jog Road & Forest Hill Boulevard and Jog Road & Lake Worth Road.

Objective TE 1.4

Preserve and protect existing and future rights-of-way from building encroachment by strict adherence to the Palm Beach County Thoroughfare Right-of-Way Protection Map.

Policies:

- 1.4.1. Require conveyance of roadway, intersection, and interchange rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.

Objective TE 1.5

Provide adequate design standards to improve safety, reduce congestion, and reduce maintenance.

Policies:

- 1.5.1. Development projects shall provide, to the maximum extent possible, vehicular and pedestrian connections to more than one adjacent roadway. Adjacent projects shall be coordinated to provide, whenever possible, vehicular and pedestrian cross-connections to reduce vehicle trips and reduce demand on the arterial and collector roadway system. Cross-connectivity shall include bicycle and pedestrian accommodations except where infeasible due to natural or environmental constraints.
- 1.5.2. The City shall implement complete streets principles in the planning, programming, and construction of all new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users.
- 1.5.3. Further develop and maintain design standards that are compatible with the County and State design standards. The City shall coordinate with the Palm Beach TPA, FDOT and Palm Beach County to implement complete streets principles on roadways within the City.
- 1.5.4. Require private development to conform to the Manual on Uniform Traffic Control Devices for on-site traffic control.
- 1.5.5. Require engineering review for safe vehicular and non-vehicular traffic flow and parking arrangements in private development.
- 1.5.6. Improve the safety and operation of City streets, through site-access control, and other traffic operation improvements.
- 1.5.7. Improve pedestrian safety by providing adequate lighting along sidewalks and in areas accessible to pedestrians. Ensure that adequate lighting is provided while simultaneously providing shade tree canopy

Objective TE 1.6

~~The City will c~~ ~~The City will c~~ Cooperate with other agencies to minimize and reduce the negative impacts and enhance the positive impact of the development and growth of Greenacres.

Policies:

- 1.6.1. ~~Greenacres will work~~ ~~Greenacres will work~~ Work with the Palm Beach County Department of Engineering and Public Works, Palm Beach County MPO and the Florida Department of Transportation to improve State and County roadways within the City's limits.
- 1.6.2. Monitor and provide local input into Palm Beach County's Five (5) Year Roadway Plan to ensure that all county and state roads within the City achieve and maintain the Level of Service standard of "D".
- 1.6.3. Collect Palm Beach County Traffic Impact Fees on all new development within the City and transfer said fees collected to Palm Beach County to fund its 5 year Roadway Plan.

- 1.6.4. Coordinate with the Palm Beach County Department of Engineering and Public Works to ensure that all developments comply with Roadway Improvements Agreements.

Objective TE 1.7

Develop future plans for traffic circulation consistent with the future land use plan to provide an adequate level of service.

~~Policy a)~~ **Policy a)**

~~Continue to cooperate with the County to implement the County Traffic Performance Standard to ensure traffic conditions on roadways within the City's jurisdiction will operate at levels of Service equal to or better than those in Objective 1, Policy f above.~~

Continue to cooperate with the County to implement the County Traffic Performance Standard to ensure traffic conditions on roadways within the City's jurisdiction will operate at Levels of Service equal to or better than those in Objective 1, Policy f above.

Policies:

- 1.7.1. Proposed land use plan changes, property rezonings, land subdivisions, special exception petitions and site plan approvals and amendments shall be approved only with traffic circulation impact studies and mitigation measures to maintain required level of service on affected facilities.

Objective TE 1.8

The City will continue to develop and refine policies that adjust parking requirements.

Policies:

- 1.8.1. Regularly analyze, assess, and update parking. Requirements in the Land Development Regulations.
- 1.8.2. Consider future parking requirement needs for new development considering the development and growth of ride-sharing, connected vehicles, and vehicle automation.
- 1.8.3. Encourage shared parking principles for mixed use developments and for adjoining properties, where feasible. The City shall allow for reduction in overall parking demand based on professionally accepted standards and qualitative data.

Objective TE 1.9

Maintain safe and efficient operation of its transportation network through optimization of connectivity.

Policies:

- 1.9.1. Continue to strive to develop connectivity between transportation modes and throughout its road system as an integral part of providing overall mobility, including encouraging multiple access points onto the roadway network from neighborhoods and subdivisions.
- 1.9.2. Seek opportunities to provide an interconnected roadway network, especially in areas of the City where a complete network of streets is incomplete. The City shall require new development and redevelopment to provide interconnection to adjacent properties, where feasible, to provide alternative

vehicular networks.

B. GOAL TE 2: Coordinate the transportation system with the adopted Future Land Use Map series and ensure that existing and proposed population densities, housing, non-residential intensities and employment patterns, and land uses are consistent with the mobility modes and services proposed to serve the City.

Objective 1

~~Continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.~~

Objective TE 1.10

Promote increased development intensity in specific areas that are served by transit or could reduce vehicle-miles-travelled within the City. The sites shall provide an opportunity for dense, multiuse development in specific locations with adequate by transit service, in addition to vehicular, pedestrian and bicycle access.

Policies:

1.10.1. Identify nodes and/or corridors for increased development intensity.

1.10.2. Develop incentives for development of the redevelopment sites, such as reduced parking requirements, increased density allowance, or reduced development fees.

1.10.3. Continue to promote developments that provide a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects and projects supportive of an efficient transportation system.

C. GOAL TE 3: Coordinate the traffic circulation system of the City with other ground transportation modes such as a bus, bicycle and pedestrian system.

Objective TE 1.11

~~The City shall~~ The City shall develop a bicycle and pedestrian transportation system which provides safe and accessible routes to major public and private facilities.

Policies:

1.11.1. ~~By 2013, the City shall~~ develop updated ~~develop a~~ Comprehensive Bicycle and Pedestrian Master Plans.

1.11.2. ~~The City shall~~ The City shall require development to provide adequate pedestrian facilities during site plan approval or the functional equivalent.

1.11.3. Pedestrian, micromobility, and bicycle facilities shall provide effective and convenient access to new commercial and multi-family residential structures. Main public entrances to buildings shall include direct pedestrian access points from parking areas and from adjacent sidewalks and bikeways.

