



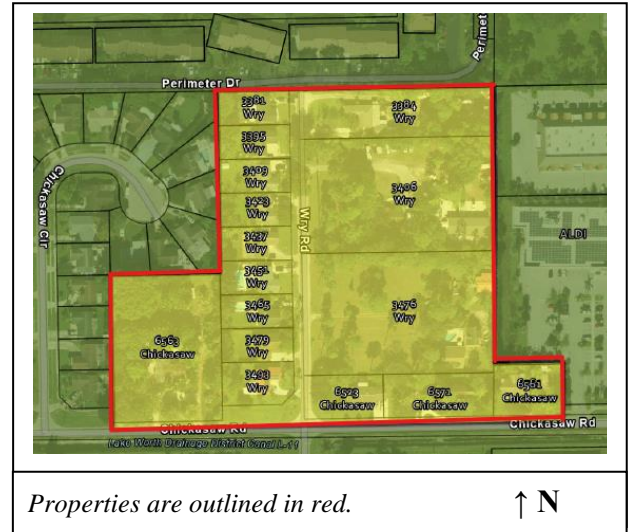
I. Project Description:

Project: Chickasaw Road Enclave Properties
(Rezoning Request)

Request: A City-initiated Rezoning of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning Districts to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District.

Location: North side of Chickasaw Road, approximately 350 feet west of Jog Road

Project Manager: Gionni Gallier, Assistant Director of DNS



II. Site Data:

Existing Use:	Residential
Proposed Use:	Residential
Parcel Control Numbers:	00-42-43-27-05-022-0404; 00-42-43-27-05-022-0391; 00-42-43-27-05-022-0394; 00-42-43-27-05-022-0392; 00-42-43-27-05-022-0393; 00-42-43-27-05-022-0395; 00-42-44-22-14-000-0090; 00-42-44-22-14-000-0080; 00-42-44-22-14-000-0070; 00-42-44-22-14-000-0060; 00-42-44-22-14-000-0050; 00-42-44-22-14-000-0040; 00-42-44-22-14-000-0030; 00-42-44-22-14-000-0020; 00-42-44-22-14-000-0010; and 00-42-43-27-05-022-0370.
Size:	9.7541 total acres
Existing Future Land Use Designation:	Palm Beach County (PBC) Low Residential (LR-3), 3 units per acre
Proposed Future Land Use Designation:	Residential Low Density (RS-LD)

Existing Zoning District:

Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR)

Proposed Zoning District:

Residential Low Density-3 (RL-3) (5 units per acre)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	Multi-Family (Park Pointe Condominiums)	Residential Medium Density (RS-MD)	Residential Medium (RM-2)
South	Single Family Residences (Harwich Court)	Residential Low Density (RS-LD)	Residential Low Density-3 (RL-3)
East	Commercial and Office (ALDI and MedExpress)	Commercial (CM) and Mixed Use (MU)	Commercial Neighborhood (CN) and Mixed Development Office (MXD-O)
West	Single Family Residences (Chickasaw Manor)	Residential Medium Density (RS-MD)	Residential Low Density-3 (RL-3)

III. Annexation/Zoning History:

The subject properties are currently in unincorporated Palm Beach County and are within an enclave. In accordance with Chapter 171.031(13)(a) and (b), Florida Statutes, an enclave is defined as an area that is enclosed within and bounded on all sides by the City or enclosed within and bounded by the City and a natural or manmade obstacle which allows vehicular traffic to them only by passing through the City. The subject parcels meet this definition, as they are fully enclosed by the City of Greenacres and also bordered in a way that access is limited to routes through the City. Chapter 171.046(2)(a), Florida Statutes, provides for the annexation of enclaves by interlocal agreement between the municipality and the county having jurisdiction over such enclaves.

