



Planning and Zoning Board Meeting
City of Greenacres, Florida
Thursday, June 11, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Agenda

Call to Order and Roll Call

Pledge of Allegiance

Approval of Minutes

1. May 14, 2026

Public Hearing

2. **Symphony Court – 5217 & 5163 S Military Trail (ANX-25-03), (CPA-25-04), and (ZC-25-04)**
A voluntary Annexation (ANX-25-03) of two (2) parcels of land totaling approximately 8.91 acres into the City of Greenacres, a Small-Scale Future Land Use Map Amendment (CPA-25-04) from Palm Beach County Medium Residential 5 units per acre (MR-5) to City of Greenacres Residential High Density, 10 units per acre (RS-HD), and a Rezoning (ZC-25-04) from Palm Beach County (PBC) Agricultural Residential (AR) to City of Greenacres Residential High (RH) zoning district.
3. **CPA-26-02**
A City-initiated Comprehensive Plan Text Amendment pertaining to mixed-use and urban corridor redevelopment initiatives and modify density and intensity standards in targeted areas.
4. **ZTA-26-01**
A City-initiated Zoning Text Amendment to modify the development standards in targeted areas, including building height, design guidelines and parking.

Discussion Items

Adjournment

Future Planning & Zoning Board Meetings

Meeting Records Request

Any person requesting the appeal of a decision of the City Council will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

Notice of Council Meetings and Agendas

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested by [sending an email](#) or calling at 561-642-2006.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with 3 days advance notice of any meeting, by contacting City Clerk Quintella Moorer at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.



Planning and Zoning Board Meeting
City of Greenacres, Florida
Thursday, May 14, 2026 at 6:00 PM
City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Call to Order and Roll Call

Chair Fitzgerald called to order the Planning and Zoning Board Meeting of May 14, 2026, at 6:00 PM and Records Coordinator Brittany Martino called the roll.

Board Members Present:

Emily — Jacob Roberts

Joan Hayes

Robert Clements

Dannette Fitzgerald

Board Members Absent:

Leonard Grant

Aldo Cardenas

Linda Szramiak

Pledge of Allegiance

Approval of Minutes

1. April 9, 2026

A motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve the minutes.

Motion passed 4-0.

Public Hearing

2. **Greenacres Sunoco & Office/Retail – 3067 S Jog Road (SP-96-05D and MSP-26-02):**

A request for a Major Site and Development Plan Amendment (SP-96-05D) and a Master Sign Plan (MSP-26-02) to allow for the construction of a new 6,000 square foot office/retail building with a 786 square foot mezzanine on an existing convenience store with fuel sales site. The site is located at the southwest corner of 10th Avenue North and South Jog Road at 3067 South Jog Road.

Chair Roberts read SP-96-05D and MSP-26-02 by title.

Representative Rod Feiner went over the details of the proposed Greenacres Shell Station and office plaza. Mr. Feiner went over the Major Site and Development Plan Amendment, including the Master Sign Plan.

Chair Roberts asked about use of the entrance to the gas station and office plaza. Mr. Feiner stated Jog Road and 10th Avenue would be the entrances to the site.

Vice Chair Hayes asked what the demographic would be for the plaza. Mr. Feiner stated retail and office.

Chair Roberts asked about the top floor of the building. Mr. Feiner stated it would be used for storage.

Assistant Director of Development and Neighborhood Services Gionni Gallier stated the project would allow a 6,000 square foot office and retail building with a 786 square foot mezzanine on an existing site.

Mr. Gallier mentioned briefly the history of the site. He mentioned there would be a total of 40 parking spaces, and two existing ingress and egress points of entrance.

Chair Fitzgerald asked who the occupants were. Mr. Feiner stated it was unknown at the moment.

Motion made by Board Member Fitzgerald and Seconded by Vice Chair Hayes to approve SP-96-05D and MSP 26-02.

Motion passed 4-0.

3. **Raising Cane's Restaurant at Mil-Lake Plaza – 3969 S Military Trail (SE-25-01, SP-25-02 and PCD-81-02N):**

A request for a Special Exception (SE-25-01) and a Major Site and Development Plan Amendment (SP-25-02) to allow for the construction of 3,018 square foot drive-in/fast food restaurant and associated site improvements; and a Planned Commercial Development Amendment (PCD-81-02N) to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development (PCD). The site is located at the northwest corner of South Military Trail and Lake Worth Road at 3969 South Military Trail.

Mr. Gallier read SE-25-01, SP-25-02 and PCD-81-02N by title.

Zoning Administrator Linda Louie stated the item would be presented together, but voted separately.

Representative Sarah Holmes gave an overview of the history of Raising Cane's.

Representative Dwayne Dickerson presented a Special Exception and a Site and Development Plan approval to allow a drive-through fast food restaurant, and a Planned Commercial Development Amendment to reflect the proposed changes to the Mil-Lake Plaza Planned Commercial Development.

Chair Robarts asked if breakfast would be served and if the restaurant was connected to the shopping plaza. Ms. Holmes stated breakfast would not be served, and the restaurant would not be connected to the shopping plaza. The owners are from the Raising Cane's corporation.

Ms. Louie stated the proposed use was consistent with the commercial uses along Lake Worth Road. The applicant had worked with staff to accommodate design enhancements to elevate the design and architecture site.

Motion made by Vice Chair Hayes and Seconded by Board Member Fitzgerald to approve SE-25-01.

Motion passed 4-0.

Motion made by Vice Chair Hayes and Seconded by Board Member Clements to approve SP-25-02.

Motion passed 4-0.

Motion made by Board Member Fitzgerald and Seconded by Vice Chair Hayes to approve PCD-81-02N.

Motion passed 4-0.

Discussion Items

4. Upcoming City Amendments.

Ms. Louie briefly went over the upcoming Text Amendment changes for the Redevelopment Corridors. She mentioned changes would be to the building heights, building design guidelines, and parking solutions for the proposed changes on Lake Worth Road and 10th Avenue.

Ms. Louie mentioned the proposed building heights could go up by five stories with incentives. Building design guidelines would require a 45 degree angular plane for buildings, variation in the building's roofline, and architectural articulation to prevent blank walls, facades, and incorporating significant architectural elements of the district.

Mr. Gallier explained in detail the building heights and parking solutions requirements.

Adjournment

7:02 PM

Emily Jacob-Robarts, Chair

Denise Malone
Director of Development &
Neighborhood Services

Quintella Moorer, MMC, City Clerk

Date: June 5, 2026

	DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION
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I. Project Description:

Project: Symphony Court
(Annexation, small-scale Future Land Use Map Amendment, and Rezoning)

Applicant: Jeanne Ducharme
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Agent for the owners:
MIZNER DELL LAKE WORTH LLC and
PALM BEACH BAPTIST CHURCH INC.



Request: A request for Annexation into the City of Greenacres; a small-scale Future Land Use Map Amendment from Palm Beach County Medium Residential – 5 units per acre (MR-5) to City Residential High Density, 10 units per acre (RS-HD); and rezone the property from Palm Beach County Agriculture Residential (AR) to City Residential High Density (RH).

Location: 5163 & 5217 S Military Trail. West side of Military Trail, approximately 0.5 miles south of Melaleuca Lane.

Project Manager: Gionni Gallier, Assistant Director of DNS

II. Site Data:

Existing Use:	Single Family Residential + House of Worship
Proposed Use:	Multifamily Residential + House of Worship
Parcel Control Number:	00-42-44-36-08-008-0010; 00-42-44-36-08-008-0020.
Size:	8.91 total acres
Existing Future Land Use Designation:	Palm Beach County (PBC) Medium Residential - 5 (MR-5), 5 units per acre
Proposed Future Land Use Designation:	City of Greenacres Residential – High Density (RS-HD), 10 units per acre.
Existing Zoning District:	Palm Beach County (PBC) Agricultural Residential (AR)
Proposed Zoning District:	City of Greenacres Residential High Density (RH)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Single Family Residence and Multi-Family (Barclay Square) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5) and PBC High Residential – 8 (HR-8)	Palm Beach County Agricultural Residential (AR) and PBC Residential Medium (RM)
<i>South</i>	Townhouses (Heathwood Reserve) (Unincorporated PBC)	Palm Beach County Medium Residential - 5 (MR-5)	Palm Beach County - Planned Unit Development (PUD)
<i>East</i>	Single Family Residences (City of Atlantis)	City of Atlantis – R1A Single-Family Residential	City of Atlantis – R1A Single-Family Residential
<i>West</i>	Tradewinds Middle School (City of Greenacres)	Public Institution (PI)	Government Use (GU)

III. Annexation/Zoning History:

The annexation area consists of two (2) parcels currently in unincorporated Palm Beach County and are located within an existing 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 properties are contiguous to the City of Greenacres and are located within an existing unincorporated enclave/pocket area. The applicant has submitted a voluntary annexation petition pursuant to Section 171.044, Florida Statutes, in order to bring the properties into the municipal boundaries of the City of Greenacres.

Following annexation, the subject property must be assigned an appropriate City Future Land Use designation and City zoning district. The applicant has requested a City Residential High Density (RS-HD) Future Land Use and a Residential High Density (RH) zoning district to allow residential development under the City’s Comprehensive Plan and Zoning Regulations.

IV. Annexation (ANX-25-03):

The annexation request is a voluntary annexation request per Section 171.044, Florida Statutes. Staff has reviewed the application and finds that the annexation is consistent with the City’s Annexation Element and the state statutes regarding annexation. The approximately 8.91-acre annexation area is contiguous to the City and located within an existing enclave/pocket area. The proposed annexation will reduce an existing enclave, which the Florida Legislature has determined can create significant problems in planning, growth management, and service delivery. The annexation will incorporate the properties into the City’s municipal limits and allow the City to apply its Comprehensive Plan, Future Land Use Map, zoning regulations, and development review processes to the property.

The proposal was submitted to the County Administrator and to County Planning staff on December 19, 2025, via certified return receipt and via email. On March 9, 2026, Staff received a letter from Palm Beach County, stating they reviewed the proposed annexation (2026-18-002) and found no inconsistencies with Chapter 171, Florida Statutes. To date, staff has not received any objections to the request.

Annexation Findings:

The proposed annexation is consistent with the overall Goals, Objectives, and Policies of the Comprehensive Plan. The parcels are contiguous to the City and within the boundaries of the Future Annexation Area in the Annexation Element of the Comprehensive Plan.

In addition, the following six guidelines, as specified in Objective 4(a) of the Annexation Element

within the Comprehensive Plan, must be addressed:

- (1) **The area in question must meet statutory requirements pertaining to contiguity, compactness and irregular shape.**

Findings: The annexation is consistent with the provisions in Chapter 171, F.S., specifically the subject properties are not irregular in shape, reasonably compact, and immediately contiguous to the City's municipal boundaries. The subject areas are located within an existing enclave and less than one hundred and ten (110) acres in size; thus, the proposed annexations will reduce the size of the existing enclave.