1.11.4. To the maximum extent financially feasible, the City shall adopt the following transportation

strategies to enhance the pedestrian environment:

- a) Assess the City's sidewalks to identify deficiencies in widths, connections, obstructions, and need for handicap accessibility. Sidewalks are recommended to be at least six feet in width on collector and arterial roads to provide a safe and comfortable walking experience.
- b) Develop a program to address any deficiencies identified in the sidewalk assessment that are within the jurisdiction of the City. For sidewalks under the County's or FDOT's jurisdiction, coordinate with the respective agencies to address their deficiencies.
- c) Ensure pedestrian connections between new developments and the surrounding roadways are provided through the land development review process.
- d) Work with developers and business owners to provide transit shelters within their developments when adjacent to existing bus routes or dedicate easements for provision of transit related and pedestrian facilities by the City when not currently served by Palm Tran.

1.11.5. ~~E The City shall~~ evaluate developing Complete Streets policies within its Land Development Regulations. Complete Streets are roadways designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians and transit riders. ~~Complete Streets policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a roadway are included in evaluation and design of roadway cross-section based upon anticipated mobility and accessibility needs compatible within the surrounding environment. Complete Streets policies should address travel along the street as well as crossing the street. Complete Streets policies are context sensitive and should approach each street as unique and avoid standard one-size fits all design.~~

- a) Develop a program to evaluate existing corridors within the City that would benefit from a Complete Streets Evaluation.

1.11.6. Coordinate with FDOT as they complete Resurfacing, Restoration and Rehabilitation (RRR) plans on roadways within the City. Encourage the implementation of bike lanes, where absent, on roads eligible for FDOT RRR projects.

Objective TE 1.12

Ensure that the residents of the City are serviced by the Palm Beach County Bus Transportation System.

Policies:

1.11.7. ~~The City shall coordinate with Palm Tran, South Florida Regional Transportation Authority (SFRTA) and other transit providers to provide and enhance service to all users. The City shall distribute operation information regarding the bus system (PALM TRAN).~~

1.11.8. Seek to expand transit options that provide connections between the commuter rail-based transit stations and employment centers, high density residential developments, and recreational facilities.

~~1.11.8.1.11.9.~~ The City will continue Continue to inform the MPOTPA of information pertaining to new developments, building permits and build out rates and annexations through the Land Development Staff review process, concurrency management process and annual reports in order for the TPAMPO to plan and provide the necessary public transportation to ensure compliance with the adopted level of service for mass transit which is .05 percent transit trip for each vehicular trip.

~~1.11.9.1.11.10.~~ Require that future developments make provisions for public transit facilities and amenities such as covered bus shelters and bus bays, as noted in Palm Tran's design standards. The City shall coordinate closely with transit agencies to ensure that transit facilities and amenities are provided consistent with short and long-range plans of those agencies.

1.11.11. Develop, through the land development code, mechanisms to encourage and provide opportunities for infill and redevelopment to improve transit corridors, including but not limited to, nodes of higher density and Transit Oriented Developments.

Objective 3

~~The City shall preserve and protect existing and future right-of-ways from building encroachment by strict adherence to the Palm Beach County Thoroughfare Right-of-Way Protection Map.~~

Policy a)

~~Require conveyance of roadway, intersection, and interchange right-of-ways consistent with the adopted Palm Beach County Thoroughfare Right-of-Way Protection Map on all development orders issued by the City unless dedication shall be contrary to law or constitute a substantial taking.~~

VII. NOTES

- ~~1. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, pg. 4~~
- ~~2. Palm Beach County Traffic Division~~
- ~~3. Florida Department of Community Affairs Chapter 9J-5, Definitions 9J-5.003, page 6~~
- ~~4. Greenacres City Comprehensive Plan, – Capital Improvements Element, Definitions of Relevant Terms.~~
- ~~5. 1994 Update to the Highway Capacity Manual, Transportation Highway Research Board, 1985.~~
- ~~6. Palm Tran System Route Map~~
- ~~7. West Palm Beach Urban Study Area (WPBUSA) Year 2015 Cost Feasible Plan, Final 1996.~~

REVISION HISTORY

September 15, 2008	Ord. 2008-03
April 15, 2019	Ord. 2018-13



GOALS, OBJECTIVES AND POLICIES

GOAL 1

The City of Greenacres shall ensure that ~~the increasing need for~~ safe, decent, sanitary, and affordable housing for all income levels is made available to the present and future segments of the City's population.

Objective HSNG 1.1

The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ordinances and inducing the development of additional ~~single family detached units~~ unit types that are conducive to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.

Policies:

- 1.1.1. The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing for all income levels by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ~~regulations ordinances and inducing the development of additional single family detached units~~ to meet the needs of existing and future residents of the City of Greenacres, including households with special needs.
 - a) Through the utilization of Planned Unit Development (PUD), cluster housing and other developing techniques, the City will develop density bonus incentives ~~to the private sector for projects that include affordable workforce and attainable~~ housing units.
- 1.1.2. Practice a development review process for all development, especially affordable workforce and attainable housing, that assures quality control and review while minimizing delays.
- 1.1.3. Review and revise appropriate land development ordinances, and administrative procedures and policies, that may be in excess, and which inordinately increase private sector costs in meeting housing needs.
- 1.1.4. The City shall continue to support the private sector in developing additional single family detached units to meet the existing need to balance with the multifamily inventory.
- 1.1.5. The City shall continue to allow the development of townhouse communities through the use of conventional Zoning Code requirements and without the need for a Planned Unit Development.
- 1.1.6. Provide adequate and affordable housing for all income levels and special needs groups of the City's population to include very low, low, moderate and middle income levels, as calculated annually by the Department of Housing and Urban Development (HUD).
- 1.1.7. Enable the elderly to remain in their own neighborhoods as their needs change by considering the use of accessory dwelling units, associated with a principal dwelling unit, smaller homes, shared housing and co-housing for the elderly.
- 1.1.8. To maintain a diverse housing stock available to all income ranges, the City shall continue to ensure a mix of housing development types, including market-rate and single-family housing units, are not excluded by the Comprehensive Plan and Land Development Regulations.



- 1.1.9. The City shall consider mixed use, townhouse, and multifamily development projects as viable development types to supply affordable, attainable, or workforce units.
- 1.1.10. Through the Future Land Use Element and Map, the City shall project needed lands specifically for affordable, attainable, and workforce housing development in an effort to supply units that will meet residential land projections and affordable housing needs.

Objective HSNB 1.2

The City shall preserve, revitalize, and extend the useful life of the existing housing stock by the elimination of substandard housing units and the implementation of structural and aesthetic improvements.