On July 01, 2024, the Greenacres City Council adopted Resolution 2024-38, which authorized the City to enter into an Interlocal Agreement (ILA) with Palm Beach County for the purpose of funding improvements to Chickasaw Road and proceeding with the annexation of the surrounding enclave parcels. The resolution states that *“once the Interlocal Agreement with the County is fully executed, the City may proceed with annexing the enclave parcels...”*

Accordingly, the Chickasaw Road Enclave Properties Annexation (ANX-25-01; Resolution 2025-13) is concurrently being as part of the Interlocal Agreement that was adopted by the Greenacres City Council on May 19, 2025, and unanimously approved by the Palm Beach County Board of County Commissioners (BCC) at their public hearing on July 8, 2025. A small-scale Future Land Use Map Amendment (CPA-25-01; Ordinance 2025-12) is also being concurrently processed to amend the parcels from PBC Low Residential (LR-3) to the City’s Residential Low Density (RS-LD) land use designation.

The annexation area consists of sixteen (16) parcels that are developed with single-family homes. The homes were constructed as early as 1954, and most built between mid-1960s and 1980s. The County has verified that there are no outstanding active code cases associated with the properties.

IV. Applicable Comprehensive Plan Provisions:

The Comprehensive Plan includes the following Goals, Objectives, and Policies related to this proposed rezoning request:

1. Future Land Use Element

FLU Objective 1.8, FLU Policy 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:

(a) through b) and d) through p) omitted for brevity)

c) Low Density Residential – 3.0 to 5.0 residential units per gross acre

FLU Objective 1.11, FLU Policies 1.11.2 and 1.11.3

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.

Policy 1.11.2

Infill development shall be promoted within existing areas to discourage the harmful effects of leapfrog development.

Policy 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.

2. Housing Element

HE GOAL 1: Objective 1.1, Policy 1.1.4

The City shall continue to support the private sector in the development of additional single family detached units to meet the existing need to balance with the multifamily inventory.

HE GOAL 2: Objective 2.1, Policy 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.

V. Applicable City Code Provisions:

Section 16-153(a)(1) of the Code relating to rezoning of property states that the proposed zoning change should not be contrary to the Future Land Use Map, and it should not have an adverse effect on the Comprehensive Plan.

Division 4. Residential Low Density (RL) (Sections 16-301 through 16-312)

The residential low density (RL) district is established as a designation whereby the principal use of land is single-family dwellings of low density. Uses and structures designed to serve governmental, educational, religious, noncommercial and recreational uses that are compatible with residential development of this density are permitted or are permissible as special exceptions within such district, subject to restrictions and requirements necessary to preserve and protect the single-family residential character. Variation among RL-1, RL-2, and RL-3 is limited to requirements for density, lot area, width, and certain yards.

VI. Staff Analysis:

LEVEL OF SERVICE ANALYSIS (LOS)

Water and Wastewater

The properties are currently developed and fall within the service area of the Palm Beach County Water Utilities Department (PBCWUD) and are currently receiving potable water service. Sanitary Sewer is currently not provided for the area. PBCWUD will continue to supply potable water service, with any future development required to connect to sewer services. Any additional development will require PBCWUD concurrency approval with approved capacity.

Solid Waste

The properties are located in the Solid Waste Authority of Palm Beach County (SWA) service area that is the provider of solid waste disposal and recycling services. Upon annexation, the properties will be served by the City's waste services contract with Waste Management.

Recreation

The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. Based on the existing population estimate of 3.0 residents per single-family structure for the proposed rezoning area, the City's existing park and recreation facilities are sufficient to accommodate this additional population and still maintain the level-of-service standards. Any additional development will require land or in lieu dedication for park and recreation facilities, prior to development approval.

Drainage

The subject properties are located within the boundaries of the Lake Worth Drainage District (LWDD), South Florida Water Management District (SFWMD) and Palm Beach County. The drainage will continue to be provided on site and requires a legal positive outfall. Any additional development will require permitting from any applicable entities.

Roadway

Currently, the parcels are accessed from Chickasaw Road, which is now a city road per the Interlocal Agreement with the County and maintenance will be part of the annual roadway improvement expenses of the city. Any future development of the area would require review by the City's Traffic Engineer a Palm Beach County Traffic Performance Standards approval with approved access.

Public Safety

No issues were raised through the City's Development Review Committee process. PBSO District #16 and the Fire Department have indicated capacity is available to serve the proposed rezoning area to maintain the Police and Fire Levels of Service.

