



ITEM SUMMARY

MEETING DATE: July 21, 2025

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

SUBJECT: **Ordinance 2025-13, ZC-25-01 Rezoning First Reading**
Chickasaw Road Enclave Properties

BACKGROUND

A City-initiated request for rezoning approximately 9.75 acres 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. A small-scale Future Land Use Map Amendment (CPA-25-01; Ordinance 2025-12) is also being concurrently processed to change from Palm Beach County (PBC) Low Residential (LR-3) to the City of Greenacres Residential Low Density (RS-LD). The Interlocal Agreement for the related annexation 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.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 4-0 at their meeting on June 12, 2025.

ANALYSIS

This rezoning is needed in order to replace the existing Palm Beach County (PBC) Single Family Residential (RS) and Agricultural Residential (AR) to City Residential Low Density-3 (RL-3) (5 units per acre). After thorough review, staff has determined that the proposed Residential Low Density-3 (RL-3) zoning district is consistent with the existing land use pattern in the area and will be consistent with the property's proposed Residential Low (RS-LD) Future Land Use designation.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2025-13 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

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