



DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

Project: Astoria Towns (Future Land Use Map Amendment Request)

Petitioner: Alex Ahrenholz
JMorton Planning/Landscape Architecture
3910 RCA Boulevard, Suite 1015
Palm Beach Gardens, FL 33410
Agent for the owners:
Moriya Evangelical Alliance Church, Inc
of Delray and Lake Wellington
Professional Center Inc.

Request: A request for a small-scale Future Land Use Map Amendment to change from Residential Medium Density (RS-RM) and Commercial (CM) to Residential High (RS-HD) Density.

Location: South side of Dodd Road, approximately 1,200 feet east of Jog Road.

Project Manager: Gionni Gallier, Senior Planner



II. Site Data:

Existing Use:	House of Worship and Vacant Parcel
Proposed Use:	Townhouses
Parcel Control Numbers:	18-42-44-22-00-000-5120; and, 18-42-44-22-00-000-5090
Parcel Size:	286,013 square feet (6.56 acres)
Existing Future Land Use Designation:	Residential – Medium Density (RS-MD) and Commercial (CM)
Proposed Future Land Use Designation:	Residential – High Density (RS-HD) Companion Future Land Use Map Amendment:

(CPA-23-04)

Existing Zoning District: Residential Medium – 2 (RM-2) and Commercial General (CG)

Proposed Zoning District: Residential High Density (RH)
Companion Rezoning: (ZC-23-02)

Table 1: Surrounding Existing Land Use, Future Land Use Designation, Zoning District:			
Direction	Existing Land Use	Future Land Use Designation	Zoning District
<i>North</i>	Villages of Woodlake PUD (Residential)	Residential – Medium Density (RS-MD)	Residential Medium Density – 2 (RM-2)
<i>South</i>	Medical Office	Commercial (CM)	Commercial General (CG)
<i>East</i>	Single-Family Residence and Woodlake Boulevard Plaza	Residential – Medium Density (RS-MD) and Commercial (CM)	Residential Medium – 2 (RM-2) and Commercial Intensive (CI)
<i>West</i>	Catalina Estates (Residential) and Liberty Plaza	Residential – Medium Density (RS-MD) and Commercial (CM)	Residential Medium – 2 (RM-2) and Commercial General (CG)

III. Annexation/Zoning History

The subject two (2) parcels are located on the south side of Dodd Road, approximately 1,200 feet east of Jog Road (“Property”). The Property is identified by Parcel Control Numbers (PCNs) 18-42-44-22-00-000-5120 and 18-42-44-22-00-000-5090. The northern section of the Property is developed with a 4,797 square foot House of Worship, which was approved by a Special Exception (SE-84-02) on September 29, 1986, and the southern parcel is currently vacant.

The applicant is concurrently requesting a Rezoning (ZC-23-02) from Residential -Medium Density (RM-2) (7 units per acre) and Commercial General (CG) to Residential - High Density (RH) (10 units per acre) and requesting Site and Development Plan approval (SP-23-06) and Master Sign Plan (MSP-24-03) approval to construct a Townhouse Development consisting of sixty (60) two-story townhouse residential units. A Variance (BA-23-07) has been requested for a reduction of the required 20-foot minimum side yard setback requirement for the townhouse buildings.

IV. Data and Analysis

The current future land use (FLU) designations would allow a maximum of 28 dwelling units on the portion that is Residential – Medium Density (RS-MD) and 39,182 square feet of commercial for the portion that is Commercial (CM). The applicant is seeking to replace the Commercial (CM) designation with residential and also increase the potential density of the site in order to develop additional residential units, such as townhouses. Like the Residential Medium (RS-MD) FLU designation, the City’s Residential High (RS-HD) FLU designation allows for townhouse residential development, but at a higher density potential. The City’s Comprehensive Plan recognizes the broad national trend in housing development of apartments, townhouse, and zero lot line units to continue in the City of Greenacres, due in large part to rising construction costs and smaller lot sizes available.

The proposed City of Greenacres RS-HD Future Land Use designation allows a maximum residential development density of 10 dwelling units per acre. The proposed (RS-HD) Future Land Use designation for the site is consistent with the existing development pattern in the area.

On February 15, 2024, the Development Review Committee (DRC) reviewed this application and recommended approval with the 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.), because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City’s Comprehensive Plan. Specifically, these are as follows:

A. *Compatibility:*

A review of the adjacent existing and anticipated land uses (see attached Aerial Photo) shows that the proposed land use is compatible with the adjacent properties.

North: To the north of the subject site is the Villages of Woodlakes PUD, an existing Planned Unit 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). The proposed RS-HD designation will be a compatible density with the existing development to the north.