Policies:

- 1.2.1. Strictly enforce building, plumbing, electrical, housing and other related development codes.
- 1.2.2. Participate in the Palm Beach County Community Development Block Grant Program.
 - (a) The City will continue to apply for funds and loans pertaining to housing rehabilitation as well as other funds for related neighborhood improvements.
- 1.2.3. The City of Greenacres shall implement ~~a the~~ Rental Housing Maintenance Inspection Program to protect the integrity of the City's housing stock.
 - (a) The City will maintain ~~the a~~ housing database through Code Enforcement, Fire and Building inspections, the implementation of the Rental Housing Maintenance Inspection Program.
 - ~~(b) The City shall develop a list of substandard housing units via the inspections program above and develop a demolition schedule for implementation based on the number of substandard units identified in the future.~~
 - ~~(b)(c)~~ The City shall target all deficient units for rehabilitation and schedule such units for rehabilitation during the years 2008-2018 over a ten-year planning timeline.
- 1.2.4. The City will continue to enforce building and development codes.
- 1.2.5. The City will continue to develop a list of substandard housing units. To the maximum extent financially feasible, the City will maintain a housing database ~~by the year 2009~~ and establish a housing demolition schedule ~~by 2011~~.
- 1.2.6. The City will coordinate with appropriate agencies to remedy the substandard housing conditions, including rehabilitation efforts or demolition.

Objective HSNB 1.3

The City will ensure that adequate sites are available to meet the housing needs for very low, low, and moderate and middle income range workforce housing as defined by Palm Beach County's workforce housing program.~~income persons.~~

Policies:

- 1.3.1. ~~Informally support~~ encourage and pursue programs that enable very low, low, ~~and moderate and middle~~ income families to acquire home ownership by providing available information and technical assistance on public and private funding programs, to be distributed by the City of



~~Greenacres Building Department and Planning and Engineering Department~~Development & Neighborhood Services.

- 1.3.2. The City shall informally assist very low, low and moderate income families in pursuit of loans and funding from the Palm Beach County Community Development Block Grant Program and other governmental and private sources of funding.
- 1.3.3. ~~By 2013, the~~ The City's Planning Commission shall assess the status of very low, low and moderate income family housing needs and recommend further programs to implement the goals, objectives and policies of this Comprehensive Plan.
- 1.3.4. The City shall continue to meet the current and projected housing needs for low-moderate income housing sites through current City development regulations, which allow for 50' x 130' lots with minimum living areas of 1,000 s.f. in the ~~Residential Low~~ Residential Low (RS-LD) density district (Lots subdivided prior to 1925 shall be allowed a minimum living area of 750 s.f. in the Residential Low density zoning district) and through the promotion of mixed-use districts which include multi-family residential units.
- 1.3.5. The City shall establish incentives for developers to locate very low and low-moderate income housing and other special housing needs near ~~City spheres of activity centers~~ as indicated in the Future Land Use Plan Element where those activity centers ~~spheres~~ include schools, recreation, transit, and health care facilities that are adequate to meet the needs of those residents.
- 1.3.6. The City shall avoid locating affordable housing in concentrated areas throughout the City- and promote design of mixed-income affordable housing projects that ensure the geographical distribution of affordable housing. ~~Rather, affordable housing sites shall be located at spheres of activity centers as identified in the Future Land Use Element of the Comprehensive Plan.~~
- 1.3.7. Any density bonuses for affordable workforce and attainable housing projects through local, county, or state incentives shall consider projects that meet a set of criteria, including favoring locations near transit, employment centers, schools, and day-to-day services and amenities.
 - (a) A density study that may include height bonus will need to be performed to evaluate further, including incentives for affordable workforce housing to achieve desired outcomes.
- 1.3.8. The City shall minimize the need for additional public services in affordable housing sites through the proper siting of developments projects and through ~~review at the Land Development Staff~~ the development review process, prior to issuance of development orders.
- 1.3.9. Through capital projects and infrastructure planning, the City shall target public improvements in optimal areas for affordable workforce and attainable housing – including activity centers – to incentivize desired projects by reducing overall development costs.
- 1.3.10. The City shall work with other local municipalities and the County on the siting of affordable housing developments.
- 1.3.11. ~~The City shall work cooperatively with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.~~
- 1.3.11. The City shall continue to review development standards against available recommended benchmarks, and make adjustments when warranted, in order to continue to reduce unnecessary cost burdens on the provision of housing.



1.3.12 The City shall incorporate Palm Beach County's Housing and Community Development Target Areas map and Florida Federally Designated Targeted Area Maps (when applicable) and any associated siting criteria into the Future Land Use Element and Housing Element to determine optimal locations for new housing.

1.3.13 To optimize housing locations, the City may create a prioritized housing area map series using a list of criteria that considers infrastructure needs or other observed indicators, i.e., substandard housing stock, disconnected pedestrian network, inadequate drainage, population income below median income or poverty level, food or digital deserts, or lack of green space.

1.3.14 The City shall continually monitor and assess the progress and validity of Housing Element goals, objectives, and policies upon subsequent Comprehensive Plan updates and amendments.

Objective HSNB 1.4

The City shall preserve and protect historically significant housing through coordination with the Palm Beach County Historic Preservation Board and assistance with State and Federal funding programs.

Policies:

- 1.4.1. The City shall cooperate with the Palm Beach County Historic Preservation Board should it be determined the existence of properties that may be worthy of a historic designation.
- 1.4.2. The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance program.

Objective HSNB 1.5

The City shall provide adequate sites for licensed residential group homes care facilities, community residential facilities, adult congregate assisted living facilities, and foster care facilities in residential areas through the long-term planning horizon.

Policies:

- 1.5.1. The City of Greenacres shall continue to provide for the location of ~~group homes~~ residential group care facilities and foster care facilities as permitted uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.
- 1.5.2. The City of Greenacres shall continue to allow ~~Adult Congregate Living Facilities~~ assisted living facilities (AGLF) and community residential facilities as an allowable uses in the Residential Medium (RS-MD) and Residential High (RS-HD) land use categories.
- 1.5.3. Provide and support the provision of infrastructure and public facilities necessary for the sustenance and encouragement of group homes and thus inhabitants.
- 1.5.4. The City shall consider the limited allowance of licensed residential group homes care facilities in single family areas cognizant to restrictions on the composition and number of occupants, and the character and appearance of the structure.
- 1.5.5. Continue to assess regulation of the placement of residential group homes care facilities by addressing maximum densities and the number of group homes and foster care facilities allowed within a geographically defined area.



Objective HSNB 1.6

The City shall ensure that City-approved sites are provided and maintained for mobile home parks, and subdivisions, and manufactured housing.

Policies:

- 1.6.1. Enhance the Residential Mobile Home (RMH) zoning regulations ~~by adding "state-of-the-art" provisions~~ wherever appropriate.

Objective HSNB 1.7

Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55 F.S.

Policies:

- 1.7.1. Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
- 1.7.2. Promote equity throughout the housing development process to end systemic inequities by stabilizing existing very low, low, and moderate-income neighborhoods and by incentivizing new housing types that close the financial gap in prioritized areas.

Objective HSNB 1.8

Collaborate with other agencies and jurisdictions to coordinate efforts and focus resources to supply affordable, attainable, and workforce housing in the community.

- 1.8.1. The City shall collaborate with other government and non-profit organizations studying the affordable housing issue, including supply and demand assessments.
- 1.8.2. To increase supply of affordable and workforce housing units, the City shall, through the State Housing Initiatives Partnership (SHIP) Program, consider developing a Local Housing Assistance Plan (LHAP) outlining housing priorities and initiatives.
- 1.8.3. The City shall reference and incorporate objectives, strategies, or action items – specifically the Initiatives & Actions lists – from Palm Beach County’s “Housing for All” Action Plan and shall seek to participate in subsequent updates to ensure coordination between interagency efforts.⁸
- 1.8.4. The City shall utilize the Bond Proceeds Allocation Process Recommendations in the County’s “Housing for All” Action Plan to expand financing opportunities for projects that increase the supply of affordable housing.⁸
- 1.8.5. The City shall coordinate with the Palm Beach County Workforce Housing Program to seek developers, homebuilders, and property owners to build Low, Moderate 1, Moderate 2, and Middle-Income for-sale or rental housing projects within the City, specifically targeting those employed or seeking employment in Greenacres.⁹

GOAL 2

Be a strong and sustainable community with character.

Objective HSNB 2.1



Preserve and revitalize the livability of the City of Greenacres neighborhoods and create a sense of place.

Policies:

- 2.1.1. Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses, as well as a variety of mixed housing typologies.
- 2.1.2. Incorporate Crime Prevention through Environmental Design (CPTED), to ensure that issues of community safety and crime prevention are adequately considered in land use, development and redevelopment activities, to assist in the integration of safety and security concerns throughout the development review process for all residential projects.
- 2.1.3. Promote energy efficiency, use of alternative energy, water conservation and climate adaptation methods in the construction and rehabilitation of new and existing buildings.
- 2.1.4. Collaborate with residential neighbors through the Code Enforcement Division, to foster the preservation and revitalization of our neighborhoods, prevent blight, and educate our neighbors on property maintenance standards.
- 2.1.5. Ensure through land development regulations that land use provides for healthy neighborhoods, including easy accessibility to food, locally determined needs for goods and services and amenities that encourage physical activity.

Objective HSNG 2.2

Require residential design that implements the objectives and policies of other Comprehensive Development Plan elements and supports Green Design.

Policies:

- 2.2.1. Continue to phase residential development with the availability of urban services and infrastructure in accordance with the Concurrency Management System.
- 2.2.2. Minimize traffic on local residential streets by instituting site plan controls which will limit traffic generated by the commercial areas from directly accessing local residential streets.
- 2.2.3. Encourage new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.
- 2.2.4. Encourage the use of renewable building materials in the construction of new or redevelopment of existing housing.

NOTES

1. "Attainable" housing is considered units that are affordable to households earning around the Area Median Income (AMI), calculated on an annual basis by the Department of Housing and Urban Development (HUD) (Palm Beach County: \$98,300 in 2023). The definition is made to focus housing production on units that reduce the cost burden on households earning between 60% and 140% of the AMI.
2. Florida Dept. of Community Affairs, Chapter 9J-5, F.A.C., Section 9J-5.010 HOUSING ELEMENT.



3. The City of Greenacres Zoning Regulations Chapter 16.
4. U.S. Dept. of Commerce, BUREAU OF THE CENSUS, Metropolitan Housing Characteristics, Nov.1983.
5. Standard Housing Code, Chapter XIII, Building and Housing, adopted 1982.
6. Palm Beach County Housing and Community Development, City of Greenacres Code Enforcement Area (CEA), HCD Improvements, REHABILITATION.
7. State of Florida, Dept. of Community Affairs, Robert G. Nave, Chief, Bureau of Local Planning, MEMO -Feb.21, 1989.
8. "Housing for All: Palm Beach County's Housing Action Plan", 2022. [Link to document.](#)
9. Figures and definitions are provided by Palm Beach County's Workforce Housing Program (WHP).

REVISION HISTORY

March 16, 1998	Ord. 97-09
December 6, 1999	Ord. 99-16
September 15, 2008	Ord. 2008-03



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL FLU 1: It shall be the goal of the City of Greenacres to achieve a high-quality living environment by ensuring that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by the citizenry while respecting the integrity of the natural environment by minimizing the threat to health, safety and welfare posed by incompatible land use and environmental degradation.

Objective FLU 1.1

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development. (CONCURRENCY)

Policies:

- 1.1.1. The City shall adopt the levels of service standards set forth in this plan in Objective 1, Policy a) of the Infrastructure Element.
- 1.1.2. Higher intensities and densities of development shall be located within ~~spheres of a~~ Activity Centers (as depicted on Map No. 5 ~~FLU.7~~) and along major corridors where public facilities are available and land use compatibility can be achieved.
- 1.1.3. The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, public safety service and recreational facilities.
- 1.1.4. Future development orders and permits shall be conditioned on the following two standards:
 - a) Existing facilities and services meet established levels of service and are concurrent with the impact of development; and
 - b) Additional public facilities and services are provided to service proposed development when such facilities and services are necessary.

Objective FLU 1.2

The City shall continue to plan for future redevelopment and revitalization activities in targeted areas.

Policies:

- 1.2.1. The City shall continue to implement a housing maintenance program to improve substandard housing.
 - 1) Housing units within the Original Section, Villa Del Trio, Palm Beach Villas Plat 1, Lake Worth Hills and Palm Beach Villas II, or as determined in applicable housing inventories, studies, or plans, will be programmed for maintenance inspections.
 - 2) The City shall target deficient units and schedule such units for rehabilitation.