Traffic

The surrounding road network will not be negatively impacted by traffic based on the rezoning. Any additional development of the properties would require Palm Beach County Traffic Performance Standards approval indicating concurrency can be met and review by the City's Traffic Engineer. The trip generation analysis associated with the Future Land Use Change shows that there will be a net INCREASE of 190 AADT external trips. From a rezoning perspective the increase in these trips will need to meet traffic concurrency standards.

Conclusion of Level of Service Analysis

The analysis demonstrates that there will be no direct adverse impacts on the adopted Level of Service (LOS) standards for water, wastewater, solid waste, recreation, police and fire services, and traffic. Therefore, the proposed rezoning will not pose a negative impact on the public facilities in the area.

Development Review Committee Comments:

The Development Review Committee (DRC) informally reviewed the application and recommended approval with comments as noted herein.

Rezoning Criteria and Findings of Fact:

Section 16-153. Planning and Zoning Board Report: The Planning and Zoning Board shall submit a report to the City Council which shows that the Board has studied and considered the proposed amendment for rezoning of property and change to the official zoning map in relation to the following, where applicable:

Specific Criteria Findings:

- (1) Whether the proposed change would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan.**

Finding: The proposed rezoning from Palm Beach County Single Family Residential (RS) and Agricultural Residential (AR) to Residential Low Density-3 (RL-3) zoning district will be consistent with the properties' proposed Residential Low Density (RS-LD) Future Land Use designation which is currently being processed with this application as CPA-25-01.

- (2) The existing land use pattern.**

Finding: The proposed Residential Low Density-3 (RL-3) zoning district is consistent with the existing land use pattern in the area. The subject properties are bound by residential uses to the north, south and west. The properties are already developed with Single-Family residences, similar to surrounding context.

- (3) The possible creation of an isolated district unrelated to adjacent and nearby districts.**

Finding: The proposed zoning change would not create an isolated district unrelated to adjacent and nearby districts. The zoning designations to the south and west are already designated as Residential zoning districts.

The changes are required in order to complete the annexation process, and the zoning of the for residential low density is consistent with the existing use and adjacent properties to the south and west. Most of the residential properties along Chickasaw Road within the City of Greenacres are zoned RL-3, the same as the proposed designation.

- (4) **The population density pattern and possible increase or overtaking of the land on public facilities such as schools, utilities, etc.**

Finding: These previously developed parcels are predominately surrounded by developed residential land uses. Concurrency will be required to be met from all applicable agencies for any new proposed development on these parcels, as part of any future site plan approval process.

- (5) **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

Finding: As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

- (6) **Whether changed or changing conditions make the passage of the proposed amendment necessary.**

Finding: As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

- (7) **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

Finding: The proposed change will replace the existing Palm Beach County single family residential and agricultural residential zoning designations with a City residential zoning designation, which allows similar uses and intensity of development. Furthermore, any redevelopment must satisfy Traffic Performance Standards as part of the site plan approval process. Thus, traffic and public safety will not be negatively impacted.

- (8) **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Finding: The proposed zoning change will not adversely affect living conditions in the area. The parcels are currently developed and are expected to continue in their current use; any future projects will be required to include adequate landscaping, setbacks, and buffering in accordance with the City Zoning Code.

- (9) **Whether there are substantial reasons why the property cannot be used in accord with**

existing zoning.

Finding: As part of the Interlocal Agreement for the Chickasaw Road Enclave annexation, the properties need to be annexed into the City and require an appropriate City zoning designation.

(10) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Finding: The proposed change would not constitute a special privilege for the property owners because the change is consistent with existing land use patterns, the properties' proposed future land use, the surrounding zoning designations, and the existing County zoning designation.

VII. Staff Recommendation:

Approval of ZC-25-01 through the adoption of Ordinance 2025-13.

LOCAL PLANNING AGENCY ACTION – June 12, 2025

The Planning and Zoning Board on a motion made by Board Member Hayes and seconded by Board Member Robarts, voting four (4) to zero (0), ***recommended approval*** of Zoning Change ***ZC-25-01***, as presented by staff.

