



## ITEM SUMMARY

**MEETING DATE:** March 4, 2024

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

**SUBJECT:** **Ordinance 2024-07, CPA-24-04 Future Land Use Amendment First 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.

### 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.*