- (2) **The petitioned area must have "a unity of interests with the City" and be "a logical extension" of the City's boundaries.**

Findings: The subject properties have "a unity of interests with the City" and are "a logical extension" of the City of Greenacres' boundaries. The properties are identified as part of the Future Annexation Area in the City's Comprehensive Plan. The annexation of the parcels is a logical extension of the city limits and provides for the extension of the City's boundaries toward future annexation of the pocket area and will allow the City to reduce the existing enclave, consistent with the intent of both the City's Comprehensive Plan and Florida Statutes.

- (3) **The area shall have a growth potential sufficient to warrant the extension of services.**

Findings: The area has growth potential sufficient to warrant the extension of services. Development and redevelopment activity is taking place in the immediate vicinity and adjacent properties within the City already receive City services. Since the properties are contiguous to the City and within an existing unincorporated enclave, the City can extend the same level of service provided to residents within the City.

- (4) **The deficit of income against expense to the City shall not be unreasonable.**

Findings: The annexation will not create an unreasonable expense or burden upon the City. Since the subject properties are contiguous to developed parcels already in the City, and it is in an existing unincorporated enclave, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase City costs to warrant the annexation unreasonable. The City will be provided with property tax revenue, and the reduction of an unincorporated pocket will improve service delivery efficiency.

- (5) **The advantages both to the City of Greenacres and to the petitioned area must outweigh the disadvantages.**

Findings: The advantages to both the City and the proposed annexation area outweigh any potential disadvantages. The City will benefit by annexing land that is currently identified in the future annexation area and implementing goals, objectives and policies of the Annexation Element of the Comprehensive Plan to eliminate pocket areas. Further, the annexation of the subject properties will allow the City to improve the identity of the area as part of Greenacres and improve service delivery efficiency between the City and Palm Beach County.

- (6) **The City of Greenacres must be willing and able to provide City services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.**

Findings: The City is willing and able to provide City services to the subject properties without degrading any established levels of service, since the City is already providing governmental

services to other developments in the area. Through zoning regulations and the site plan approval processes, any new development proposed for the properties must demonstrate that services can be provided at the established Level of Service.

V. Future Land Use Map Amendment (CPA-25-04)

The current Palm Beach County Medium Residential – 5 units per acre (MR-5) Future Land Use designation allows a maximum theoretical density of approximately 45 dwelling units based on 8.91 gross acres. For comparison purposes, the density calculations in this analysis are based on the standard maximum density permitted under the applicable Future Land Use designations and do not include any potential density increases that may be available through Palm Beach County incentives such as Transfer of Development Rights (TDR) or Workforce Housing Program (WHP) provisions. The proposed amendment would replace the PBC Medium Residential (MR-5) designation with the City’s Residential High Density (RS-HD) FLU designation, allowing for up to 10 units per acre which would allow a maximum of 89 dwelling units. The City’s Comprehensive Plan recognizes the broad national trend in housing development of apartments, townhouses, and zero lot line units to continue in the City of Greenacres, considering rising costs and smaller lot sizes available.

Land Use Analysis:

Following annexation, the properties need to be assigned an appropriate City Future Land Use (FLU) and Zoning Designation. 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.

After a review of the proposed land use amendment, staff has determined that the application is consistent with the provisions of the City’s Comprehensive Plan, Chapter 163, Florida Statutes (F.S.), and the City’s Zoning Regulations Section 16-129, 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. In all instances, any future development will be required to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review in accordance with City standards to ensure compatibility.

North: To the north of the subject site are existing residential uses, including multi-family residential development. The proposed RS-HD designation is compatible with the residential character of the area to the north.

South: To the south of the subject site are existing townhouse residential uses. The proposed RS-HD designation is compatible with the existing attached residential development pattern to the south.

East: To the east of the subject site are single-family residential properties within the City of Atlantis, separated from the site by South Military Trail, a major arterial roadway which provides a physical separation. Compatibility can be further maintained through required setbacks, perimeter buffering, landscaping, lighting controls, and architectural/site design review. The proposed RS-HD designation is compatible with the residential character of the area to the east.

West: To the west of the subject site is Tradewinds Middle School, a public-institutional use. The proposed RS-HD designation will be compatible with the school use to the west.

Conclusions: After reviewing 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 small-scale Future Land Use Map 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 Traffic, Parks and Recreation, Potable Water, Sanitary Sewer, and Solid Waste. The site has been evaluated in relation to these applications and will be further 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. 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-25-04			
Public Facility	Demand for Existing FLU Max Development Potential (PBC Residential Medium Density FLU)	Demand for Proposed FLU Max Development Potential (Greenacres Residential High Density FLU)	Change
Surface Water/ Drainage	Requirements are the same regardless of Future Land Use designation. Drainage and legal positive outfall shall be reviewed during Site and Development Plan/Engineering Permit review.		None.
Traffic	ITE LU 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 45]. Maximum 303 ADT	ITE LU 220: Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH) [6.74 Daily Trips/DU * 89]. Maximum 600 ADT	Increase of 297 Daily Trips
Parks and Recreation	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (45*3)/1000*3= 0.405 ac.	Level of Service (L.O.S.) of 3 ac. per 1,000 population. [(Population/1,000)*3] (89*3)/1000*3= 0.801 ac.	0.396 additional acres required to maintain current LOS
Potable Water	45 units x 3 persons/du= 135 persons x 126 gal/person/day = 17,010 gal/day	89 units x 3 persons/du= 267 persons x 126 gal/person/day = 33,642 gal/day	Increase 16,632 gallons per day
Sanitary Sewer	45 units x 3 persons/du= 135 persons x 85 gal/person/day = 11,475 gal/day	89 units x 3 persons/du= 267 persons x 85 gal/person/day = 22,695 gal/day	Increase 11,220 gallons per day
Solid Waste	45 units x 3 persons/du= 135 persons x 7.13 pounds/person/day = 962.55 lbs./day	89 units x 3 persons/du= 267 persons x 7.13 pounds/person/day = 1,903.71 lbs./day	Increase 941.16 pounds (lbs.) per day

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(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.

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.

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.

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-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 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.

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

The amendment is consistent with the provisions of Chapter 163, Florida Statutes, 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. Rezoning (ZC-25-04):

The applicant has provided a concept plan as part of the rezoning to illustrate a potential development layout. The concept plan does not constitute Site and Development Plan approval, nor does it vest any specific site layout or other development detail. Any future development will require separate Site and Development Plan approval and shall be subject to all applicable City Comprehensive Plan and Zoning Code requirements.

The Applicant's 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.

Water and Wastewater: The site is located within the Palm Beach County Water Utilities Department (PBCWUD) service area and currently receives potable water service through PBCWUD. PBCWUD will continue to provide potable water service and sewer services.

Solid Waste: The property will be serviced by the City's current waste services contract, Waste Management.

Recreation: The City has established a level of service for parks and recreation facilities of three (3) acres per 1,000 residents. The development of the site 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 be provided for onsite, requires legal positive outfall, and requires permitting from any applicable entities.

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

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

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 Agricultural Residential (AR) to Residential High Density (RH) zoning district will be consistent with the properties' proposed Residential High Density (RS-HD) Future Land Use designation which is currently being processed.

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

Finding: The proposed Residential High Density (RH) zoning district is consistent with the existing land use pattern in the area, which includes townhouse, multi-family, single-family, and public-institutional uses in the surrounding area.

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

Finding: The proposed rezoning would not create an isolated district unrelated to adjacent and nearby districts. The RH zoning district implements the proposed RS-HD Future Land Use designation and is compatible with the residential districts nearby. The changes are required in order to complete the annexation process.

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

Finding: The proposed rezoning is not expected to conflict with the population density pattern or overtax public facilities. The site has been evaluated in relation to these applications and will be further evaluated for compliance with LOS standards by all relevant agencies as part of any future zoning approvals to ensure that necessary public facilities are concurrently available to meet the level of service standards.

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

Finding: Following annexation, assignment of a City RH zoning district is necessary to establish logical City zoning boundaries consistent with the companion RS-HD Future Land Use designation.

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

Finding: Rezoning is necessary to place the property under a City zoning district consistent with the City Comprehensive Plan and the proposed Future Land Use designation.

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

Finding: The proposed change is not expected to create excessive traffic congestion or adversely affect public safety. The property is located along South Military Trail, a major

arterial roadway, and future development shall be required to comply with applicable access management, traffic circulation, concurrency, and Site and Development Plan review requirements. Palm Beach County issued a TPS approval letter dated April 30, 2026.

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

Finding: The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards. Any future development will need to incorporate appropriate development standards including but not limited to setbacks, buffering, landscaping, and architectural/site design review in accordance with City standards to ensure compatibility.

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

Finding: The property must be assigned a City zoning district upon annexation. The RH district is necessary to implement the requested City RS-HD Future Land Use designation and allow the property to be reviewed under City residential high-density standards.

- (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, and the surrounding zoning designations.

VII. Staff Recommendation:

Approval of ANX-25-03, CPA-25-04, and ZC-25-04.

**PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY ACTION – June 11,
2026**

CITY COUNCIL ACTION First Reading –

CITY COUNCIL ACTION Adoption Hearing –



PROJECT TEAM

OWNER / CLIENT:
MF ASSOCIATES GREENACRES LLC
5301 N FEDERAL HWY, SUITE 190
BOCA RATON, FL 33487

CONTRACT PURCHASER:
LENNAR HOMES LLC
5505 WATERFORD DISTRICT DRIVE
MIAMI, FL 33126

ARCHITECT:
CDM ENGINEERING INC
3200 N. FEDERAL HWY. SUITE 226
BOCA RATON, FL 33431

ENGINEER:
CIVIL DESIGN INC
1400 CENTRE PARK BLVD, SUITE 905
WEST PALM BEACH, FL 33401

SURVEYOR:
CAULFIELD & WHEELER INC
7900 GLADES RD SUITE 100
BOCA RATON, FLORIDA 33434

PLANNER / LANDSCAPE ARCHITECT:
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458