CITY COUNCIL ACTION First Reading – July 21, 2025

CITY COUNCIL ACTION Adoption Hearing –

Exhibit A

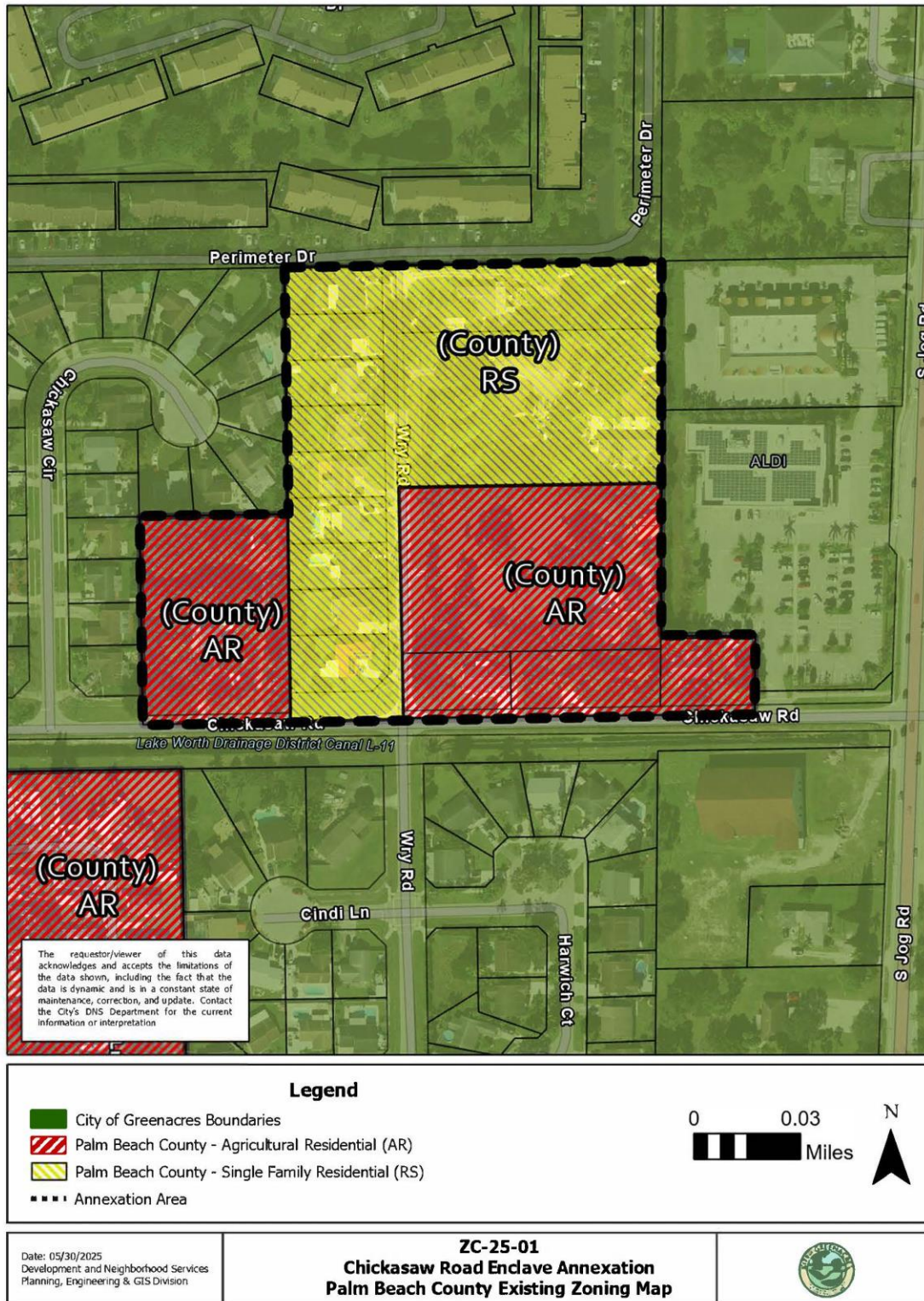


Exhibit B

