MEMORANDUM

To: Council Members
From: Staff
Date: February 27, 2020
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Greenacres Comprehensive Plan
Amendment No. 20-01ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Greenacres was received on February 10, 2020 and contains one Future Land Use Map (FLUM) amendment to the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

On July 1, 2019, the subject property was annexed into the City. The property is approximately 46.73 acres in size and is known as Lago Palma Mobile Home Park. The subject site is located on the south side of Lake Worth Road, east of S. 57th Avenue, and west of S. Haverhill Road. The proposed FLUM amendment changes the land use designation from County High Residential (HR-8), up to 8 dwelling units per acre to the City future land use designation of Residential-Medium Density (RS-MD), which allows up to 7 dwelling units per acre. Adjacent land uses, all City designations, include Commercial (CM) to the north; Residential-Medium Density (RS-MD) to the south; Commercial (CM) and Public Institutional (PI) to the east; and Commercial (CM) and Residential-Medium Density (RS-MD) to the west. The site is currently developed as a mobile home park and the maximum density of the proposed designation is slightly less than what the existing designation allows. The City staff reports indicates that any future redevelopment of the subject site will be required to demonstrate satisfaction of concurrency as part of the site plan approval process.
Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on December 5, 2019. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. In the event that the property is redeveloped, the City should consider higher density residential, mixed use, or commercial land use at the prevailing commercial depth for this infill location along a major transportation corridor.

Recommendation

Council should approve this report and authorize its transmittal to the City of Greenacres and the Florida Department of Economic Opportunity.

Council Action – March 13, 2020

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Adams from Indian River County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

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General Location Map
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Exhibit 4
Proposed Future Land Use Map