- 3) The City shall maintain a list and map of substandard housing units via the inspection programs and demolish units as necessary.
 - 4) The City shall continue to direct funding and resources to the Property Enhancement Grant Program.
- 1.2.2. The City will continue to provide strong code enforcement efforts in designated redevelopment areas by coordinated and consistent code enforcement.
 - 1.2.3. The City shall adopt measures to promote redevelopment that include the potential ~~establishment~~ expansion of a Transportation Concurrency Exception Area (TCEA) and/or a Corridor Master Plan for Lake Worth Road, including appropriate redevelopment densities and intensities and mix of uses.
 - 1.2.4. Promote redevelopment targeting transit-oriented mixed use projects and identify opportunities for such along City major transportation corridors.
 - 1.2.5. In order to maximize compatibility and preserve commercial opportunity, economic vitality, and the tax base, the City shall restrict future land uses in the Lake Worth Road corridor to commercial and mixed-use designations.
 - 1.2.6. The City shall promote a walkable mix of neighborhood land uses by updating the land development code to include properly scaled non-residential land uses that serve local residents with services and amenities.
 - 1.2.7. The City shall continue to support Palm Beach County Transportation System (Palm Tran) in implementing high-frequency transit service to promote transit-oriented mixed use redevelopment.

Objective FLU 1.3

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall, to the extent possible, be eliminated by the year ~~2017~~ 2024.

- 1.3.1. The City shall work towards the reduction and eliminations of incompatible uses by strongly implementing the nonconforming sections of the City's land development regulations.
- 1.3.2. The City shall use the Annexation Element as a guide to determine target areas for redevelopment and fund the removal and reconstruction/renewal of existing land uses categorized as blighted or nonconforming with the budget and grant allocations outlined in the newly adopted Economic Development Element.
- 1.3.3. Redevelopment projects should aim to restore outdated development patterns by providing a balance of uses that promote vibrant neighborhoods and economic development opportunities.
- 1.3.4. The City shall continue to ensure the compatibility of uses on lands in close proximity to large unique areas such as Okeeheelee Park or Pine Jog.

Objective FLU 1.4

The City's land development and future land use regulations shall be revised to include stronger provisions



for the protection of natural resources and historic properties.

1.4.1. The City of Greenacres through the ~~2000~~ Landscape Code provisions will continue to implement water conservation methods as used in the xeriscape concept.

- a) Through the City's adoption of the Palm Beach County Wellfield Protection Ordinance the City will continue to cooperate with the Palm Beach County Department of Environmental Protection in implementing the provisions of the ordinance.
- b) All new development and redevelopment within the wellhead protection area must comply with the operational and material storage restrictions of the Palm Beach County Wellfield Protection Ordinance so as not to impact existing potable water wellheads.

1.4.2. The City's ~~Planning and Engineering~~ Department of Neighborhood Services shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs if any such houses are designated in the future.

- a) ~~By the year 1999, t~~ The City shall conduct a study to determine the historic significance of structures in the original section of the City based on age, architectural and historical significance. The structures shall be classified as having major, minor or no significance.
- b) ~~By the year 2000, t~~ The City's Land Development Regulations shall be amended to include regulations governing the exterior alterations or changes to structures of historical significance in order to protect and preserve those structures of historical significance.
- c) The City of Greenacres shall work with the Palm Beach County Historic Preservation Board and the State of Florida ~~by to compile ing~~ a citywide properties listing every five (5) years.

1.4.3. The City shall protect existing and future vegetative and wildlife communities by utilizing the State of Florida and the Treasure Coast Regional Planning Council's criteria.

1.4.4. All new developments and redevelopment shall submit a written assessment of the ecological and/or environmental impact of such development.

Objective FLU 1.5

The City shall continue to enforce the provisions of the Development of Regional Impact provisions of F.S. Chapter 380.06 - as applicable to various developments.

1.5.1. The City of Greenacres shall continue to work with TCRPC and ~~DCA~~ Florida Department of Commerce to ensure compliance with F.S. Chapter 380.06.

1.5.2. The City of Greenacres shall continue to work with Palm Beach County to ensure that the impacts created by development will not cause adverse effects on the health, safety and welfare of the area's residents.

Objective FLU 1.6

All future development shall have adequate sewer and water hook-up capacity, and drainage, to serve the development at the City's adopted level of service.



- 1.6.1. No certificates of occupancy shall be issued to future developments unless the petitioner can demonstrate that he has provided the necessary water and sewer services.
- 1.6.2. Facilities and services must be available at the adopted level of service and must be available concurrent with the impacts of development, or development orders must be conditioned on the availability of facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized simultaneously with the land use approval.

Objective FLU 1.7

The City of Greenacres shall use innovative land use techniques to promote flexibility of development within the City.

- 1.7.1. The City shall continue to utilize such development techniques as “Planned Unit Development”, “Planned Commercial Development”, and “Mixed-Use Development” with commercial and residential uses integrated in one project.
- 1.7.2. The City shall separate urban and rural land uses by designating appropriate land use densities and intensities in accordance with approved zoning districts based on compatibility with surrounding land uses.
- 1.7.3. New development and redevelopment shall be encouraged to implement innovative technology and sustainability techniques into site and building design.

Objective FLU 1.8

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policies:

- 1.8.1. All development will abide by the provisions of the City's Sign Code.
- 1.8.2. All developments shall use construction methods as outlined in various codes and ordinances that have been adopted or revised by the City and administered through the Building Department.
- 1.8.3. 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. ~~Table 1 above indicates which zoning districts are compatible with each of the land use designations.~~

- | | |
|-----|--|
| (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; |
| (4) | Medium Density Residential - 6.0 to 7.0 residential units per net acre; |
| (5) | High Density Residential - 10.0 residential units per net acre; |
| (6) | Mobile Home Residential - 6.0 residential units per net acre; |



- (7) Mixed Use Development-Residential - 5.0 residential units per net acre, or 0.20 FAR commercial
- (8) Office Professional - 25% lot coverage, 0.35 FAR;
- (9) Commercial Neighborhood - 20% lot coverage, 0.30 FAR;
- (10) Commercial General - 30% lot coverage, 0.35 FAR;
- (11) Commercial Intensive - 30% lot coverage, 0.35 FAR;
- (12) Mixed Use Development–Office, 30% lot coverage, 0.35 FAR for Professional Office Use, and 6.0 residential units per net acre for Residential Use.
- (13) Mixed Use Development-Commercial - 5.0 residential units per net acre, or 0.25 FAR commercial;
- (14) Mixed Use Development–Original Section – 20%-30% lot coverage, 0.30-0.35 FAR for Commercial and Office Uses, and 6 residential units per net acre for Residential Use.
- (15) Public/Institutional Land Use – 0.10-0.35 FAR

Land uses owned, leased or operated by government agencies, such as civic and community centers, libraries, police/fire stations and public schools. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accord with Zoning District Regulations.

- (16) Recreation and Open Space

a. MINI-PARKS/TOT LOTS

Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walk-ways, signage and lighting;

b. NEIGHBORHOOD PARKS

Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas; and



c. COMMUNITY PARKS

Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sport fields and swimming pools. Adequate off-street parking may be needed to contain parking overflow.

- 1.8.1. The City, through its land development regulations shall require new development and redevelopment of existing areas to incorporate vehicular parking that will provide stormwater management on premises.
- 1.8.2. The City shall continue to require water quality pretreatment design and construction methods on vehicular parking areas through the use of depressed swale areas and/or direct percolation. The City shall comply with the National Pollution Discharge Elimination System Program and other methods to minimize or eliminate water pollution.
- 1.8.3. The City shall require landscape islands within vehicular parking areas, perimeter landscape areas and landscape areas which separate each vehicular parking area.
- 1.8.4. The City shall continue to utilize the Institute of Transportation Engineer's Manual on safe and convenient on-site traffic flow.
- 1.8.5. The City shall continue to promote development that provides a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects, and projects supportive of an efficient transportation system.
- 1.8.6. The City shall ~~explore the creation of a mixed-use~~ assess and amend as needed the Mixed Development zoning districts to combine ~~ing~~ retail commercial space and high density residential for use at Primary Activity Centers ~~Spheres~~ and along the Lake Worth Road Corridor.

Objective FLU 1.9

The City will undertake a series of programmed studies to implement the components of the Future Land Use Element.

Policies:

- 1.9.1. The City shall investigate the creation of ~~an overlay zone that channels~~ strategies to provide greater density and heights into a ~~Activity Centers spheres and appropriate areas including~~ roadway corridors by 2048 ~~28~~.
- 1.9.2. The City will undertake a study that devises strategies for increasing the supply of ~~single-family~~ diverse housing in the City.
- 1.9.3. The City will utilize its vacant land inventory to make recommendations on the future use of vacant site-specific land in the City.
- 1.9.4. The City will complete a land use ratio study that will determine the proper allocations of land use within the City.
- 1.9.5. New development as projected in this Element shall be targeted to promote workforce and attainable housing in standalone or mixed-use projects.

Objective FLU 1.10

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:



Policies:

- 1.10.1. Future land use decisions, in part, shall be based on topography limitations as contained in the Comprehensive Plan and the Land Development Regulations.
- 1.10.2. The City will continue to coordinate the maintenance of publicly and privately owned areas with rare and unique natural features.
- 1.10.3. A written analysis reporting on soil suitability shall be required for the evaluation of all new development activities which are undertaken in the City.
- 1.10.4. Should existing land areas or future land areas via annexation experience seasonal or periodic flooding, those areas shall be designated on the maps series along with the development of a public informational pamphlet on building within flood areas as well as other resources available on the City's website.
- 1.10.5. 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 FLU 1.11

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.

Policies:

- 1.11.1. 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.
 - (4) Developments that adhere to the more accessible grid-like pattern as opposed to more antiquated patterns (radial, strip, isolated, etc.)
- 1.11.2. Infill development shall be promoted within existing areas to discourage the harmful effects of leap frog development.
- 1.11.3. 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.
- 1.11.4. 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 Centers ~~spheres~~ and infill corridors.



1.11.5. The City shall control the extents of new development through code enforcement to restrict urban sprawl and encourage redevelopment of existing properties as well as increased mixed uses.

Objective FLU 1.12

The City will ensure that future developers set aside and provide suitable land areas for the provision of those utility services and facilities necessary to support the proposed developments.

Policies:

1.12.1. Through the City's site and development plan review process, developers will be required to accomplish the following:

(1) Set aside areas for the provision of urban services and facilities within the developed area as determined by the City and/or the appropriate service provider.

(2) Provide written documentation from the service provider that the adequate capacity for service provision is available to service the site.

1.12.2. The City shall encourage through reasonable standards that adequate and reliable electric infrastructure is available for development and redevelopment. Electric infrastructure should be constructed, to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. ~~By 2018, the City shall modify the Land Development Regulations to include criteria to ensure that there is a balance between the need for electricity and land use compatibility.~~

Objective FLU 13

The City shall enhance public educational opportunities within the City by facilitating the siting and construction of future schools.

Policies:

1.13.1. Schools shall be allowed in all Residential (RS-LD, RS-MD, and RS-HD) and Public Institutional (PI) future land use categories.

1.13.2. The City shall enter into an interlocal agreement with the Palm Beach County School Board to provide for an expedited development review process for public schools.

1.13.3. The City shall continue to coordinate with the Palm Beach County School Board concerning potential development applications which may adversely impact local school-age enrollment levels.

1.13.4. The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with public schools to the maximum extent possible.

Objective FLU 1.14

The City shall promote economic development to aid in the diversification and growth of the economy.

Policies:

1.14.1. The City shall increase tax revenue and stabilize the economy through the provision of job opportunities and engagement in increased capital investments as indicated in the newly adopted Economic Development Plan.

1.14.2. The City shall set forth a Vision and Strategic Action Plan to support economic development and investment as well as advancing the reputation and position of Greenacres in the regional marketplace



to diversify and solidify an efficient economy.

Objective FLU 1.15

The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns.

- 1.15.1. The City shall encourage sustainability by reducing the consumption of water and fossil fuel energy and using more eco-friendly alternatives to promote water and energy efficiency.
- 1.15.2. The City shall use more eco-friendly construction practices to create distinctive buildings and neighborhoods as well as common open space and recreational opportunities to achieve desirable and sustainable communities.
- 1.15.3. The City shall work locally and regionally to improve energy conservation, reduce greenhouse gas emissions and other pollutants that contribute to global warming as well as reduce the use of non-renewable natural resources by government operations and the community.
- 1.15.4. The City will encourage U.S. Green Building Council's LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.
- 1.15.5. The City shall continue to review policies and promote programs which advance greenhouse gas reduction and energy conservation strategies; promote compact, transit-oriented, pedestrian-friendly development; further green construction practices and the design of climate sensitive and energy efficient buildings; encourage cluster development in order to retain or create native vegetative communities.

