



## ITEM SUMMARY

**MEETING DATE:** March 4, 2024

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

**SUBJECT:** **Ordinance 2024-08, ZC-24-04 Zoning Change First Reading**  
S. Haverhill Properties

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### BACKGROUND

A request from the property owners for a zoning change 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 Residential Medium, 5 units per acre (RM) and Agricultural Residential (AR) zoning district to the City of Greenacres Commercial General (CG) zoning district. A voluntary annexation (ANX-23-04) and a land use change (CPA-24-04) is being considered and processed concurrent with the petitions.

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.

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### ANALYSIS

This zoning change is needed in order to replace the existing Palm Beach County (PBC) Agricultural Residential (AR) and PBC Residential Medium, 5 units per acre (RM) to City of Greenacres Commercial General (CG).

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N/A

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### LEGAL

Ordinance 2024-08 was prepared in accordance with all applicable State Statutes and City Code requirements.

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### STAFF RECOMMENDATION

*Approval of ZC-24-04 through the adoption of Ordinance 2024-08.*