

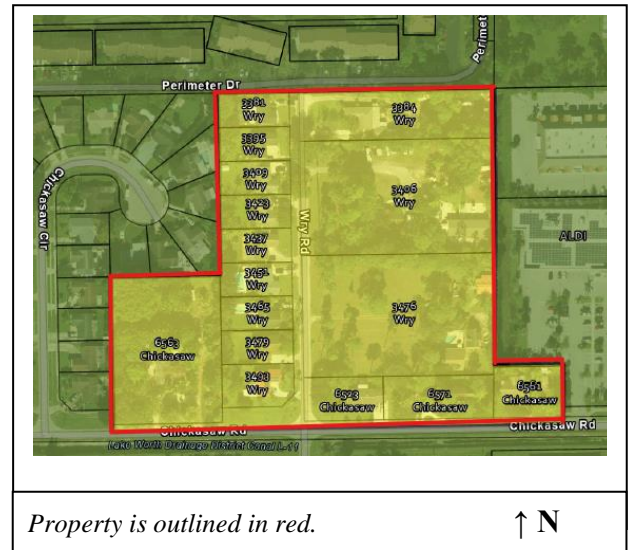


I. Project Description:

Project: Chickasaw Road Enclave Properties
(Small-scale Future Land Use Map Amendment Request)

Request: A City-initiated request for a small-scale Future Land Use Map Amendment for approximately 9.75 acres of an enclave consisting of sixteen (16) residential parcels of land from Palm Beach County (PBC) Low Residential (LR-3) to the City of Greenacres Residential Low Density (RS-LD).

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 Number:	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
<i>North</i>	Multi-Family (Park Pointe Condominiums)	Residential Medium (RS-MD)	Residential Medium (RM-2)
<i>South</i>	Single Family Residences (Harwich Court)	Residential Low Density (RS-LD)	Residential Low Density-3 (RL-3)
<i>East</i>	Commercial and Office (ALDI and MedExpress)	Commercial (CM) and Mixed Use (MU)	Commercial Neighborhood (CN) and Mixed Development Office (MXD-O)
<i>West</i>	Single Family Residences (Chickasaw Manor)	Residential Medium (RS-MD)	Residential Medium (RM-2)

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 processed 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 rezoning (ZC-25-01; Ordinance 2025-13) is also being concurrently processed to rezone the parcels from Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) Zoning District to the City of Greenacres Residential Low Density-3 (RL-3) (5 units per acre) Zoning District.

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 to 1980s. The County has verified that there are no outstanding active code cases for the properties.

IV. Data and Analysis

The current Palm Beach County (PBC) Low Residential (LR-3), Future Land Use (FLU) designation allows for up to 3 units per acre which would allow a maximum of 29 dwelling units. The proposed amendment would replace the PBC Low Residential (LR-3) designation with the City's Residential Low Density (RS-LD) FLU designation allows for up to 5 units per acre which would allow a maximum of 48 dwelling units. The City's Comprehensive Plan recognizes the need 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 and also 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.

The proposed City of Greenacres RS-LD Future Land Use designation allows a maximum residential development density of 5 dwelling units per acre. The proposed (RS-LD) Future Land Use designation for the site is consistent with the existing development pattern in the area. 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 Future Land Use (FLU) and Zoning Designation. The proposed FLU is consistent with the proposed zoning and land use patterns surrounding the parcels being annexed.

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

Land Use Analysis:

After a review of the proposed land use amendment, staff has determined that the application is consistent with the provisions of Chapter 163, Florida Statutes (F.S.), and the City's Zoning Regulations Section 16-129, because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City's Comprehensive Plan as follows:

A. Compatibility:

A review of the adjacent existing and anticipated land uses shows that the proposed land use is compatible with the adjacent properties.

North: To the north of the subject site is Park Pointe Community Association, an existing multi-family residential development with a Future Land Use designation of City Residential-Medium density (RS-MD) and a zoning designation of City Residential Medium 2 (RM-2). Any future development will be required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the north.

South: To the south of the subject site, across Chickasaw Road is an existing residential development with a Future Land Use designation of City Residential-Low density (RS-LD) and a zoning designation of City Residential Low-3 (RL-3). The proposed RS-LD designation will be compatible with the existing development to the south.

East: To the east are Aldi's and MedExpress commercial properties. Aldi's has a Commercial (CM) Future Land Use designation and Commercial Neighborhood (CN) zoning designation. MedExpress is MXD-O zoning and MU Future Land Use. Any future development will be

required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the east.

West: To the west of the subject site is the Chickasaw Manor community which is an existing residential development with a Future Land Use designation of City Residential-Medium density (RS-MD) and a zoning designation of City Residential Low-3 (RL-3). Any future development will be required to incorporate appropriate setbacks, buffering, and landscaping in accordance with City standards to ensure compatibility. The proposed RS-LD designation will be compatible with the existing development to the west.