PHOTOMETRICS:
KAMM CONSULTING
405 ANGLE RD.
FORT PIERCE, FL 34947

LOCATION MAP



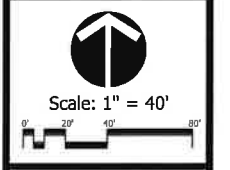
SITE DATA

NAME OF PROJECT	SYMPHONY COURT TOWNHOUSE DEVELOPMENT		
PROPERTY CONTROL NUMBERS	00-42-44-36-08-008-0010		
FEMA FLOOD ZONE	X		
EXISTING LAND USE DESIGNATION	MEDIAN RESIDENTIAL (MR-S)		
EXISTING ZONING DISTRICT	RESIDENTIAL HIGH (RH)		
	REQ	PROV	
NUMBER OF STORIES / HEIGHT	35'	27.5' / 2 STORIES	
NUMBER OF BUILDINGS	14		
GROSS SITE AREA	7.14 AC	310,861 SF	
TOTAL R.O.W. AREA	0.63 AC	27,573 SF	
NET SITE AREA	6.50 AC	283,288 SF	
BUILDING DATA			
POOL	3,848 SF		
TOTAL OF UNITS	20 UNITS		
4 UNITS (3)	12 UNITS		
5 UNITS (8)	40 UNITS		
6 UNITS (3)	18 UNITS		
DENSITY	10 DU		
LAND USE			
	SF	AC	%
BUILDING LOT COVERAGE	71,072	1.63	22.86%
VEHICULAR USE AREA	85,139	1.95	27.39%
SIDEWALKS & HARDSCAPE	20,663	0.47	6.65%
OPEN SPACE	133,986	3.08	43.10%
TOTAL	310,861	7.14	100.00%
OPEN SPACE			
	MIN	PROV	
	20%	43.10%	
LOT COVERAGE			
	SF	AC	%
IMPERVIOUS AREA	71,072	1.63	22.86%
BUILDING LOT COVERAGE	71,072	1.63	22.86%
VEHICULAR USE AREA	85,139	1.95	27.39%
SIDEWALKS & HARDSCAPE	20,663	0.47	6.65%
TOTAL IMPERVIOUS AREA	176,875	4.06	56.90%
PERVIOUS AREA			
	SF	AC	%
BUFFER AREA	35,505	0.82	11.42%
GREEN SPACE	66,173	1.52	21.29%
DRY DETENTION	32,309	0.74	10.39%
TOTAL PERVIOUS AREA	133,986	3.08	43.10%
TOTAL SITE AREA	310,861	7.14	100.00%
Sec. 16-882-MAXIMUM LOT COVERAGE			
	MAX	PROV	
	40%	23%	

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Lic# LC-26000535

5217 & 5163 S Military Trail
Preliminary Site Plan

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	25-1005
DATE	12-08-25
REVISIONS	03-12-26



March 12, 2026 7:29:33 a.m.
Drawing: 25-1005 CSP6 DWG



DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

City-initiated Comprehensive Plan Text Amendment (CPA-26-02) and Zoning Text Amendment (ZTA-26-01) to support (re)development along key commercial corridors and mixed-use areas, while providing clear transition standards adjacent to residential neighborhoods. The proposed amendments address height, parking, public benefits, and compatibility standards needed to support mixed-use (re)development in the mixed-use districts and other key City corridors.

Project Manager: Gianni Gallier, Assistant Director of DNS

II. Background:

The City of Greenacres is substantially built out, and future growth will largely occur through redevelopment, infill development, adaptive reuse, and reinvestment in existing commercial and mixed-use corridors. The City's current development regulations were largely established around a low-scale suburban development pattern, including a general maximum height of thirty-five (35) feet. This has limited the feasibility of modern mixed-use development in areas where the City has identified mixed-use as an appropriate or desired development pattern. The Comprehensive Plan and City planning initiatives recognize the need to provide a range of housing opportunities, evaluate height and density incentives, encourage infill redevelopment, and support private investment in public realm improvements.

In 2016, the City began formal discussions regarding the potential for taller buildings in appropriate locations and identified that the existing 35-foot height cap could limit desirable development. Although no specific code language was adopted at that time, the discussion provided important direction and highlighted the need for context-sensitive standards and compatibility measures. The proposed amendments respond to that direction by allowing increased height subject to the Transitional Height Plane. The 2019 Vision and Strategic Action Plan supports prioritizing the Lake Worth Road Urban Corridor and key intersections as strategic (re)development areas. The Plan identifies directing density increases to strategic areas that can attract private investment and encourage the private sector to retrofit aging shopping centers and provide public area improvements. The Plan recognizes existing height limitations may limit the City's ability to motivate desirable development and recommends contextually increasing height in target growth areas. The Vision Plan's recommendations for the Original Section, including a shared-use, walkable, lively streetscape and adaptive reuse opportunities, support the same general policy direction.

The Lake Worth Road Urban Corridor (UC) is one of the City's primary commercial and transportation corridors which was established as an Overlay District in 2010. The existing UC Overlay was established along Lake Worth Road, extending approximately seven hundred and fifty (750) feet north and south of Lake Worth Road, and applies to properties with a Commercial (CM) Future Land Use Map designation. The UC Overlay's purpose is to encourage redevelopment and provide enhanced development standards along the Lake Worth Road corridor.

The proposed amendments continue that intent by supporting the change from auto-oriented commercial development into a more walkable and economically viable commercial corridor that allows for mixed-use over time.

The Mixed-Use Development-Original Section (MXD-OS) district applies along 10th Avenue North between Haverhill Road and the Lake Worth Drainage District E-3 Canal, and was originally intended to provide a mix of neighborhood type commercial and residential uses serving the Original Section of the City. MXD-OS includes a primary Commercial Zone extending approximately two hundred (200) feet deep both north and south of 10th Avenue North and then a one hundred (100) foot deep secondary Transitional Zone for the purpose of maintaining compatibility. The purpose of this district remains appropriate, but several existing standards limit feasible mixed-use redevelopment and are proposed to be modernized while preserving its Original Section context and neighborhood-serving purpose.

The proposed Comprehensive Plan Text Amendment establishes the policy framework for implementation through Chapter 16 of the City Code (Zoning Regulations) and the companion Zoning Text Amendment implements the Comprehensive Plan Text Amendment.

III. Proposed Comprehensive Plan Text Amendment:

The proposed Comprehensive Plan Text Amendment amends the Future Land Use Element to provide policy direction for mixed-use redevelopment, and foster innovative planning tools such to allow for clear implementation of (re)development initiatives through the Zoning Regulations. The amendment is intended to recognize that certain corridors such as the Lake Worth Road Urban Corridor are priority (re)development corridors and may be eligible for mixed-use redevelopment where authorized by the Comprehensive Plan and the Zoning Regulations, recognize certain Activity Centers may be appropriate locations for mixed-use development, greater intensity, and public realm improvements.

IV. Overview of Proposed Zoning Code Amendments:

The companion Zoning Text Amendment implements the Comprehensive Plan amendment through revisions to Chapter 16 of the City Code. The proposed amendments modernize the MXD-OS district, the Lake Worth Road Urban Corridor Overlay, clarify height and transitional height standards, and update parking provisions needed to support mixed-use redevelopment while maintaining compatibility with adjacent residential neighborhoods.

- **MXD-OS District Amendments (Article III, Division 16)**
 - **Purpose (Section 16-573)**
 - Updates the purpose to further emphasize pedestrian-oriented, neighborhood-serving mixed-use development.
 - **Permitted Uses (Section 16-575)**
 - Clarifies that multifamily residential units are required to be physically integrated with a commercial use as a mixed-use structure.
 - Updates minimum living area sizes to align with current development types and revises Note 12 for off-site parking cross-references.
 - **Dimensional, intensity, and form standards (Section 16-578)**
 - Replaces the former incremental lot coverage, FAR, and setback framework with a simplified table of dimensional, intensity, and form standards. This consolidates the

current Sections 16-578, 16-579, and 16-580 into one section addressing dimensional, intensity, and form standards.

- Simplifies the setback table and removes the former conflicts with the “Traditional Neighborhood Development (TND)” standard to improve clarity and eliminate confusion for the applicable setbacks in the district.
 - Building coverage has been increased to seventy-five percent (75%) to support feasible mixed-use building forms. Maintains the current FAR framework and clarifies that, for mixed-use projects, the applicable FAR applies to non-residential floor area.
 - **Site and Building Design (Section 16-579)**
 - Combines the section for site and building design and carries forward the existing pedestrian pathway, side-street access, and rear-parking options as required standards.
 - Modernizes design standards by removing the pitched-roof requirement, continues requiring mechanical equipment screening, and limiting overhead doors along corridor frontages.
 - Updates the reference to draw from Florida Vernacular elements and further updates will be made to the existing design guidelines.
 - This section works in conjunction with Section 16-198 to address building placement, pedestrian orientation, landscaping, buffering, screening, loading, service areas, architectural treatment, parking design, and public realm improvements.
 - **Height in MXD-OS (Section 16-581)**
 - Establishes a base height of three (3) stories, not to exceed thirty-five (35) feet.
 - Allows bonus height up to five (5) stories, not to exceed sixty-five (65) feet, where public benefits are provided and the City Council approves the Site and Development Plan.
 - Establishes a minimum building height of twenty-four (24) feet, except for portions of buildings located within the Transitional Zone. This intends to provide a true main street feel and foster the purpose of the pedestrian-oriented, neighborhood-serving mixed-use district.
 - **Landscaping (Section 16-582)**
 - Establishes a street-facing landscape area standard for areas between street-facing building façades and the abutting public right-of-way, excluding approved driveways, walkways, plazas, outdoor seating/dining areas, and other approved pedestrian-oriented hardscape areas. Sod or grass would not satisfy more than 25 percent (25%) of the required planting standard.
 - **Parking (Section 16-583)**
 - Maintains the current standard of one (1) space per two hundred fifty (250) square feet for commercial uses and continues to allow for shared parking.
 - Establishes reduced residential parking ratios for studios (1.25 spaces per unit) and one-bedrooms (1.5 spaces per unit).
 - Cross-references the on-street/off-site parking standards in Article VIII to allow for on-street and off-site parking.
 - **Height and Transitional Height Amendments (Article IV, Division 2)**
 - **(Sections 16-628, 16-628.1)**
 - Clarifies thirty-five (35) feet remains the City’s general maximum height unless a zoning district, overlay, or other express Code provision establishes a different maximum height.
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- Establishes a forty-five-degree (45°) transitional height plane for buildings exceeding thirty-five (35) feet where applicable near residential properties. The purpose of transitional height is to reduce building mass, preserve light and air, and provide an objective compatibility standard.
- **Parking and Loading Amendments (Article VIII)**
 - **(Sections 16-1334)**
 - Clarifies that on-street parking may count toward required parking only where expressly permitted by the Code and where the spaces meet City standards and any other applicable agency requirements.
 - **(Sections 16-1335)**
 - Continues the modernization work started through prior City-initiated Zoning Text Amendments by consolidating and clarifying off-site parking standards to establish a citywide provision for off-site parking, including applicability, approval requirements, proximity standards, maintenance, and agreement requirements. Off-site parking is already allowed by the City Code as a Special Exception in certain zoning districts.

V. Staff Analysis of Amendments:

The proposed Comprehensive Plan Text Amendment and Zoning Text Amendment are proposed together to establish Phase 1 of the mixed-use and corridor modernization efforts. The Comprehensive Plan amendment provides the policy foundation for targeted redevelopment within the Lake Worth Road Urban Corridor, designated Activity Centers, and the Mixed-Use districts. The companion Zoning Text Amendment implements that policy direction through specific amendments to Chapter 16 of the City Code which currently focuses on allowing feasible mixed-use building form within the MXD-OS zoning district, provide further solutions for addressing parking requirements, and create objective compatibility standards.