VIII. SUPPORTING STUDIES

A. RECOMMENDED IMPLEMENTATION STUDIES

~~Since the adoption of this Plan several supporting studies were undertaken to refine and implement the broad concepts outlined within this Plan Element. There are still other studies to be completed. The following studies which have assisted or will assist in implementing the land use component of this Plan are described below:~~

~~1. Neighborhood Planning Areas~~

~~A neighborhood can be defined as a "geographic area whose boundaries are determined for the purposes of preparing a plan for the people who live, work, or have an interest in the area."~~

~~The Neighborhood Planning Area approach can be used to inventory areas on a "micro" scale and refine land use planning for designated areas or a specific sector such as an Activity Center sphere. Furthering the neighborhood planning area approach provides this micro analysis for planning and in essence the opportunity to create area strategies for land use implementation.~~

~~2. The Land Use Ratio Study~~

~~The implementation effort will seek to research and determine two seemingly simple and related land use questions. How much land do we need for residential, commercial, roadways etc. and how do we project these figures for future land use needs? Empirical evidence indicates that land use ratios vary per city with a number of factors accounting for the variance. This study to be conducted by the City in 1991 will be based upon existing and future land use patterns which synthesizes the amounts of land area needed to~~



~~accommodate land use.~~

3. ~~Vacant Land Inventory~~

~~This will be a yearly report that maintains a current listing of site specific vacant land parcels and an accompanying set of land use recommendations for each parcel based upon the future land use plan.~~

4. ~~Land Use Coding Classification System~~

~~This analysis will develop a manual for coding land use based upon characteristics inherent in the City's overall land use patterns. Said manual derived from the Standard Industrial Classification Manual would be utilized to code all land uses in the City for database management. The work efforts above in concert with other programmed actions throughout this Plan will serve to enhance planning endeavors and ensure a continuing process that will provide proper growth management for the City.~~

IX. NOTES

1. The City of Greenacres "Zoning Ordinance Chapter 32", Article II, Section 32-3, Definitions - Number (58A).
2. Chapter 163 of Florida Statutes
3. Arnold Whiltich, Editor in Chief. Encyclopedia of Urban Planning (1st edition; New York): McGraw Hill, 1974), pg.644.
4. Joel T. Werth and David Bryant, A Guide to Neighborhood Planning, Report 342 Planning Advisory Service. (Chicago: American Planning Association, 1979), p.1.
5. Gregory Longhini and Michael Sutton, Land Use Ratios, PAS Memo (Chicago: American Planning Association: May 1983) p.1.
6. Palm Beach County Future Land Use Element
7. Town of Lantana, Future Land Use Element

REVISION HISTORY

March 16, 1998	Ord. 97-09
July 19, 1999	Ord. 99-09
December 6, 1999	Ord. 99-16
May 6, 2002	Ord. 2001-21
January 6, 2003	Ord. 2002-19
September 15, 2008	Ord. 2008-03
January 23, 2017	Ord. 2016-27



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

A. GOAL ANX 1: It shall be the goal of the City of Greenacres to control its growth and enhance the quality of life for present and future residents by developing an annexation program that emphasizes intergovernmental coordination, consistency, and provides for the balance of environmental, economic, and social needs of the City.

Objective ANX 1.1

Annexation shall be carried forth in a manner that prevents decreases in service delivery efficiency and protects the levels of services provided to the residents of the City of Greenacres.

Policies:

1.1.1. Where economically feasible possible, the City shall assume responsibility for the provision of all City services upon the effective date of annexation.

1.1.2. The City shall ensure that future annexations will be in conformance with Chapter 171 F.S.

~~Policy c)~~

~~The City shall prohibit any annexation which creates an enclave, or pocket area that is not reasonably compact, as provided in Chapter 171, Florida Statutes.~~

~~Policy d)~~

~~The City shall delay the timing of any annexation petition that will lower service level until such service level adjustment measures are taken.~~

Objective ANX 1.2

The City of Greenacres will actively pursue orderly annexation in the future annexation boundaries through coordination with adjacent municipalities and Palm Beach County.

Policies:

1.2.1. Requests for annexations shall be coordinated with Palm Beach County and neighboring communities if appropriate.

1.2.2. The City shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S., if appropriate.

1.2.3. ~~The City shall determine the land use of all land parcels by the Advisory Future Land Use map adopted as part of the Future Land Use Element, and an analysis of the concurrency implications, compatibility, and consistency with the Comprehensive Plan of the proposed future land use designation.~~ The City shall support proposed annexations by providing objective information concerning City services via open houses, the City's website and newsletter, in-person, telephone and email communications and other means.

1.2.4. ~~By the end of 2008, the City shall initiate negotiations with Palm Beach County to create an Interlocal Service Boundary Agreement in accordance with Chapter 171, Part II, Florida Statutes to facilitate and coordinate annexation within a portion of the Future Annexation Area. The City of Greenacres should monitor and comment on development proposals outside of the City with the potential to impact the City and actively~~



work with Palm Beach County to encourage development patterns consistent with the intent of Greenacres' Comprehensive Plan.

~~Objective 3~~

~~The City shall undertake a rational and controlled expansion of municipal boundaries.~~

~~Policy a)~~

~~Annexation of unincorporated land outside of the boundaries depicted on the Future Annexation Area Map (Map 4), adopted as part of the Annexation Element, is prohibited.~~

Objective 4

Objective ANX 1.3

The City shall support annexations which are deemed necessary to promote the orderly growth of the City and will not adversely impact the City's ability to fulfill other established plans.

Policies:

1.1.1. In all future annexation requests, the City shall be guided by the following:

- a) The area in question must meet statutory requirements pertaining to contiguity, compactness, and irregular shape.
- b) The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.
- c) The area shall have a growth potential sufficient to warrant the extension of services.
- d) The deficit of income against expense to the City shall not be unreasonable.
- e) The advantages both to the City of Greenacres and the petitioned area must out-weigh the disadvantages.
- f) The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time. The ability of the City or its designated service providers to provide public services at the City's adopted levels of service.

1.1.2. The City shall undertake an Annexation Feasibility Study (AFS) for every annexation request that is ten (10) acres or greater in size which documents that the guidelines in Section V A.3 a through g above are achieved. The City shall conduct an Annexation Study no later than 2025 to be more proactive in identifying potential annexation areas, project development; the need for annexation (and when it may occur); and the impact of annexation on surrounding residents, landowners, and businesses



GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVE AND POLICIES

COMMUNITY HEALTH GOALS, OBJECTIVES AND POLICIES

A. GOAL: It shall be the goal of the City of Greenacres to improve the quality of life for all residents by providing an environment for active living, recreational opportunities, and improved resident health.

Objective 1

The City of Greenacres will increase access to safe, interconnected, and convenient opportunities for recreation and physical activity throughout the community.

Policy a) Continue to encourage and support recreation and physical activity by continuing to provide a system of open space, activity-based parks, resource-based recreation facilities and diverse programming options for all ages which align with the residents' geographical needs.

Policy b) Promote biking and walking through the provision of context-sensitive Complete Streets, where appropriate and a connected system of greenways and trails that encourage recreation, physical activity, and exposure to the natural environment.

Policy c) Encourage and promote public and private efforts and coordinate joint public/private efforts to support a healthy active lifestyle.

Policy d) Create a Parks Master Plan to support strategically, interconnected recreation and physical activity by providing a system of open space, active-based parks, greenways, trails, resource-based recreation facilities, and diverse programming options for all no later than 2025.

Policy e) Support programs and projects that raise awareness of the city's recreational facilities and activities

Objective 2

The City of Greenacres will promote a healthy community for weight management, obesity prevention and other chronic conditions by addressing nutrition and the environment.

Policy a) Continue to encourage civic engagement and volunteer opportunities in community projects that promote community health.

Policy b) Support programs geared to raising awareness of the benefits of good nutrition and physical activity

Policy c) Continue to support outdoor community health events which incorporate physical activity such as running, walking, biking, and swimming and work to increase the community involvement.

Policy d) Create a Community Health Assessment Plan that identifies existing quality of life issues and health concerns and provides recommendations for needed improvements or initiatives to enhance residents' well-being no later than 2025.

Objective 3

The City shall collaborate and coordinate with residents, stakeholders, and strategic partners to address the mental health needs of Greenacres residents.



Policy a) Provide support and promote programs and policy changes to address the shortage of mental health resources

Policy b) Encourage co-location of wellness centers and physical and mental health offices and clinics with each other and/or in proximity with job centers, schools, and community centers to improve access and create efficiencies in providing care

Policy c) Coordinate with Palm Beach County's Sheriff Office Crisis Intervention Program to assist officers in dealing with individuals in need of mental health support.

Policy d) Continue to provide counseling and support for first responders to prevent and treat mental health challenges such as depression, anxiety, and post-traumatic stress disorders

Policy e) Support the availability of mental health counseling and programming in local schools.

Policy f) Continue to coordinate with strategic partners to support efforts to build awareness of mental health and wellness and to provide information and assistance in finding appropriate care.



GOALS, OBJECTIVES AND POLICIES

GOAL

It shall be the goal of the City of Greenacres to achieve a balanced, diversified, and sustainable economic structure that maximizes long-term economic growth.

Objective 1

Expand economic development activities to create/promote job opportunities, increase productivity and maintain economic sustainability.

Policies

- a. The City will carry out its Vision and Strategic Action Plan to enhance the reputation and position of the City in the regional market, encouraging growth and diversity.
- b. The City shall assist the retention and growth of existing businesses within the City through the allocation of resources and talent attraction and retention initiatives.
- c. The City shall work with the private sector to incorporate a diverse housing mix: affordable, workforce, market rate, luxury and mixed-income.
- d. The City shall continue to support and recruit target commercial and cultural uses that incorporate cultural arts, education and recreation as critical components of economic development.

Objective 2

Create opportunities for investments and develop strong business networks amongst the local and international economy.

Policies:

- a. Consider incentives/grants to develop and advance both existing and new businesses or projects to expand employment base and maximize productivity.
- b. Direct capital investments and funding to small businesses, and to areas adjacent to existing businesses, to catalyze investment and growth.
- c. Implement zoning and planning changes that further enhance the City to attract new private investment through increases in densities and intensities vertically in areas of intended growth, and mixed-use development to promote interconnectivity, increased commercial activity and revenue.
- d. Target strategic development areas and initiate an illustrative master plan that will serve as the basis for a potential form-based code.
- e. Improve utilities and infrastructure within the City to attract new businesses and investors.
- f. Explore the annexation and acquisition of commercial, industrial and residential properties to increase fiscal gain.
- g. Identify new and expand existing business clusters that possess high demand within the City

Objective 3



ECONOMIC DEVELOPMENT

Facilitate and strengthen public/private partnerships to maximize efficiency and output of public and private sectors (industry clusters).

Policies:

- a. Promote inclusivity of the community to make feasible economic decisions, policies and investments that reduce disparities and benefit the community.
- b. Locate common commercial and potential industry clusters in close proximity to create a wider network of information, pool resources and stimulate local competition to increase output.

Objective 4

Provide a substantial foundation of knowledge for the City's population to maximize productivity.

Policies:

- a. Evaluate opportunities to add educational and vocational programs supporting employment opportunities with new development or redevelopment initiatives.
- b. The City shall implement training institutions/workshops to provide sufficient foundational courses that meet the needs of targeted business clusters and potential industries.
- c. The City shall provide leadership and direction to improve the public education system in order to encourage businesses to locate or expand in the City (quality labor).
- d. Establish programs to provide technical assistance/consulting services to existing business owners for training and improvements for the business.

Objective 5

Monitor and maintain the sustainable character of the economy and its impacts on the environment.

Policies:

- a. Integrate short and long-term economic development plans into the City's growth strategies to create a strong and efficient balance between the man-made and natural environment and account for negative impacts.
- b. Identify density increases in strategic areas that will attract additional private investments and encourage the private sector to provide public area improvements.

Objective 6

Establish and maintain a solid financial base that will support the economy in the long-run.

Policies:

- a. The City shall aim to sustain a sufficient fiscal surplus and create reserves to protect the economy during periods of low revenue or possible financial downturns/disasters (recessions).
- b. The City plans to evaluate and acquire additional revenue sources beyond the primary income: property tax, to promote and diversify fiscal strength, increase resource inventory and to reduce dependency.
- c. The City shall work with Palm Beach County Public Housing and Community Development to coordinate and facilitate use of public funds and regulatory policies.
- d. The City's Budget will be balanced to ensure that each fund's revenues equal or exceed its expenditures plus reserves.



- e. The City will develop and maintain accounting and budgetary control systems to adequately secure the assets held in public trust.
- f. The City will review and evaluate its existing debt obligations and future borrowing needs annually, limiting debt service to 15 percent of total general funds and maximum outstanding capital indebtedness to 5 percent of property tax base.

Objective 7

Further study local real estate and economic conditions to establish and prioritize projects that implement the short- and long-term community economic strategy and vision.

Policies:

- g. Complete an Economic Development Strategic Implementation Plan that:
 - a. Includes a community engagement process to understand needs.
 - b. Includes a study of retail spending, retail leakage to nearby communities and market gaps to identify target business segments and demographics.
 - c. Establishes performance measures to regularly check and update progress.
 - d. Assesses housing and job market conditions including gap analyses.
 - e. Establishes, prioritizes and tests with the community a list of capital and public improvement projects or programs.
 - f. Presents data and findings in an easy-to-communicate format.