Conclusions: After reviewing the adjacent existing residential developments, the analysis shows that the proposed City RS-LD FLU designation is compatible and consistent with the adjacent land uses.

B. Concurrency:

As previously stated, this small-scale Future Land Use Map Amendment will provide this site with a City Future Land Use designation based on up to five (5) dwelling units per acre. The following level of service (LOS) table (Table 2) provides a detailed analysis of the projected impacts of the proposed development on various public facilities. The analysis covers Recreation, Potable Water, Sanitary Sewer, Solid Waste, Drainage, and Traffic demand.

The proposed development demonstrates an increase in overall demand for Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. However, there is no change in the Drainage requirements. The site will be evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that public facilities necessary to meet the level of service standards established in the Comprehensive Plan are available concurrent with the impacts of development. As part of the City's approval of Site and Development Plans, proof will be required that the project meets the LOS standards for the Palm Beach County Traffic Performance Standards and Palm Beach County School Concurrency requirements. All concurrency approvals will be required prior to the final approval of any Site and Development Plans.

Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY CPA-25-01 Chickasaw Road Enclave Properties			
Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Low Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential Low Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of land use or development type		None. Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements
Traffic	ITE LU 210: Single Family Detached [10 Daily Trips/DU]. (9.7541 acres of LR-3) Maximum <u>290 ADT</u>	ITE LU 210: Single Family Detached [10 Daily Trips/DU]. (9.7541 acres of RS-LD) Maximum <u>480 ADT</u>	Increase of 190 Daily Trips
Parks and Recreation *	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (29*3)/1000*3= <u>0.261 ac.</u>	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (48*3)/1000*3= <u>0.432 ac.</u>	0.171 Acres of additional Recreation & Open Space required to maintain current LOS based on average single family household size
Potable Water*	29 units x 3 persons/du= 87 persons x 126 gal/person/day = 10,962 gal/day	48 units x 3 persons/du= 144 persons x 126 gal/person/day = 18,144 gal/day	Increase 7,182 gallons per day
Sanitary Sewer*	29 units x 3 persons/du= 87 persons x 85 gal/person/day = 7,395 gal/day	48 units x 3 persons/du= 144 persons x 85 gal/person/day = 12,240 gal/day	Increase 4,845 gallons per day
Solid Waste*	29 units x 3 persons/du= 87 persons x 7.13 pounds/person/day = 620.31 lbs./day	48 units x 3 persons/du= 144 persons x 7.13 pounds/person/day = 1,026.72 lbs./day	Increase 406.41 pounds (lbs.) per day
*The level of service standards does not divide systemwide capacity into residential and non-residential uses; rather, they simply provide gallons, pounds, acres, or transit trips per person served per day that include both residential and non-residential uses.			

C. Consistency with City's Comprehensive Plan:

The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, specifically:

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 1.11.1

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:

- (a) Only uses permitted within the Plan's land use designation and the implementing zoning district shall be approved.
- (b) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (c) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

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.

D. Consistency with the Treasure Coast Regional Planning Council Strategic Regional Policy Plan (SRPP):

The proposed small-scale Future Land Use Map Amendment represents a means of increasing residential opportunities in the City through the process of infill development, rather than approving land uses which will encourage urban sprawl. This is consistent with the intent of Regional Goal 2.1, which discourages urban sprawl development patterns and Regional Goal 5.1, which states that redevelopment,

revitalization and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-Low Density (RS-LD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrently with or after the provision of necessary infrastructure and services. Therefore, the proposed small-scale Future Land Use Map Amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.:

The proposed request is consistent with the City's Comprehensive Plan. The development has access to a major corridor within the City where public facilities are available and land use compatibility can be achieved.

V. Consistency with Chapter 163, Florida Statutes (F.S.)

The amendment is consistent with the provisions of Chapter 163.3184 and 163.3187, F.S. concerning the processing of a small-scale Future Land Use Map Amendment to the Comprehensive Plan, as well as providing all applicable data and analysis to support the amendment.

In summary, this small-scale Future Land Use Map amendment to the City's Comprehensive Plan is compatible with adjacent land uses, adequately addresses concurrency issues, and is consistent with the City's Comprehensive Plan, the Regional Planning Council's SRPP and Chapter 163, (F.S.)

VI. Staff Recommendation:

Approval of CPA-25-01 through the adoption of Ordinance 2025-12.

LOCAL PLANNING AGENCY ACTION – June 12, 2025

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

CITY COUNCIL ACTION First Reading – July 21, 2025

CITY COUNCIL ACTION Adoption Hearing –

Exhibit A



Exhibit B