The proposed transitional height plane provides an objective compatibility tool for taller buildings adjacent to residential areas. The forty-five-degree (45°) transitional height or daylight plane beginning at thirty-five (35) feet allows additional height where appropriate, while reducing building mass along residential edges and preserving light and air for neighboring properties. This technique is a recognized planning tool for managing the relationship between taller buildings and adjacent lower-scale development. The transitional standard requires a scaled cross-section exhibit demonstrating compliance.

The proposed public benefit framework to allow the additional height above 35ft ensures that additional development potential is tied to measurable community value. Public benefits may include attainable housing, community oriented public space, green infrastructure, tree canopy, streetscape, pedestrian, mobility, or other similar improvements accepted by the City.

The MXD-OS updates are intended to modernize the existing district while retaining the original purpose of providing neighborhood-serving mixed-use development along 10th Avenue North. This will modernize the building design standards to require architecture to still reflect the Original Section character and remove overly rigid design standards where they limit appropriate mixed-use building form.

The Lake Worth Road Urban Corridor updates are intended to address the broader redevelopment efforts along the corridor where additional height and intensity may be appropriate at designated

activity centers, subject to public benefits, design standards including transitional height, and Comprehensive Plan consistency.

Overall, the proposed amendments address the City's evolving needs and supports private investment, corridor revitalization, attainable housing opportunities, walkability, public realm improvements, and economic development while preserving commercial function and protecting adjacent residential neighborhoods through objective standards.

VI. Comprehensive Plan Amendment Criteria:

Consistency with Chapter 163 of the Florida Statutes, the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan, and the City of Greenacres Comprehensive Plan:

The proposed Comprehensive Plan Text Amendment is consistent with Chapter 163, Florida Statutes, the City of Greenacres Comprehensive Plan, and applicable Treasure Coast Regional Planning Council's Strategic Regional Policy Plan, specifically the policies encouraging compact development, infill redevelopment, efficient use of existing infrastructure, mixed-use development, and compatibility with adjacent land uses.

VII. Zoning Text Amendment Criteria:

A. The need and justification for these changes:

The proposed Zoning Text Amendments aim to address key areas of the City's Zoning Code, ensuring they meet current community needs and modernize the City's zoning regulations for the City's key corridors. The amendments establish clear standards for mixed-use redevelopment, corridor reinvestment, building height, public benefits, parking, and compatibility.

The proposed transitional height standards are necessary because increased height must be paired with objective compatibility tools. The forty-five-degree (45°) transitional height plane provides a measurable standard that allows taller buildings where appropriate while reducing building mass along residential edges and preserving light and air.

The amendments support the City's economic development element and programming by updating regulations to attract private investment, improve aesthetics and walkability, and allow the City to obtain public realm improvements through redevelopment.

B. The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.

The proposed amendments directly align with and further the goals, objectives, and policies of the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City Codes by allowing implementation of regulations for mixed-use redevelopment, corridor reinvestment, public benefits, parking, building height with transition standards, and compatibility. The amendments support public realm improvements, compact redevelopment, walkability, efficient use of existing infrastructure, housing opportunity, economic development, and compatibility between commercial or mixed-use corridors and adjacent residential neighborhoods.

VIII. Staff Recommendation:

Approval of CPA-26-02 and ZTA-26-01.

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY – June 11, 2026

CITY COUNCIL ACTION First Reading –

CITY COUNCIL ACTION Adoption Hearing –

Attachments:

1. Draft Zoning Text Amendment
2. Draft Comprehensive Plan Text Amendment



GOALS, OBJECTIVE AND POLICIES

FLU GOAL 1: It shall be the goal of the City of Greenacres to achieve a high- quality living environment by ensuring that the character and location of land use maximizes the potential for economic benefit and the enjoyment of natural and man-made resources by the citizenry while respecting the integrity of the natural environment by minimizing the threat to health, safety and welfare posed by incompatible land use and environmental degradation.

FLU Objective 1.1:

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development.

FLU Policies:

- 1.1.1: The City shall adopt the levels of service standards set forth in this plan in Objective 1.1, Policy 1.1.1 of the Utilities Element.
- 1.1.2: Higher intensities and densities of development shall be located within Activity Centers (as depicted on Map FLU.7 of the Comprehensive Plan Map Series) and along major corridors where public facilities are available and land use compatibility can be achieved.
- 1.1.3: The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, public safety service and recreational facilities.
- 1.1.4: Future development orders and permits shall be conditioned on the following two standards:
 - a) Existing facilities and services meet established levels of service and are concurrent with the impact of development; and,
 - b) Additional public facilities and services are provided to service proposed development when such facilities and services are necessary.

FLU Objective 1.2:

The City shall continue to plan for future redevelopment and revitalization activities in targeted areas.

FLU Policies:

- 1.2.1: The City will continue to provide strong code enforcement efforts in designated redevelopment areas by coordinated and consistent code enforcement.
- 1.2.2: The City shall adopt measures to promote redevelopment that include the potential expansion of a Transportation Concurrency Exception Area (TCEA) and/or a Master Plan for Lake Worth Road, including appropriate redevelopment densities and intensities and mix of uses.
- 1.2.3: The City shall promote transit-oriented development and mixed use redevelopment projects along within the Lake Worth Road Urban Ceorridor.
- 1.2.4: In order to maximize compatibility and preserve commercial opportunity, economic vitality,



2. FUTURE LAND USE ELEMENT

and the tax base, the City shall allow commercial and mixed-use in designated areas, such as the Lake Worth Road Urban Corridor and targeted activity centers as further described in the Land Development Regulations~~restrict future land uses in the Lake Worth Road corridor to commercial and mixed-use designations.~~

- 1.2.5: The City shall promote a walkable mix of neighborhood land uses by updating the land development code to include properly scaled non-residential land uses that serve residents with services and amenities.
- 1.2.6: The City shall continue to support the Palm Beach County Transportation System (Palm Tran) in implementing high-frequency transit service to promote transit-oriented mixed-use re-development.

FLU Objective 1.3:

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall, to the extent possible, be eliminated by the year 2024.

FLU Policies:

- 1.3.1: The City shall work towards the reduction and eliminations of incompatible uses by strongly implementing the nonconforming sections of the City's Land Development Regulations.
- 1.3.2: The City shall use the Annexation Element as a guide to determine target areas for redevelopment and fund the removal and reconstruction/renewal of existing land uses categorized as blighted or nonconforming with the budget and grant allocations outlined in the newly adopted Economic Development Element.
- 1.3.3: Redevelopment projects should aim to restore outdated development patterns by providing a balance of uses that promote vibrant neighborhoods and economic development opportunities.
- 1.3.4: The City shall continue to ensure the compatibility of uses on lands in close proximity to large unique areas such as Okeeheelee Park or Pine Jog.

FLU Objective 1.4:

The City's land development and future land use regulations shall be revised to include stronger provisions for the protection of natural resources and historic properties.

FLU Policies:

- 1.4.1: The City of Greenacres through the 2022-Landscape Code will continue to implement water conservation methods as used in the xeriscape concept.
 - a) Through the City's adoption of the Palm Beach County Wellfield Protection Ordinance the City will continue to cooperate with the Palm Beach County Department of Environmental Protection in implementing the provisions of the ordinance.
 - b) All new development and redevelopment within the wellhead protection area must comply with the operational and material storage restrictions of the Palm Beach County Wellfield Protection Ordinance so as not to impact existing potable water wellheads.
- 1.4.2: The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs if any such houses are designated in the



2. FUTURE LAND USE ELEMENT

future.

- a) The City shall conduct a study to determine the historic significance of structures in the original section of the City based on age, architectural and historical significance. The structures shall be classified as having major, minor or no significance.
- b) The City's Land Development Regulations shall be amended to include regulations governing the exterior alterations or changes to structures of historical significance in order to protect and preserve those structures of historical significance.
- c) The City of Greenacres shall work with the Greenacres Historical Society, Palm Beach County Historic Preservation Board, and the State of Florida to compile a citywide property listing every five (5) years.

1.4.3: The City shall protect existing and future vegetative and wildlife communities by utilizing the State of Florida and the Treasure Coast Regional Planning Council's (TCRPC) criteria.

1.4.4: All new developments and redevelopment shall submit a written assessment of the ecological and/or environmental impact of such development.

FLU Objective 1.5:

The City shall continue to enforce the provisions of the Development of Regional Impact provisions of F.S. Chapter 380.06 - as applicable to various developments.

FLU Policies:

1.5.1: The City of Greenacres shall continue to work with the TCRPC to ensure compliance with F.S. Chapter 380.06.

1.5.2: The City of Greenacres shall continue to work with Palm Beach County to ensure that the impacts created by development will not cause adverse effects on the health, safety and welfare of the area's residents.

FLU Objective 1.6:

All future development shall have adequate sewer and water hook-up capacity, and drainage, to serve the development at the City's adopted level of service.

FLU Policies:

1.6.1: No certificates of occupancy shall be issued to future developments unless the petitioner can demonstrate that he has provided the necessary water and sewer services.

1.6.2: Facilities and services must be available at the adopted level of service and must be available concurrent with the impacts of development, or development orders must be conditioned on the availability of facilities and services necessary to serve the proposed development and that facilities that provide utility service to the various land uses are authorized simultaneously with the land use approval.

FLU Objective 1.7:

The City of Greenacres shall use innovative land use techniques through the Land Development Regulations to promote flexibility of development within the City.



2. FUTURE LAND USE ELEMENT

FLU Policies:

- 1.7.1: The City shall continue to utilize such development techniques as “Planned Unit Development”, “Planned Commercial Development”, and “Mixed-Use Development” with commercial and residential uses integrated in one project.
- 1.7.2: The City shall separate urban and rural land uses by designating appropriate land use densities and intensities in accordance with approved zoning districts based on compatibility with surrounding land uses.
- 1.7.3: New development and redevelopment shall be encouraged to implement innovative technology and sustainability techniques into site and building design.
- 1.7.4: The City may implement regulating plans for designated urban (re)development corridors and targeted areas to establish the development framework for mixed-use projects. This may include standards, including but not limited to, density, intensity, building height, building placement, open space, landscaping, streetscape design, public benefits, incentives, and compatibility with surrounding neighborhoods.
- 1.7.5: The City may include, through the Land Development Regulations, a development capacity management system to assign, reserve, track, distribute, transfer, or otherwise administer density, intensity, bonus capacity, or other development capacity within designated mixed-use districts, redevelopment corridors, or activity centers, as identified through the Land Development Regulations.
- 1.7.6: The City may establish a public benefit bonus program through its Land Development Regulations to allow additional density, intensity, or other development flexibility within designated mixed-use districts, overlay districts, activity centers, redevelopment corridors, or other areas identified by the City.

FLU Objective 1.8:

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

FLU Policies:

- 1.8.1: All development will abide by the provisions of the City's Sign Code.
- 1.8.2: All developments shall use construction methods as outlined in various codes and ordinances that have been adopted or revised by the City and administered through the Department of Development and Neighborhood Services.
- 1.8.3: The following Future Land Use designations, and their associated densities and intensities shall be utilized to guide future growth and development in the City:

<u>FUTURE LAND USE DESIGNATION</u>	<u>DENSITY</u> <u>(Dwelling Units/Gross Acre)</u>	<u>INTENSITY</u>
<u>Residential Low Density (RS-LD)</u>	<u>1 to 5</u>	<u>-</u>
<u>Residential Medium Density (RS-MD)</u>	<u>6 to 7</u>	<u>-</u>
<u>Residential High Density (RS-HD)</u>	<u>10</u>	<u>-</u>
<u>Commercial (CM)</u>	<u>*</u>	<u>0.30 to 0.35</u>
<u>Mixed Use (MU)</u>	<u>5 to 6</u>	<u>0.20 to 0.35</u>
<u>Public Institution (PI)</u>	<u>-</u>	<u>0.10 to 0.35</u>



2. FUTURE LAND USE ELEMENT

Recreation Open Space (RO)	-	0.10 to 0.35
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*Residential Use shall be permitted as a component of a mixed-use development within Activity Centers and along major corridors where public facilities are available and land use compatibility can be achieved. The maximum residential density shall be 10 dwelling units/gross acre or higher densities within city designated areas as established by the LDRs.

~~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) Agricultural Residential – 1.0 residential unit per two and one half (2½) gross acres;~~
- ~~b) Estate Residential – 1.0 residential unit per gross acre;~~
- ~~c) Low Density Residential – 3.0 to 5.0 residential units per gross acre;~~
- ~~d) Medium Density Residential – 6.0 to 7.0 residential units per gross acre;~~
- ~~e) High Density Residential – 10.0 residential units per gross acre;~~
- ~~f) Mobile Home Residential – 6.0 residential units per gross acre;~~
- ~~g) Mixed Use Development Residential – 5.0 residential units per gross acre, or 0.20 FAR commercial;~~
- ~~h) Office Professional – 25% lot coverage, 0.35 FAR;~~
- ~~i) Commercial Neighborhood – 20% lot coverage, 0.30 FAR;~~
- ~~j) Commercial General – 30% lot coverage, 0.35 FAR;~~
- ~~k) Commercial Intensive – 30% lot coverage, 0.35 FAR;~~
- ~~l) Mixed Use Development Office, 30% lot coverage, 0.35 FAR for Professional Office Use, and 6.0 residential units per gross acre for Residential Use.;~~
- ~~m) Mixed Use Development Commercial – 5.0 residential units per gross acre, or 0.25 FAR commercial;~~
- ~~n) Mixed Use Development Original Section – 20%–30% lot coverage, 0.30–0.35 FAR for Commercial and Office Uses, and 6 residential units per gross acre for Residential Use.;~~
- ~~o) Public/Institutional Land Use – 0.10–0.35 FAR~~

~~Land uses owned, leased or operated by government agencies, such as civic and community centers, libraries, police/fire stations and public schools. Each property so designated shall be evaluated during the site plan approval process for compatibility with adjacent land uses, service capacity availability, current and future traffic capacity, and safety, and the maximum intensity (FAR) established within the given range based on that site analysis and in accord with Zoning District Regulations.~~

- ~~p) Recreation and Open Space~~



2. FUTURE LAND USE ELEMENT

i. ~~MINI-PARKS/TOT LOTS~~

~~Typical development may include turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walk ways, signage and lighting;~~

ii. ~~NEIGHBORHOOD PARKS~~

~~Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas; and~~

iii. ~~COMMUNITY PARKS~~

~~Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, sport fields and swimming pools. Adequate off-street parking may be needed to contain parking overflow.~~

1.8.14: The City, through its Land Development Regulations shall require new development and redevelopment of existing areas to incorporate vehicular parking that will provide stormwater management on premises.

1.8.25: The City shall continue to require water quality pretreatment design and construction methods on vehicular parking areas through the use of depressed swale areas and/or direct percolation. The City shall comply with the National Pollution Discharge Elimination System Program and other methods to minimize or eliminate water pollution.

1.8.36: The City shall require landscape islands within vehicular parking areas, perimeter landscape areas and landscape areas which separate each vehicular parking area.

1.8.47: The City shall continue to utilize the Institute of Transportation Engineer's Manual on safe and convenient on-site traffic flow.

1.8.58: The City shall continue to promote development that provides a mix of uses at appropriate densities and intensities, redevelopment projects, commercial revitalization projects, and projects supportive of an efficient transportation system.

1.8.69: The City shall assess and amend as needed the Mixed Development zoning districts to combine retail commercial space and high density residential for use at Primary Activity Centers and along the Lake Worth Road Corridor.

FLU Objective 1.9:

The City will undertake a series of programmed studies to implement the components of the Future Land Use Element.

FLU Policies:

1.9.1: The City shall investigate the creation of an overlay zone or other appropriate means that channels greater density into Activity Centers and appropriate roadway corridors.

1.9.2: The City will undertake a study that devises strategies for increasing the supply of diverse housing in the City.

1.9.3: The City will utilize its vacant land inventory to make recommendations on the future use of vacant site-specific land in the City.



2. FUTURE LAND USE ELEMENT

- 1.9.4:** The City will complete a land use ratio study that will determine the proper allocations of land use within the City.
- 1.9.5:** Using housing data and market studies the City shall determine more effective ways to increase the number of affordable, attainable and workforce housing units that are part of any new standalone or "Mixed-Use Development".

FLU Objective 1.10:

The City shall regulate and control all future land use activities which affect the topography, materials beneath the land's surface and availability of services by implementing the following policies:

FLU Policies:

- 1.10.1:** Future land use decisions, in part, shall be based on topography limitations as contained in the Comprehensive Plan and the Land Development Regulations.
- 1.10.2:** The City will continue to coordinate the maintenance of publicly and privately owned areas with rare and unique natural features.
- 1.10.3:** A written analysis reporting on soil suitability shall be required for the evaluation of all new development activities which are undertaken in the City.
- 1.10.4:** Should existing land areas or future land areas via annexation experience seasonal or periodic flooding, those areas shall be designated on the map series along with the development of a public informational pamphlet on building within flood areas as well as other resources available on the City's website.
- 1.10.5:** In reviewing future land use amendments in the City's Future Annexation Area, the City will consider the goals, objectives and policies contained in this Element and an analysis of the proposal's compatibility with adjacent uses in order to determine the appropriate designation.

FLU Objective 1.11:

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.

FLU Policies:

- 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.
 - d) Developments that adhere to the more accessible grid-like pattern as opposed to more antiquated patterns (Radial, strip, isolated, etc.).



2. FUTURE LAND USE ELEMENT

- 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.
- 1.11.4: The City will continue to utilize the nodal system in conjunction with FLU.7 of the Comprehensive Plan Map Series to designate Future Land Uses in Activity Centers and infill corridors.
- 1.11.5: Through periodic code updates and enforcement, the City shall encourage redevelopment of existing properties to increase the mix of uses and to restrict urban sprawl.

FLU Objective 1.12:

The City will ensure that future developers set aside and provide suitable land areas for the provision of those utility services and facilities necessary to support the proposed developments.

FLU Policies:

- 1.12.1: Through the City's site and development plan review process, developers will be required to accomplish the following: a) Set aside areas for the provision of urban services and facilities within the developed area as determined by the City and/or the appropriate service provider. b) Provide written documentation from the service provider that the adequate capacity for service provision is available to service the site.
- 1.12.2: The City shall encourage through reasonable standards that adequate and reliable electric infrastructure is available for development and redevelopment. Electric infrastructure should be constructed, to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The City shall modify the Land Development Regulations to include criteria to ensure that there is a balance between the need for electricity and land use compatibility.

FLU Objective 1.13:

The City shall enhance public educational opportunities within the City by facilitating the siting and construction of future public schools.

FLU Policies:

- 1.13.1: Public schools shall be allowed in all Residential (RS-LD, RS-MD, and RS-HD) and Public Institutional (PI) future land use categories.
- 1.13.2: The City shall enter an interlocal agreement with the Palm Beach County School Board to provide for an expedited development review process for public schools.
- 1.13.3: The City shall continue to coordinate with the School Board of Palm Beach County concerning potential development applications which may adversely impact local school-age enrollment levels.
- 1.13.4: The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with public schools to the maximum extent possible.

FLU Objective 1.14:



2. FUTURE LAND USE ELEMENT

The City shall promote economic development to aid in the diversification and growth of the economy.

FLU Policies:

- 1.14.1: The City shall increase tax revenue and stabilize the economy through the provision of job opportunities and engagement in increased capital investments as indicated in the newly adopted Economic Development Plan.
- 1.14.2: The City shall set forth a Vision and Strategic Action Plan to support economic development and investment as well as advancing the reputation and position of Greenacres in the regional marketplace to diversify and solidify an efficient economy.

FLU Objective 1.15:

The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns.

FLU Policies:

- 1.15.1: The City shall encourage sustainability by reducing the consumption of water and fossil fuel energy and using more eco-friendly alternatives to promote water and energy efficiency.
- 1.15.2: The City shall use more eco-friendly construction practices to create distinctive buildings and neighborhoods as well as common open space and recreational opportunities to achieve desirable and sustainable communities.
- 1.15.3: The City shall work locally and regionally to improve energy conservation, reduce greenhouse gas emissions and other pollutants that contribute to global warming as well as reduce the use of non-renewable natural resources by government operations and the community.
- 1.15.4: The City will encourage U.S. Green Building Council’s LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.
- 1.15.5: The City shall continue to review policies and promote programs which advance greenhouse gas reduction and energy conservation strategies; promote compact, transit-oriented, pedestrian-friendly development; further green construction practices and the design of climate sensitive and energy efficient buildings; encourage cluster development in order to retain or create native vegetative communities.

REVISION HISTORY

March 16, 1998	Ord. 97-09
July 19, 1999	Ord. 99-09
December 6, 1999	Ord. 99-16
May 6, 2002	Ord. 2001-21
January 6, 2003	Ord. 2002-19
September 15, 2008	Ord. 2008-03
January 23, 2017	Ord. 2016-27
March 18, 2024	Ord. 2023-13

Sec. 16-1. - Definitions.

Mezzanine shall mean a partial story that may occur only between the first and second story of a building. When the mezzanine area is greater than 50 percent of the floor area in which it is located, the mezzanine shall count as a full story when calculating building height. Mezzanine shall otherwise meet the definition and requirements for a mezzanine under the Florida Building Code.

Sec. 16-573. Purpose and intent.

The mixed use development-original section (MXD-OS) district is intended to provide for a community serving pedestrian-scaled site design with a mix of commercial and residential uses to be located along 10th Avenue North, between Haverhill Road and the Lake Worth Drainage District E-3 Canal, that will serve the residents of the original section of the city, as well as provide for specific commercial uses with minimal adverse impacts to serve a greater area. The district is not intended for use by major or large scale commercial or service concerns. Professional and business offices and service establishments and uses that specifically address the needs of surrounding residents are encouraged. Orientation to, and compatibility with, the neighborhoods to be served are critical.

The district shall be designed and regulated to eliminate potential land use conflicts that may impact surrounding residential areas.

Sec. 16-574. Applicability.

The ~~mixed use development-original section (MXD-OS)~~ district shall be applicable for a distance of approximately three hundred (300) feet north and south of 10th Avenue North, between Haverhill Road and the Lake Worth Drainage District (LWDD) E-3 Canal. More specifically, this district is further subdivided into the primary commercial zone, and the secondary transitional zone. The commercial zone shall be located up to approximately two hundred (200) feet both north and south from 10th Avenue North. The transitional zone shall be located between two hundred (200) and three hundred (300) feet both north and south from 10th Avenue North. (See Figure 16-574).

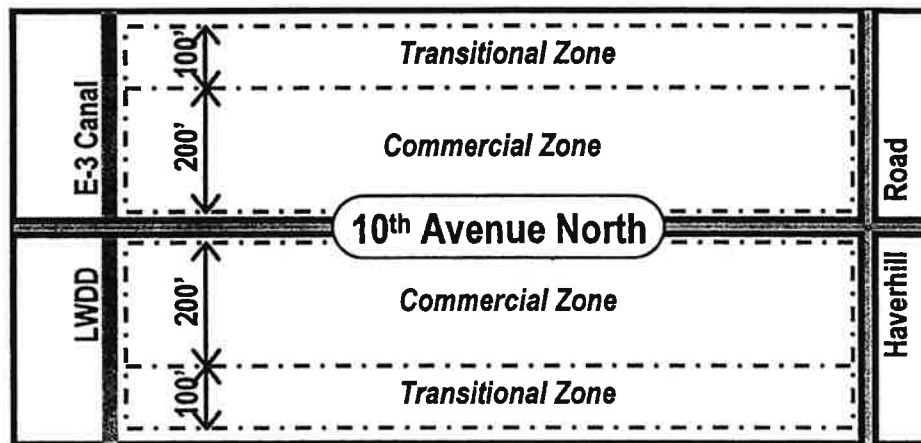


Figure 16-574

Projects in the commercial zone may utilize standard development techniques, or use traditional neighborhood development (TND) standards as described in section 16-581.

Sec. 16-575. Permitted principal uses.

The permitted uses, and special exception uses subject to the provisions of section 16-171 et seq., for the commercial and transitional zones within the ~~mixed-use development original section~~ (MXD-OS) zoning district shall be as follows (see section 16-584~~8~~ regarding nonconforming uses):

Uses:	Commercial Zone:	Transitional Zone:	Notes:
Bakeries and confectioneries, retail	Permitted	Not Allowed	
Banks and financial institutions	Permitted	Not Allowed	5
Business offices and services	Permitted	Permitted	
Child care center/preschool facilities	Special Exception	Not Allowed	8
Convenience stores	Special Exception	Not Allowed	11
Copy centers	Permitted	Permitted	9
Department store, retail	Permitted	Not Allowed	
Financial, insurance and real estate offices	Permitted	Permitted	
Florists	Permitted	Not Allowed	
Food markets and supermarkets, retail	Permitted	Not Allowed	
Food services	Permitted	Not Allowed	4
Laboratories (clinical and testing)	Special Exception	Not Allowed	
Medical and dental offices	Permitted	Permitted	14
Hotels	Special Exception	Special Exception	7
Newsstands, retail	Permitted	Not Allowed	
Nursing and convalescent facilities	Special Exception	Not Allowed	10
Off-streetsite parking lot	Special Exception	Not Allowed	12
Outlets, retail	Permitted	Not Allowed	3
Professional offices and services	Permitted	Permitted	
Service establishments	Permitted	Not Allowed	2
Multifamily Residential dwelling units	Permitted	Permitted	1
Travel agencies	Permitted	Permitted	
Variety store, retail	Permitted	Not Allowed	
Vocational, trade and business schools	Permitted	Not Allowed	6

Notes:

- 1 Residential units shall meet the following criteria:
 - A. ~~In the commercial zone, m~~Multifamily residential units shall only be permitted as part of a mixed-use building consisting of commercial and residential uses. The multifamily residential units accessory to a commercial use and must shall be physically integrated into the building with the commercial use into the commercial structure. In the transitional zone, any multi-family residential structure shall be physically integrated with another permitted or special exception use. ~~In both zones d~~Detached single-family units, including mobile homes, and two-family residential units, are not allowed.

B. (Minimum living area:)

Studio	500 square feet
One bedroom	750-650 square feet
Two-bedroom	900 square feet
Three-bedroom	1,000 square feet

- 2 Service establishments including barber shops; beauty shops; shoe repair; laundromats; dry cleaning pick up stations; establishments for repair of small items such as apparel, small business machines and similar items; interior decorators; and similar uses.
- 3 Retail outlets including bookstores; card and gift shops; arts and crafts stores; television, radio, and video equipment sales (including repair incident to sales); jewelry stores (including watch repair but not pawn shop); clothing stores; camera shops and supplies (including repair incident to sales); toy stores; sporting goods stores; leather goods and luggage stores; record and video tape stores; musical instrument stores; home furnishing and appliance stores (without repair incident to sales); office equipment supplies and furniture; pet shops; antique stores; and similar establishments.
- 4 Food services including restaurants (without drive-in or drive-through facilities), delicatessens, ice cream parlors and similar food establishments.
- 5 Banks and financial institutions (without drive-in or drive-through facilities).
- 6 Vocational, trade and business schools.
 - A. All activities shall be conducted in completely enclosed buildings.
- 7 Hotels:
 - A. The number of hotel units on a site shall not exceed the number obtained by dividing the total square footage of the site by one thousand five hundred (1,500).
 - B. Each hotel unit shall have a minimum enclosed floor area of two hundred (200) square feet.
- 8 Child care center/preschool facilities:
 - A. No city occupational license shall be issued until a license has been obtained from the state department of health and rehabilitative services and any other permitting agency as required by law including the provisions of this chapter.
 - B. The minimum site area shall be one and one-half (1½) acres.
 - C. Outdoor play areas shall consist of one hundred (100) square feet of play area per child and in no case shall the area be less than four hundred (400) square feet. All play areas shall be fenced in accordance with the provisions of this chapter.
 - D. Such facility shall provide a passenger drop-off zone adjacent to the building providing clear ingress and egress and sufficient off-street stacking.
- 9 Copy centers shall be permitted subject to the following:
 - A. Hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m. daily.
- 10 Nursing and convalescent facilities, subject to the requirements of section 16-764:
 - A. The minimum site area shall be twenty-six thousand (26,000) square feet.
 - B. No building in connection with such facilities shall be closer than fifty (50) feet from any residentially zoned property.
 - C. No city occupational license shall be issued unless a license has been obtained from the state department of health and rehabilitative services and any other permitting agency as required by law including the provisions of this chapter.
 - D. Sleeping rooms shall not be less than one hundred (100) square feet per patient.
 - E. A minimum of ten (10) percent of the total floor area shall be devoted to a common area exclusive of halls, corridors, stairs, or elevator shafts, where a variety of recreational or therapeutic activities may occur.
- 11 Convenience stores:

- A. The site, as determined by the city, shall exceed the landscaping material requirements of this chapter by at least ten (10) percent.
 - B. The store shall be free of all obstructions of view from the adjacent street to the main store windows giving a clear and unobstructed view of the cashier's station, including obstructions of signage and landscaping.
 - C. Shall not be located within one thousand five hundred (1,500) feet of any other convenience store. For the purposes of this section, all measurements of distances shall be along a straight airline route from the nearest point on any subject property line to the nearest point on any property line of any other property used as a convenience store.
 - D. The store shall have appropriate security systems to include, but not be limited to, cameras with video retrieval capabilities. This requirement shall be exempted if the store:
 - 1. Employs two (2) or more employees at the same time between the hours of 11:00 p.m. and 7:00 a.m.; or
 - 2. Closes on a daily basis by 11:00 p.m.
 - E. Coin-operated amusement devices shall not be permitted on site.
 - F. Gasoline sales shall not be permitted on site.
12. ~~Off-street~~ parking areas in association with other uses in this district shall comply with the requirements below, in addition to the standards of Article VIII:
- A. ~~The applicant shall demonstrate that it is not feasible to physically locate all of the required off-street parking on the same parcel of land as the primary use.~~
 - ~~B.A.~~ Off-site parking shall not be used to satisfy the off-street parking requirements for convenience stores and other convenience-oriented uses. Required handicapped parking spaces shall not be located in an off-site parking facility. Off-site parking shall not account for more than thirty (30) percent of the required number of parking spaces when its location is not contiguous to the use it is intended to serve.
 - ~~C.B.~~ Off-site parking shall not be located further than two hundred fifty (250) feet from the use it is intended to serve, as measured by the shortest distance between the two (2) closest property lines, and must be located on the same side of 10th Avenue North as the use it is intended to serve.
 - ~~D.C.~~ Off-site parking areas landscape buffers shall be considered nonresidential development for purposes of Article VII, Landscaping, and shall provide all required landscape buffers and landscape improvements applicable to nonresidential development provided consistent with the provisions of the Zoning Code.

13 Reserved.

14 Medical and dental offices are subject to the requirements of section 16-764.

Sec. 16-576. Accessory uses.

The following are the permitted accessory uses and structures in the ~~mixed-use development original section (MXD-OS)~~ district:

- (1) Uses and structures which are on the same lot with, and of a nature customarily incidental and subordinate to, the principal building, structure or use.

Sec. 16-577. Prohibited uses.

The following are the prohibited uses in the ~~mixed-use development original section (MXD-OS)~~ district:

- (1) Any use, accessory use or component of use, or structure not specifically, or by reasonable implication, permitted herein or permissible by special exception.
- (2) All outdoor storage and outdoor display of commercial goods and materials.
- (3) Medical marijuana treatment center dispensing facilities and any general medical marijuana retailers.
 - a. Medical marijuana treatment center dispensing facilities, including medical marijuana retail centers, are prohibited, as authorized by F.S. § 381.986(11), et seq.
 - b. In addition to the prohibition set forth in subsection a., marijuana remains a Schedule 1 drug and is illegal pursuant to federal law; therefore, any facilities related to the cultivation, processing, distribution, storage, sales, or other wholesale or retail transaction of marijuana, whether for compensation or otherwise, including medical marijuana treatment center dispensing facilities, are prohibited.

Sec. 16-578. Dimensional, intensity, and form standards.

The dimensional, intensity, and form standards for the MXD-OS district shall be as set forth in Table 16-578.