South: To the south of the subject site are commercial properties with a Commercial (CM) Future Land Use designation and Commercial Intensive (CI) zoning designation. The properties to the south will not be adversely impacted with the proposed future land use change.

East: To the east is a Single-Family residential dwelling with a designation of City Residential-Medium density (RS-MD) and a zoning designation of City Residential Medium 2 (RM-2). There is also a commercial property with a Commercial (CM) Future Land Use designation and Commercial Intensive (CI) zoning designation. The proposed amendment will enhance compatibility through the use of adequate buffering and landscaping. Therefore, there will be no adverse impacts from the proposed future land use amendment.

West: To the west of the subject site is the Catalina Estates 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 Medium 2 (RM-2). There is also a commercial property with a Commercial (CM) Future Land Use designation and Commercial Intensive (CI) zoning designation. The amendment will enhance compatibility through the use of adequate buffering and landscaping and the proposed RS-HD designation will be compatible with the existing development to the west.

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

B. *Concurrency:*

As previously stated, this future land use amendment will provide this site with a City Future Land Use designation based on up to ten (10) 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 Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. However, there is no change in the Drainage requirements and a significant reduction in Traffic demand. The site will be evaluated for compliance with LOS standards by all relevant agencies as part of the Site and Development Plans approval 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 Site and Development Plan process, the applicant has provided proof that the project meets the LOS standards for Palm Beach County Traffic Engineering and Palm Beach County School Concurrency requirements. All concurrency approvals will be required prior to the final approval of the Site and Development Plans.

Table 2: LEVEL OF SERVICE (LOS) ANALYSIS SUMMARY | CPA-23-04 | Astoria Towns

Public Facility	Demand- Existing FLU Max Development Potential (Residential Medium Density/Commercial FLU)	Demand Proposed FLU Max Development Potential (Residential High 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 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU]. (4.01 acres of RS-MD) ITE LU 822: Strip Retail Plaza (<40ksf) [54.45 Daily Trips/1,000 SF] (2.57 acres of CM-max 0.35 FAR) Maximum 909 ADT	ITE LU 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU]. Maximum 438 ADT	Decrease of 471 Daily Trips
Parks and Recreation *	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (28*2.2)/1000*3= 0.18 ac.	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (65*2.2)/1000*3= 0.43 ac.	0.25 Acres of additional Recreation & Open Space required to maintain current LOS based on average Multifamily household size
Potable Water*	28 units x 2.2 persons/du= 61 persons x 126 gal/person/day = 7,686 gal/day	65 units x 2.2 persons/du= 143 persons x 126 gal/person/day = 18,018 gal/day	Increase 10,332 gallons per day
Sanitary Sewer*	28 units x 2.2 persons/du= 61 persons x 85 gal/person/day = 5,185 gal/day	65 units x 2.2 persons/du= 143 persons x 85 gal/person/day = 12,155 gal/day	Increase 6,970 gallons per day

Solid Waste*	28 units x 2.2 persons/du= 61 persons x 7.13 pounds/person/day = 434.93 lbs./day	65 units x 2.2 persons/du= 143 persons x 7.13 pounds/person/day = 1019.59 lbs./day	Increase 584.66 pounds (lbs.) per day
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*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

Objective 1.8, Policy 1.8.3(e)

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 d and f through p omitted for brevity) * * *

- (e) High Density Residential - 10.0 residential units per gross acre;

Objective 1.11, Policies 1.11.1, 1.11.2, & 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.

1.11.2

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

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.

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 the Treasure Coast Regional Planning Council SRPP

The proposed future land use 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-High Density (RS-HD) Future Land Use designation is consistent with the intent of Regional Goal 8.1, which states that development should take place concurrent with or after the provision of necessary infrastructure and services. As a result, the proposed future land use amendment is consistent with the Treasure Coast

Regional Planning Council’s Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

VI. 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.)

VII. Staff Recommendation

Approval of CPA-23-04.

PLANNING & ZONING BOARD OF APPEALS RECOMMENDATION – August 8, 2024

The Local Planning Agency on a motion made by Board Member Edmundson and seconded by Board Member Litowsky, voting five (5) to zero (0), ***recommended approval*** of Future Land Use Map Amendment ***CPA-23-04***, as presented by staff.

CITY COUNCIL ACTION – September 16, 2024

The City Council on a motion made by Council Member Diaz and seconded by Council Member Dugo, voting five (5) to zero (0), ***approved*** Comprehensive Plan Amendment ***CPA-23-04 (Astoria Towns)***, through ***Ordinance 2024-22***, as presented by staff.

CITY COUNCIL ACTION – October 7, 2024

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk