



LOCAL PLANNING AGENCY

City of Greenacres, Florida

Wednesday, August 18, 2021 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER AND ROLL CALL

AGENDA APPROVAL - Additions, deletions, or other revisions to the agenda.

APPROVAL OF MINUTES

1. February 17, 2021

PUBLIC HEARING

2. **CPA-21-01 Martin Avenue Residential - Ordinance 2021-07:**

A request by the owner for a future land use designation of one (1) parcel of land from City Mixed Use (MU) to City Residential-Low Density (RS-LD). The site is located on the west side of Martin Avenue approximately 80 feet north of 10th Avenue North

DISCUSSION ITEMS

CONCLUDING REMARKS

ADJOURNMENT

Meeting Records Request

Any person requesting the appeal of a decision 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 Meetings and Agendas

Meetings may be called based on an application and whenever necessary. Agendas are posted on the City's website on the Friday prior to each scheduled meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacres.gov or 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 three (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.



City of Greenacres, Florida

Official Minutes Local Planning Agency

Wednesday, February 17, 2021

1. **Call to Order and Roll Call.**

The Local Planning Agency meeting was called to order on Wednesday, February 17, 2021 at 6:22 p.m., with Chair Larry Tronco presiding. Alejandro A. Gonzalez, Assistant City Clerk called the roll.

Roll Call:

Commissioners Present:

Larry Tronco, Chair
Dannette Fitzgerald, Vice-Chair
Ann Edmundson
Joan Hayes
Emily Robarts
Aieshia Charles, Alt 1.

Public Attendance: Yes.

Press Attendance: No.

Absent:
Robert Clements

2. **Agenda Approval:**

Chair Tronco asked if there were any additions, deletions, or revisions to the agenda; hearing none, the agenda was approved.

3. **Approval of Minutes:** August 5, 2020, Local Planning Agency Meeting.

Motion: Commissioner Edmundson made a motion to approve the minutes of August 5, 2020; seconded by Commissioner Charles.

Motion carried 6-0.

4. **Cases:**

- A. **PUBLIC HEARING CPA-20-03/Ord. 2021-02 - Ranchette Road:** A request by the owners for a future land use designation of three (3) parcels of land from Palm Beach County Medium Residential 5 units per acre (MR-5) to City Residential-Medium Density (RS-MD). The site was located at 1281, 1283 and 1351 Ranchette Road.

The title was read by Chair Tronco.

Planner Leon stated the request was a large-scale future land use amendment for approximately 10.5 acres of land to be annexed into the City. The request was needed to replace the Palm Beach County (PBC) designation with an appropriate City RS-MD designation because of concurrent annexation applications. Planner Leon explained the Advisory Land Use Map recommended a City designation of Residential Low Density (RS-LD). However, the proposed City designation was compatible with the surrounding developments and would reduce the maximum number of units compared to the PBC designation. The amendment was consistent with Florida State Statutes and the City's Comprehensive Plan. Staff recommended approval CPA-20-03.

Motion: Commissioner Edmundson made a motion to recommend approval of CPA-20-03 as presented by Staff; seconded by Commissioner Charles.

Motion carried 6-0.

6. **Concluding Remarks:** None.

7. **Adjournment of Local Planning Agency:**

The Local Planning Agency was adjourned at 6:28 p.m.

Local Planning Agency

Larry Tronco, Chair

Kara L. Irwin-Ferris
Director of Building, Planning, and Engineering

Quintella Moorer, CMC, City Clerk

Date of Approval: _____

/ag

CPA-21-01 (Ordinance 2021-07)
Exhibit "A"
Date: July 14, 2021

Revised: 02/21/2021



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Ordinance 2021-07: CPA-21-01 Martin Avenue Lot 1

Recommendation to City Council: A request from Michael Sanchez of Managed Land Entitlements, agent for the owner Turk Investments LLC, for a small-scale Future Land Use Amendment for approximately 0.2986 acres from City Mixed Use (MU) to City Residential Low Density (RS-LD). The site is located on the west side of Martin Avenue approximately 80 feet north of 10th Avenue North.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☒ Legislative

☒ Public Hearing

Originating Department: Planning & Engineering

Project Manager

KLF

Kara Ferris, Director

Reviewed By:

Director of Planning & Engineering

KLF

Kara L. Irwin-Ferris, AICP

Approved By:

City Manager

Andrea McCue

Public Notice:

☒ Required ☐ Not Required

Date: 7/8/2021, 8/5/2021

Paper: Lake Worth Herald

Mailing

☒ Required ☐ Not Required

Notice Distance: 300'

Attachments:

- Aerial
- Survey
- Location Map

City Council Action:

- ☐ Approval
☐ Approve with conditions
☐ Denial
☐ Continued to: _____

I. Executive Summary

A request for a small-scale Future Land Use Amendment for approximately 0.2986 acres from City Mixed Use (MU) to City Residential Low Density (RS-LD). The subject site is currently one parcel, but the owner intends to subdivide the lot into two (2) single-family lots according to the applicable zoning regulations. A zoning change application (ZC-21-01) is being processed concurrently with this request.

The site is located on the west side of Martin Avenue approximately 80 feet north of 10th Avenue North.

II. Site Data:

Existing Use:	Vacant
Proposed Use:	Two Single-Family Residences
Parcel Control Numbers:	18-42-44-23-17-000-0010
Parcel Size:	0.2986 acres (13,007 square feet)
Existing Future Land Use Designation:	Mixed Use (MU)
Proposed Future Land Use Designation:	Residential-Low Density (RS-LD)
Existing Zoning:	Mixed Use Development - Original Section (MXD-OS)
Proposed Zoning:	Residential Low - 3 (RL-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Duplex	City Residential-Low Density (City RS-LD)	City Residential Low-3 (RL-3)
<i>South</i>	Commercial Plaza (Seaglades Plaza)	City Mixed Use (MU)	City Mixed Use Development-Original Section (MXD-OS)
<i>East</i>	Single-Family	City Residential-Low Density (City RS-LD)	City Residential Low-3 (RL-3)
<i>West</i>	Vacant	City Mixed Use (MU)	City Mixed Use Development-Original Section (MXD-OS)

III. Annexation/Zoning History:

The Mixed Use Development – Original Section (MXD-OS) zoning district was approved on October 7, 2003 and was intended to encourage the consolidation of small lots into large lots for

non-residential development along the 10th Avenue Corridor. Originally, the zoning district still permitted the development of single-family homes. An existing single-family residence was built in 2014 at 549 Fleming Avenue, to the west of the site, in conformance with MXD-OS zoning district rules in place at that time. Subsequent to this, the MXD-OS district was amended (ZTA-14-03) to delete single-family residential as a use. Under current code requirements, the vacant site would be required to develop as a commercial use that does not have frontage on 10th Avenue North.

A concurrent petition for zoning change (ZC-21-01) is being processed for the site.

IV. Data and Analysis:

This small-scale future land use amendment is required to replace the Mixed Use (MU) future land use designation with an appropriate Future Land Use designation that allows the development of single-family homes on the site. Currently, the entire site is within the Commercial Zone of the Mixed-Use zoning district because the lot to the south, which fronts on 10th Avenue North, has a lot width of less than 100 feet. The subject site has no connectivity to the parcel along 10th Avenue North and without that connectivity would not be an appropriate location for a stand-alone mixed-use development.

The current Mixed Use (MU) future land use designation allows a maximum residential development density of 6 dwelling unit per acre, the proposed City of Greenacres RS-LD future land use designation allows a maximum residential development density of between 0.4 to 5 dwelling units per net acre, depending on which zoning district is assigned. The proposed Residential Low-3 (RL-3) zoning designation allows up to 5 units per acre. This equates to a maximum density decrease of one dwelling unit per acre gross density, however, since the lot sizes will not change, and the RL-3 zoning designation allows one dwelling unit for each original 1925 platted lot, there is no actual change in residential density.

Project Description:

The parcel is currently vacant. The subject site can be subdivided into two (2) single-family lots that meet the lot requirements of the proposed land use and proposed compatible zoning district.

Land Use Analysis:

After a review of the proposed land use amendment, staff has determined that the application is consistent with the provisions of Chapter 163, F.S., because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City's Comprehensive Plan. Specifically, these are as follows:

A. Compatibility:

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

East: Across Martin Avenue is an existing single-family home. The property has a future land use designation of Residential-Low Density (RS-LD) and a zoning designation of Residential Low-3 (RL-3), which is consistent with the density and intensity of development compared to the proposed designation for the subject site. As such, there will not be an adverse impact from the proposed future land use amendment.

South: Directly to the south of the subject site is a small 0.209-acre parcel developed with a 3,900 square foot office plaza. The property has a future land use designation of Mixed Use (MU) and a zoning designation of Mixed Use Development - Original Section (MXD-OS). The maximum density permitted in the Mixed Use district is nearly identical to the one proposed and the associated zoning district has features specifically designed to enhance compatibility with the RL-3 district. As such, the property will not be adversely impacted by the proposed future land use amendment.

North: To the north is an existing single-family attached (duplex) home. The property has a future land use designation of Residential-Low Density (RS-LD) and a zoning designation of Residential Low-3 (RL-3), which is consistent with the density and intensity of development compared to the proposed designation for the subject site. As such, there will not be an adverse impact from the proposed future land use amendment.

West: To the west of the subject site is a 0.5971-acre vacant parcel. The property has a future land use designation of Mixed Use (MU) and a zoning designation of Mixed Use Development - Original Section (MXD-OS). The maximum density permitted in the Mixed Use district is nearly identical to the one proposed and the associated zoning district has features specifically designed to enhance compatibility with the RL-3 district. As such, the property will not be adversely impacted by the proposed future land use amendment.

Conclusions: Reviewing the adjacent existing development shows that the proposed Residential-Low Density (RS-LD) future land use designation is compatible with the surrounding properties.

B. Concurrency:

Any future changes to the parcels will be evaluated for compliance with Level of Service standards by all relevant agencies. The proposed change in future land use designation has no impact on overall concurrency considerations since the parcels are currently used or anticipated to be used for single-family residential uses and the proposed land use designation actually decreases the maximum density by one dwelling unit per acre.

C. Consistency with City's Comprehensive Plan:

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

1. Future Land Use Element

Objective 8, Policy c)

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:

* * * (4 through 16 omitted for brevity) * * *

- (1) Agricultural Residential - 1.0 residential unit per two and one-half (2½) net acres;
- (2) Estate Residential - 1.0 residential unit per net acre;
- (3) Low Density Residential – 3.0 to 5.0 residential units per net acre

Objective 11, Policies a, b & c)

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 a)

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:

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

Policy b)

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

Policy c)

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

Objective 1, Policy d)

The City shall work cooperatively with the private sector to ensure the provision of adequate and affordable housing by creating a diversity of housing types through enhancement and development of cost effective development techniques, streamlining the review process, revising appropriate land development ordinances and inducing the development of additional single family detached units to meet

the needs of existing and future residents of the City of Greenacres, including households with special needs.

Policy d)

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

V. Consistency with the Treasure Coast Regional Planning Council SRPP:

The proposed future land use amendment represents a means of developing infill rather than encouraging sprawl. This is consistent with the intent of the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) Regional Goal 2.1 which discourages urban sprawl development patterns and Regional Goal 5.1 that states that redevelopment, revitalization, and infill of existing neighborhoods and districts should be encouraged. The proposed Residential-Low Density (RS-LD) future land use designation is also consistent with the intent of Regional Goal 8.1, which states that development should take place concurrent with or after the provision of necessary infrastructure and services. As a result, the proposed future land use amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

VI. Consistency with Chapter 163, Florida Statutes:

The amendment is consistent with the provisions of Chapter 163.3184 and 163.3187 F.S. concerning the processing of a small-scale future land use 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 amendment to the City's Comprehensive Plan is compatible with adjacent land uses, adequately addresses concurrency issues, and is consistent with the City's Comprehensive Plan, the Regional Planning Council's SRPP and Chapter 163, F.S.

VII. Staff Recommendation:

Approval of CPA-21-01 through the adoption of Ordinance 2021-07.

LOCAL PLANNING AGENCY ACTION – July 21, 2021

No action taken, meeting did not have a quorum.

LOCAL PLANNING AGENCY ACTION – August 18, 2021

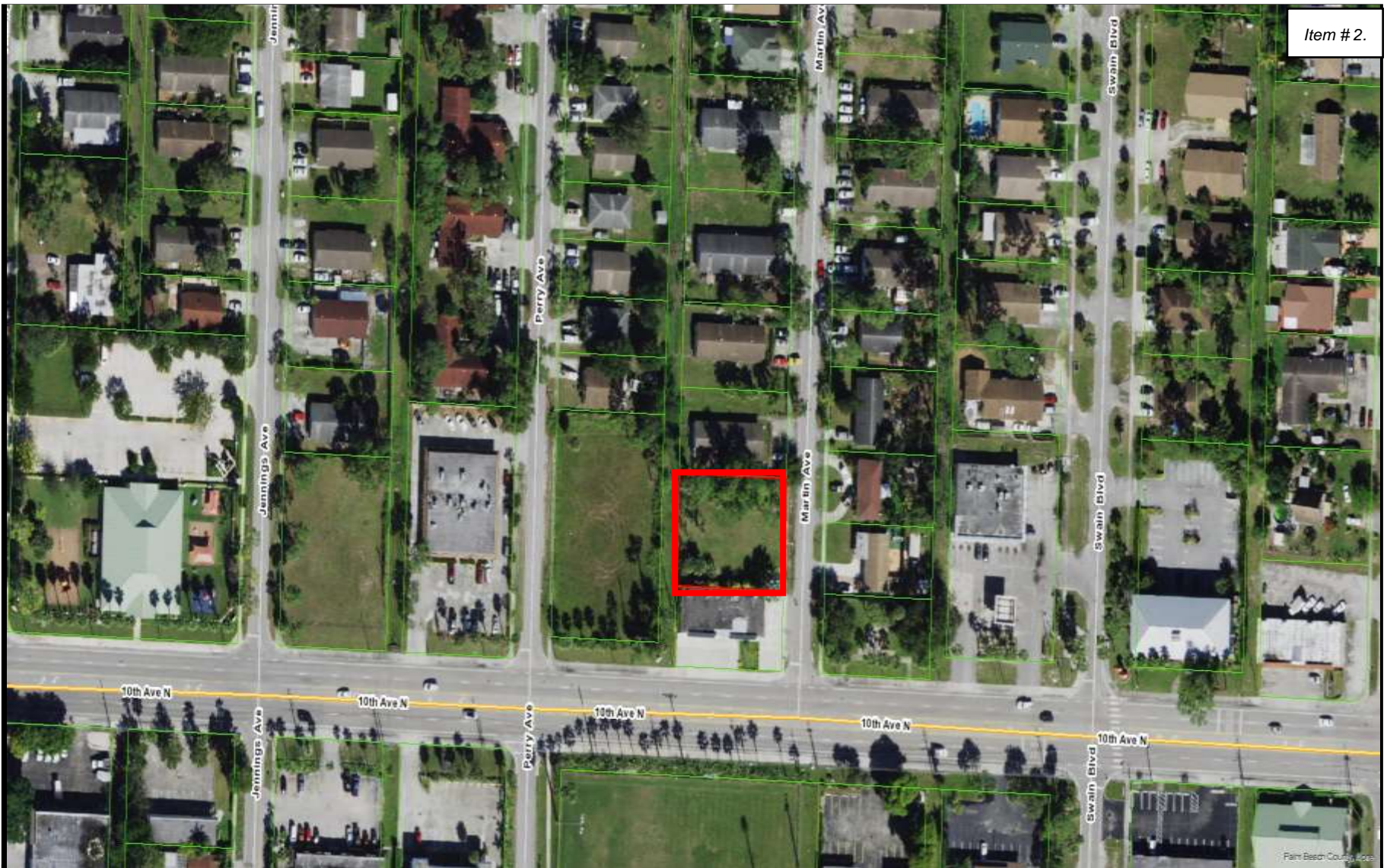
CITY COUNCIL ACTION First Reading –

CITY COUNCIL ACTION Adoption Hearing –

Joel Flores, Mayor

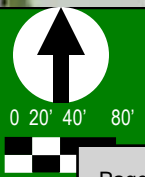
Attest:

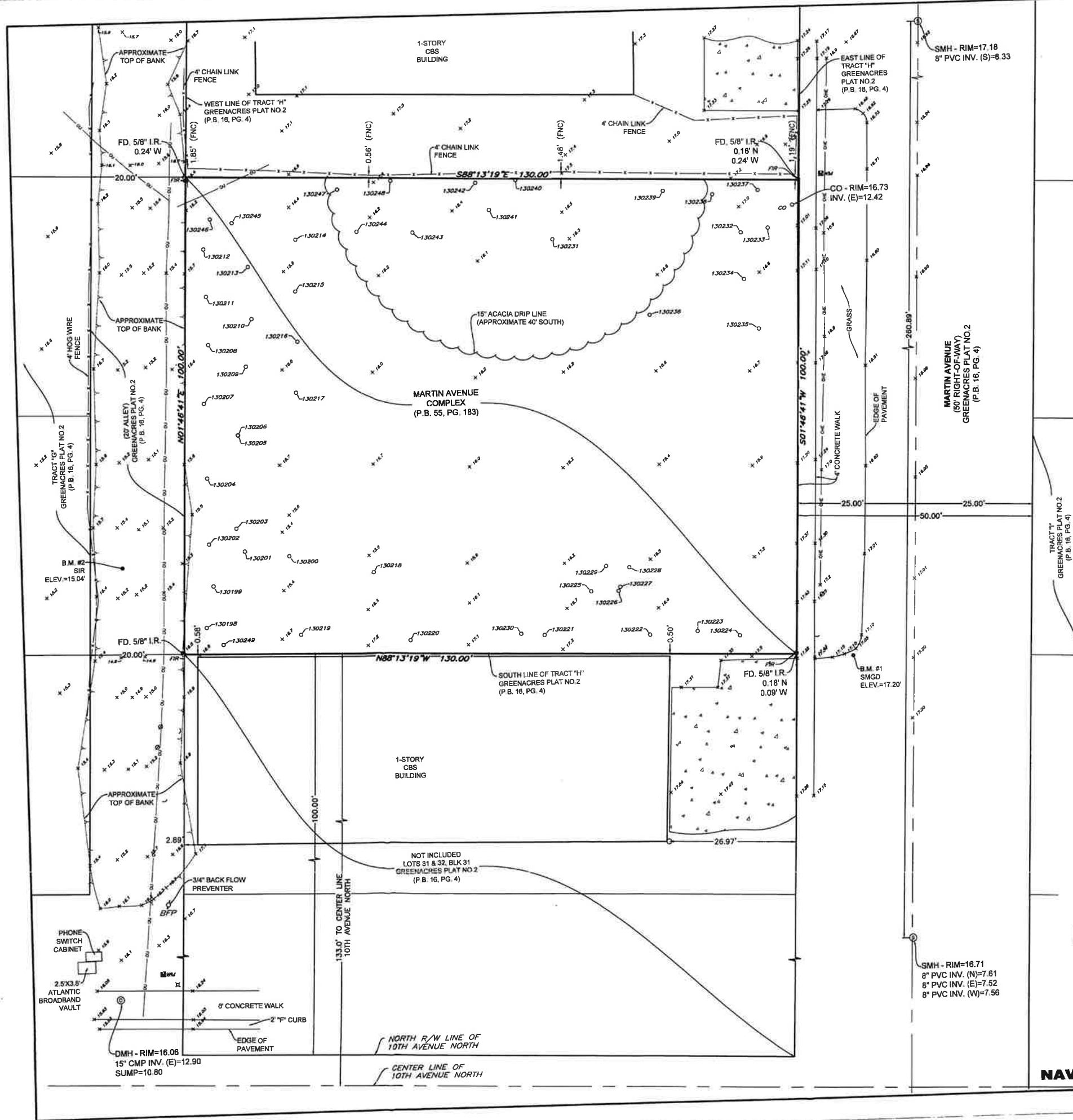
Quintella Moorer, City Clerk



Martin Avenue Residential CPA-20-01 & ZC-21-01

Prepared By:
Planning and Engineering Department





SURVEYOR'S NOTES

- 1) THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- 2) THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 3) THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.
- 4) THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL ALONG WITH THE SURVEYOR'S SIGNATURE.
- 5) BUILDING FOUNDATIONS, FOOTERS, TREES, AND UNDERGROUND UTILITIES NOT LOCATED.
- 6) THE SUBJECT PARCEL LIES IN FLOOD ZONE "X", AND ZONE "AE" (ELEVATION 16.3), ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12090C0569F FOR THE CITY OF GREENACRES, COMMUNITY NO. 120203, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 5, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 7) BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY OF MARTIN AVENUE, BEING S.01°46'41"W. (ASSUMED).
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CHEDDAR", HAVING A PUBLISHED ELEVATION OF 17.97 FEET (NAVD 88).

TREE TABLE		TREE TABLE		TREE TABLE	
TREE #	TREE TYPE/SIZE	TREE #	TREE TYPE/SIZE	TREE #	TREE TYPE/SIZE
130198	MFP 4"	130216	TP 4"	130234	PDP 6"
130199	TP 6"	130217	TP 9"	130235	UNK
130200	CP 16"	130218	CP 11"	130236	SL 14"
130201	CP 15"	130219	TP 8"	130237	RM 5"
130202	CP 4"	130220	TP 4.5"	130238	LI 4"
130203	TP 4"	130221	TP 5.5"	130239	LI 6"
130204	TP 6"	130222	RP 10"	130240	AC 15"
130205	TP 7"	130223	BP 17"	130241	CP 14"
130206	TP 6"	130224	PDP 10"	130242	CP 20"
130207	TP 6"	130225	CTP 4"	130243	MFP 5"
130208	TP 6.5"	130226	CTP 4"	130244	MFP 5"
130209	TP 5"	130227	CTP 4"	130245	MFP 8"
130210	TP 7.5"	130228	CTP 4"	130246	SL 16"
130211	TP 8"	130229	CTP 4"	130247	SL 11"
130212	TP 9"	130230	CTP 4"	130248	SL 17"
130213	TP 5"	130231	BP 11"	130249	RP 3"
130214	TP 6"	130232	UNK		
130215	TP 4"	130233	UNK		

LEGEND

- P.B. ----- PLAT BOOK
PAGE(S)
FIR ----- FOUND 5/8" IRON ROD
FIP ----- FOUND IRON PIPE
FD ----- FOUND
SIR ----- SET 5/8" IRON ROD LB 7768
SMGD ----- SET MAG NAIL & DISK LB 7768
LB ----- LICENSED BUSINESS
B.M. ----- BENCH MARK
FNC ----- FENCE
CMP ----- CORRUGATED METAL PIPE
INV ----- INVERT
UT ----- UTILITY POLE
GUY ----- GUY ANCHOR
WM ----- WATER METER
SSC ----- SANITARY SEWER CLEAN OUT
BFP ----- BACK FLOW PREVENTER
SSM ----- Sanitary Sewer Manhole
SDM ----- Storm Drainage Manhole
CONC ----- CONCRETE
LOC ----- LOCATION OF READING
SPOT ----- SPOT ELEVATION

TREE LEGEND

- AC -- ACACIA
BP -- BESMARK PALM
CTP -- CHINESE TATCH PALM
CP -- CHINESE PALM (SABAL PALM)
LI -- LIVE OAK
MFP -- MEXICAN FAN PALM
PDP -- PIGNY DATE PALM
RM -- RED MAPLE
RP -- ROYAL PALM
SL -- SLASH PINE (YELLOW PINE)
TP -- TRIANGLE PALM

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

LINE TYPE LEGEND

- CHAIN LINK FENCE
----- OVERHEAD UTILITY LINES
----- OVERHEAD ELECTRIC LINES
----- TOP OF BANK

MARTIN AVENUE COMPLEX BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS		Prepared For: PATIO COURT TOWNHOMES, LLC	
No.	Date	Description	Drawn
1	04/07/2021	Initial Survey	

SURVEYOR'S CERTIFICATE
This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 31-17.000, Florida Administrative Code, pursuant to Section 472.002, Florida Statutes.
Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2710
www.geopointsurveying.com
Licensed Business Number
Drawn: GMM Date: 04/07/2021 Date Filed: 04/07/2021
Checked: GAR P.C.: JS Field Book: 2021-12424-28
Section: 23 Twn. 44S Rng. 42E Job #: Martin Ave
CPA-21-01

NAVD88

Sheet No. 1 of 1 Sheets