Table 16-578	
Standard	Requirement
Minimum site area	13,000 square feet, unless otherwise noted in Table 16-575
Minimum site frontage	100 feet
Maximum building coverage	75 percent
Maximum FAR	0.35
Minimum front setback along 10th Avenue North or Haverhill Road	15 feet
Minimum side street setback	10 feet
Minimum alley/interior side setback	10 feet
Minimum rear setback	15 feet
Minimum ground-story height for nonresidential ground-floor space	12 feet
Minimum upper-story height	9 feet

Notes:

1. Minimum rear setback applies along the north and/or south property line unless said north or south property line is 10th Avenue North.
2. All new driveways shall access the lot from a side street.
3. Side streets are Fleming, Jennings, Perry, Martin, Swain, Broward, Walker, and Jackson.
4. For purposes of calculating FAR, residential floor area, structured parking areas, loading areas, mechanical areas, refuse rooms, utility rooms, and similar non-occupiable building service areas may be excluded from floor area.
5. Buildings exceeding thirty-five (35) feet in height that abut a residential zoning district or property developed with detached single-family residential dwellings that are a permitted use under the current zoning shall comply with applicable transitional height requirements under Section 16-628.1 – Transitional height.
6. The maximum residential density shall be calculated as one (1) dwelling unit per lot platted October 27, 1925 for lots depicted on Greenacres Plat 2 and December 31, 1928 for lots depicted on Greenacres Plat 2 Replat, or the density allowed otherwise by the MXD-OS, whichever is greater.

Sec. 16-578. Minimum lot size requirements.

The minimum lot requirements for the mixed use development original section (MXD-OS) district shall be as follows, unless otherwise required for a specific use:

Table 16-578: Minimum Lot Size

Type of Use	Area (Square Feet)	Frontage (Feet)
All, unless noted otherwise in Table 16-575	13,000	100

Sec. 16-579. Maximum lot coverage, floor-area ratio (FAR) and residential density.

The intent of the MXD-OS district is to provide an incremental scale of development based on the square footage of the project site. This district recognizes that it is in the best interest of the city and sound planning principles to provide incentives to encourage consolidation of smaller parcels. The intent of the MXD-OS district is also to provide for an integrated mixture of commercial, office and residential uses. The maximum commercial intensity in the MXD-OS district shall be based on the site area ranges shown in Table 16-579.

Table 16-579: Maximum Lot Coverage and Floor Area Ratio (FAR)

Site Area (Square Feet)	Lot Coverage	FAR
13,000 to 25,999	20%	0.30
26,000 to 38,999	24%	0.32
39,000 to 51,999	26%	0.33
52,000 to 69,999	28%	0.34
70,000 or more	30%	0.35

The maximum residential density shall be calculated as one (1) dwelling unit per lot platted October 27, 1925 for lots depicted on Greenacres Plat 2 and December 31, 1928 for lots depicted on Greenacres Plat 2 Replat, or six (6) dwelling units per net acre, whichever is greater. Residential density and commercial intensity may both be developed on a property, subject to the maximum lot coverage and floor area ratio of Table 16-579. Residential uses are subject to the restrictions of Table 16-575, Note 1.

Sec. 16-580. Minimum setback requirements.

The minimum setback requirements in the mixed-use development-original-section (MXD-OS) district are as follows:

Table 16-580: Setback Requirements

Setbacks From:	Commercial Zone—Standard	Commercial Zone—TND ¹	Transitional Zone	Detached Single-Family Residential ²
10th Ave. N.	25 feet	15 feet	N/A	15 feet
Haverhill Road	15 feet	15 feet	15 feet	15 feet
Alley/Interior Property Line	10 feet	10 feet	10 feet	20 feet
Side Street ³	15 feet	10 feet	10 feet	25 feet
North/South Property Line ⁴	15 feet	15 feet	15 feet	7½ feet

Notes:

1. — TND = Traditional Neighborhood Development as described in section 16-581.
2. — All new driveways shall access the lot from a side street.
3. — Side streets are Fleming, Jennings, Perry, Martin, Swain, Broward, Walker and Jackson.

4. ~~North/south property line applies along the north and/or south property line unless said north or south property line is 10th Avenue North, then the standards for 10th Avenue North shall apply.~~

Sec. 16-57981. Site and building design ~~Supplemental standards.~~

~~Development within the MXD-OS district shall comply with the site and building design standards of section 16-198 and the additional standards of this section. Where this section establishes a more specific standard for the MXD-OS district, this section shall control.~~

~~(a) Site design.~~

- ~~(1) Pedestrian pathways to the building(s) shall be provided from 10th Avenue North and all side streets.~~
- ~~(2) Vehicular access shall be provided from the side streets and not 10th Avenue North or Haverhill Road.~~
- ~~(3) Parking shall be behind the building(s) and not along 10th Avenue North.~~

~~(b) Building design.~~

- ~~(1) Mechanical equipment and utility features located on the roof, ground, or building shall be screened from view with compatible materials or landscape screening.~~
- ~~(2) No overhead doors shall face 10th Avenue North or Haverhill Road.~~
- ~~(3) A primary building entrance shall be oriented toward 10th Avenue North and/or Haverhill Road.~~
- ~~(4) Architectural features including, but not limited to, color schemes, exterior treatments, roof articulation, and decorative features shall be incorporated in order to be compatible with the character of the original section of the city and any design guidelines produced by the city's development and neighborhood services department.~~
- ~~(5) Buildings shall incorporate Florida Vernacular design elements in a manner appropriate to the scale and function of the building.~~

~~(1) Commercial zone (TND): For development in the commercial zone opting to utilize traditional neighborhood development (TND) standards, the following shall apply:~~

- ~~(a) Pedestrian pathways to the building(s) shall be provided from 10th Avenue North and all side streets.~~
- ~~(b) Vehicular access is to be provided from the side streets and not 10th Avenue North or Haverhill Road.~~
- ~~(c) Parking shall be behind the building(s) and not along 10th Avenue North.~~

~~(2) Transitional zone: Development in the transitional zone shall be limited to the permitted and special exception uses listed in Table 16-575 for the transitional zone. Property in the transitional zone may also be incorporated into a project within the commercial zone. Under these circumstances, the property within the transitional zone may be used for uses allowed in the transitional zone and/or for landscaping, parking and water retention in support of the commercial area; it shall not be used for those uses allowed only in the commercial zone.~~

Sec. 16-582. Building design.

~~All buildings in this district shall comply with the following standards:~~

- ~~(1) Building design shall be provided in accordance with section 16-58 et seq.~~
- ~~(2) Mechanical equipment or other utility features on roof, ground or building shall be screened from public view with material harmonious with the building or shall be so located as to not be visible from any public way.~~
- ~~(3) No overhead doors shall face 10th Avenue North or Haverhill Road.~~
- ~~(4) All structures shall provide visible pitched roofs with a slope equal to or greater than 4:12.~~

- (5) Architectural features including, but not limited to, color schemes, exterior wall treatments, and decorative features shall be incorporated in order to be compatible with the character of the original section of the city and any design guidelines produced by the city's planning department. Architectural design of equal quality shall be provided on all sides of all structures.
- (6) Building wall signage and freestanding signs shall be compatible with the character of the original section of the city and any design guidelines produced by the city's planning department.

Sec. 16-5803. Abandonment of alleys.

Existing alleys may be abandoned, subject to the following criteria:

- (1) The proposed project must have a minimum site area of twenty-six thousand (26,000) square feet.
- (2) The applicant must secure approval from all affected service providers and make provisions for the continuation of those services.
- (3) Easements for affected utilities and/or the City of Greenacres may be required as a condition of abandonment.
- (4) The city's right-of-way abandonment procedures shall be followed.

Sec. 16-5814. Height ~~restrictions~~Regulations.

(1) Maximum height.

- (a) Base height. The maximum base height of buildings and structures in the mixed use development-original section (MXD-OS) district shall be ~~two~~ three (23) stories and shall not exceed thirty-five (35) feet.
- (b) Bonus height. Buildings may attain bonus height above the base height by providing public benefits in exchange for the bonus height. A maximum building height of five (5) stories, not to exceed sixty-five (65) feet may be attained when the applicant provides one or more public benefits from the following menu and when approved by the City Council through a Site and Development Plan:

[RESERVED]

- ~~(1)~~(2) Minimum height of buildings. Throughout the MXD-OS district, the minimum height of buildings shall be twenty-four (24) feet. This requirement shall not apply to portions of buildings located within the transitional zone.

Sec. 16-585. Sign regulations.

The regulations regarding signs in the mixed use development original section (MXD-OS) district are in Article VI (Sign Regulations). Signage shall be in accord with any design guidelines produced by the city's planning department.

Sec. 16-5826. Landscaping and screening.

The regulations regarding landscaping in the mixed use development original section (MXD-OS) district are set forth in Article VII (Landscaping). All development within the MXD-OS district shall use the non-residential category in the landscaping regulations (Article VII), ~~except as otherwise provided in this section.~~ All development within the MXD-OS district shall use the non-residential category in the landscaping regulations, however the six-foot high masonry wall is not required between the commercial zone and the transitional zone of the district unless required to buffer detached single-family dwellings. Landscaping shall be in accord with any design guidelines produced by the city's development and neighborhood services ~~planning~~ department.

- (1) Street-facing landscape area. The required street-facing landscape area shall consist of the area located between a street-facing principal building façade and the abutting public street right-of-way, excluding

driveways, walkways, plazas, outdoor seating or dining areas, stormwater features designed as amenities, utility areas, and other approved pedestrian-oriented hardscape areas. Street-facing landscape areas may be exempt from meeting the perimeter buffering requirements in Article VII. The front landscape area shall be landscaped to meet or exceed the following:

- (a) Each separate landscaped area shall contain a minimum of fifty (50) square feet of net planting area.
- (b) The front landscape area shall include one (1) canopy tree or equivalent grouping of palms for each thirty (30) lineal feet of public street frontage, or fraction thereof.
- (c) The remaining required front landscape area shall be landscaped with shrubs, groundcover, or other approved living landscape treatment not exceeding three (3) feet in height. Sod and grass shall not exceed 25 percent to satisfy the required front landscape area planting standard.
- (2) One (1) tree at a minimum of twelve (12) feet in height shall be provided for each twenty (20) lineal feet within any perimeter landscaping strip which abuts a residential zoning district or existing residential development.
- (3) A six-foot high masonry wall shall be provided as part of the landscape buffer along all sides adjacent to a detached single-family dwelling.

Sec. 16-5837. ~~Off-street p~~arking Regulations.

The regulations regarding off-street parking for all permitted and special exception uses in the mixed use development original section (MXD-OS) district are set forth in Article VIII of this chapter (Off-Street Parking), except as otherwise provided in this section. Permitted uses in the c

- (1) Commercial uses. Commercial uses zone developed within the TND parameters of section 16-581 may provide parking at a rate of one (1) space per two hundred fifty (250) square feet.
- (2) Residential uses. Residential uses in the MXD-OS district shall provide parking in accordance with Article VIII, except that the following reduced parking standards shall apply:
 - (a) Studio or efficiency dwelling units: one and one-quarter (1.25) spaces per dwelling unit.
 - (b) One-bedroom dwelling units: one and one-half (1.5) spaces per dwelling unit.
- (3) Shared parking. Shared parking may be utilized subject to the provisions of section 16-1335.
- (4) On-street parking credit. On-street parking may be counted toward the parking requirement if:
 - (a) The full length of the parking space is located directly adjacent to the site; and
 - (b) The space remains available to the general public and is not reserved, striped, marked, or restricted for private use; and
 - (c) The street is of sufficient width and proper design to accommodate the on-street parking configuration.
- (5) Off-site parking. Off-site parking, where authorized under Section 16-575, Note 12, shall comply with Section 16-1335(23), this section, and all other applicable provisions of this chapter.

Sec. 16-5848. Nonconformities.

The following requirements shall govern nonconformities in this district:

- (1) Existing uses and components of use established prior to the adoption date of the division establishing the MXD-OS district; and existing buildings, structures and signs constructed prior to the adoption date of the division establishing the MXD-OS district; which do not conform to the requirements of the MXD-OS district are to be regulated and limited in accord with Article IX, sections 16-1356 through 16-1362 except as otherwise stated below.

- (2) Nonconforming uses or components of use which are abandoned or discontinued shall immediately render the protections of the nonconforming use sections of the Code null and void. The continuance of such use or component of use is specifically prohibited, and any subsequent use shall conform to the requirements of this district. Sufficient documentation shall be provided by the property owner to establish that the use has not been abandoned or discontinued; affidavits alone are not sufficient to establish the maintenance of the use's nonconforming status.
- (3) Existing buildings and structures which do not comply with ~~the building design criteria of section 16-582~~ shall not be considered nonconforming for the purposes of this Code except that upon the occurrence of the any of the events listed below, the building or structure shall be required to comply with ~~the building design criteria~~ section 16-579 to the extent indicated below:
- (a) In the event of the damage of such building or structure by any means, including but not limited to fire, flood, wind, explosion, act of God, or act of a public enemy, to an extent of fifty (50) percent or more of the appraised value of the building or structure as shown in the records of the Property Appraiser of Palm Beach County or to an extent of more than fifty (50) percent of the square footage of the physical building or structure, it shall not be replaced, restored, or reconstructed unless it is brought into full compliance with the building design criteria of this district. These requirements apply equally to residentially and nonresidentially used buildings and structures and structures accessory to said uses.
- ~~(b) In the event of a change in the use or occupancy of the building or structure, the exterior paint colors of the building or structure shall be modified to be in accord with the building design criteria.~~
- (c) In the event of renovation, remodeling, or reconstruction of a cost greater than or equal to twenty-five (25) percent of the appraised value of the building or structure as shown in the records of the Property Appraiser of Palm Beach County, the building or structure shall be ~~modified to provide decorative exterior wall lights, building signage, and freestanding signage in accordance with the building design criteria. In addition, any overhead bay doors facing 10th Avenue North or Haverhill Road shall be eliminated, a covered entry porch in a style consistent with the Building Design criteria shall be provided, and the requirements of [section] 16-588(3)(b) above shall be satisfied.~~
- (d) In the event of a change in use to a special exception use or from one (1) special exception use to another special exception use; renovation or remodeling of a cost greater than or equal to fifty (50) percent of the appraised value of the building or structure as shown in the records of the Property Appraiser of Palm Beach County; any expansion of the building or structure; or a change which triggers the site plan approval requirements of section 16 196 for a new site and development plan or major site plan amendment the building or structure shall be modified to provide the pitched roof, exterior materials and landscaping of the building design criteria as well as satisfying the requirements of [section] 16-588(3)(b) and (c) above.

Sec. 16-628. Maximum building height.

No building or structure shall exceed a height of thirty-five (35) feet, except as otherwise expressly provided in this chapter. Where a zoning district, overlay district, or other provision of this chapter establishes a different maximum height, the more specific provision shall control.

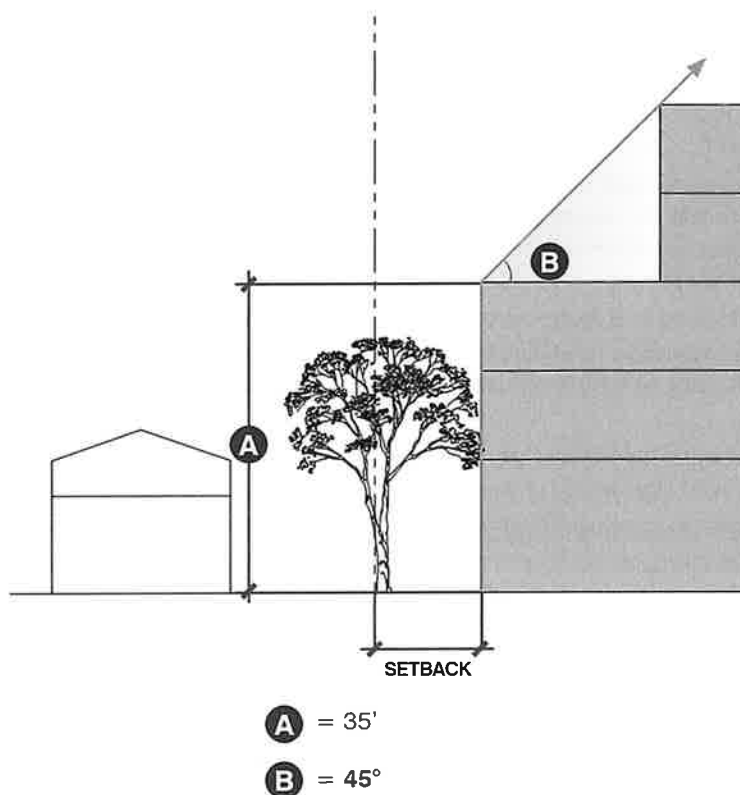
Sec. 16-628.1 - Transitional height.

Where a principal building exceeds thirty-five (35) feet in height and a required side or rear yard abuts a residential zoning district or property developed with single-family residential structures that are a permitted use under the current zoning, the transitional height provisions of this section shall apply.

- (1) A transitional height plane begins at the minimum side or rear setback line, at a height of thirty-five (35) feet, and extends upward and inward over the subject property at a forty-five-degree (45°) angle, up to the maximum height otherwise permitted by the applicable zoning district, overlay district, or other applicable provision of this chapter. No portion of a building shall penetrate the transitional height plane.
- (2) All development applications subject to this section shall include a cross-section diagram demonstrating compliance with the 45° transitional height plane.

Figure 16-628.1: Transitional Height Plane

1. Buildings shall not intercept a 45-degree neighborhood transition plane inclined inward from the underlying setback, starting at a height of 35' above grade.



Sec. 16-1334. General requirements.

The following requirements and standards shall be adhered to for all parking and loading areas within the city:

- (1) *Continuance of parking and loading areas.* Off-street parking and loading areas shall be maintained and continued as an accessory use provided the principal use on the premises is continued. In the event the principal use is removed from the premises, accessory off-street parking and loading areas shall not be converted to the principal use.
- (2) *Renovation of existing buildings.* Where a building, structure or use existed on the effective date of this article, such building, structure or use may be renovated, altered, or repaired, provided there is no

increase in overall floor area, or capacity, or change in use of the building, or structure, without providing additional off-street parking and/or loading spaces as required by this article.

- (3) *Parking required on same lot or parcel.* All required off-street parking and loading areas shall be located on the same plot or parcel of land they are intended to serve, except as permitted by this chapter to provide parking and loading areas on an adjacent or proximate site.
- (4) *Use of loading area for parking.* No required off-street loading area shall be used to satisfy the space requirement for any off-street parking spaces, except as permitted by this chapter.
- (5) *Use of required parking by another building or structure.* No part of any off-street parking or loading space required for any building, structure or use by this article shall be utilized or included as meeting the requirements for another building, structure or use, except as permitted by this article. On-street parking located in the public right-of-way shall not be used to satisfy off-street parking requirements, except as permitted by this chapter or an approved development order.

Sec. 16-1335. Location and design requirements.

The following location and design requirements and standards shall be adhered to for all parking and loading areas required to be constructed within the city:

- (1) *General access.*
 - a. Access directly from a public street, road or alley into a parking space shall only be permitted for a single-family residence.
 - b. All parking and loading spaces shall be accessible at all times, from a street, road, driveway or aisle. Each parking space shall be accessible without having to drive over or through any other parking or loading space, except for single-family residences wherein one (1) space may be located behind another space.
 - c. Loading areas shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way, and complete the loading or unloading without conflicting or interfering with any public right-of-way, accessway, parking aisle or parking space.
 - d. No loading space shall be located within forty (40) feet of the nearest point of intersection of the edges of the right-of-way of any two (2) streets.
 - e. Interconnectivity. In order to increase the efficiency of parking provision and vehicle circulation, parking facilities shall be interconnected wherever possible. All sites, including parking facilities, drive aisles, and pedestrian sidewalks shall wherever feasible, be designed for future connection to an adjoining parcel where an existing connection cannot be established.

(23) Off-site parking on separate contiguous and non-contiguous lots/parcels.

- a. Applicability. This subsection shall apply where any portion of the required parking for a principal building, structure, or use is proposed to be located on a separate site or parcel from the principal building, structure, or use served. Where a shared parking arrangement includes parking located on a separate site or parcel, the arrangement shall comply with both the shared parking requirements of this article and the off-site parking requirements of this subsection.
- b. Necessity Required. The applicant shall demonstrate that it is not feasible to locate all required parking on the same lot/site as the principal use due to site constraints, functional design limitations, or documented redevelopment conditions to qualify for off-site parking.
- c. Off-site parking as a Special Exception. Where the underlying zoning district regulations require off-site parking to be approved as a Special Exception, off-site parking shall be permitted only upon the approval of a Special Exception and the associated site and development plan for the off-site parking, and compliance with the standards of this subsection.
- d. Location requirement. Off-site parking shall not be separated by a street with a right-of-way width greater than eighty (80) feet.
- e. Use limitations. Off-site parking shall not be used to satisfy the accessible parking requirements for the principal building, structure, or use served. Additionally, off-site parking shall not be used to

satisfy the minimum parking requirements for restaurants, convenience stores, and other uses that generate disruption or congestion to traffic flow at any period of time, as determined by the City.

f. Recorded agreement required. A covenant or other instrument acceptable to the City Attorney shall be required. The covenant or other instrument shall be recorded in the public records of Palm Beach County, and shall at minimum include the following information:

1. Identify all parties and ownership interests, and be executed by all owners of record;
2. Include legal descriptions of the use parcel and the parking parcel, together with a site plan exhibit(s) showing the use parcel, the parking parcel, pedestrian route, and parking spaces credited;
3. Expressly state the covenant or instrument runs with the land, binds successors and assigns, and identifies the City has the authority to enforce the covenant or instrument;
4. Assure the continued availability of the spaces at no charge to the user of the served use, unless otherwise approved by the City;
5. Outline of the maintenance obligations and responsibilities for the parking area and any access improvements;
6. Require City review and written approval prior to any expiration, termination, amendment, release or revision of the covenant or other instrument; and
7. Be incorporated as a condition of approval and referenced on the site plan.