



**LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION**

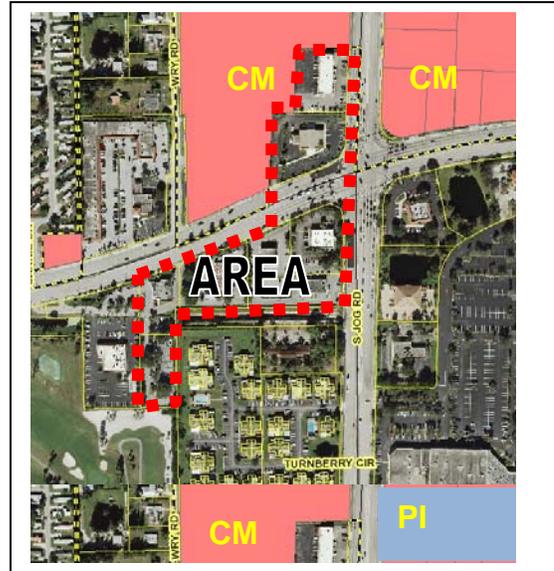
**I. Project Description:**

**Project:** Lake Worth Road / South Jog Road

**Petitioner:** City of Greenacres  
Planning & Engineering Dept.  
5800 Melaleuca Lane  
Greenacres, FL 33463

**Request:** Small-scale Future Land Use  
Amendment from Palm Beach  
County Commercial High with  
an underlying 8 units per acre  
(CH/8) to City Commercial  
(CM)

**Location:** The southwest and northwest  
corner of Jog Road and Lake Worth  
Road at 6530, 6535, 6548, 6566,  
6584, 6602, and 6620 Lake Worth Road  
and 3810 South Jog Road



**II. Site Data:**

**Existing Use:** Retail, Commercial, Gas Station, and Offices

**Proposed Use:** Retail, Commercial, Offices, and Convenience Store  
with Fuel Sales

**Parcel Control Numbers:**  
00-42-43-27-05-022-0612  
00-42-43-27-05-022-0771  
00-42-43-27-05-022-0781  
00-42-43-27-05-022-0782  
00-42-43-27-05-022-0783  
00-42-43-27-05-022-0785  
00-42-43-27-05-022-0786  
00-42-43-27-05-030-0021

**Parcel Size:** 7.27 acres (316,681 square feet)

**Existing Future Land Use Designation:** PBC Commercial High with an underlying 8 units per acre (CH/8)

**Proposed Future Land Use Designation:** City Commercial (CM)

**Existing Zoning District:** PBC General Commercial (CG)

**Proposed Zoning District:** City Commercial Intensive (CI)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Greenacres Plaza Shopping Center	City Commercial (CM)	City Commercial Intensive (CI)
<i>South</i>	Village of Turnberry Multi-family	PBC High Residential-12 (HR-12)	PBC RH (Residential High)
<i>East</i>	Lake Worth Plaza West	PBC Commercial High/1 (CH/1)	PBC General Commercial (CG)
<i>West</i>	Red Lobster Restaurant and Greenacres Plaza Shopping Center	PBC Commercial High/8 (CH/8) and City Commercial (CM)	PBC General Commercial (CG) and City Commercial Intensive (CI)

**III. Annexation/Zoning History:**

The approximately 7.27 acres of land are located in unincorporated Palm Beach County within the identified Future Annexation Area of the City. The area contains eight (8) individual parcels each having a Palm Beach County future land use designation of Commercial High with an underlying residential density of eight (8) dwelling units per acre (CH/8) and a Palm Beach County zoning designation of General Commercial (CG).

Concurrent petitions for annexation (ANX-15-02) and zoning change (ZC-15-06) are being processed for the properties.

**Parcels Located South of Lake Worth Road**

There are six (6) separate parcels located on the south side of Lake Worth Road that are within the scope of the City-initiated comprehensive plan amendment petition. These parcels are all part of one master planned commercial development known as Crossroads Shopping Center. The original Palm Beach County Master Plan approval for the 6.27 acre Crossroads Shopping Center was on May 24, 1979 under zoning petition No. 79-110. The development was later amended and granted a special exception for a financial institution with drive-up teller windows, an auto service station, and a drive-thru restaurant via Resolution 87-1202 on August 11, 1987. The Master Plan for the parcels was amended administratively various times throughout the years. The existing parcels are developed and the Palm Beach County Property Appraiser’s Office indicates that the existing commercial development was built in stages between 1983 and 1996.

In accord with the City’s past practice, the existing Palm Beach County approval will be accepted as a valid City approval and a case number will be assigned for filing purposes. While a portion of the site will remain unaltered and therefore retain the County’s approval, a site plan approval request (SP-15-06) by the property owner is proposing to re-develop the central portion of the site under the authority of the

City of Greenacres and in conformity with the City's zoning code. It is currently under review and is anticipated to follow the same hearing schedule.

One parcel within the Crossroads Shopping Center (Red Lobster Restaurant) is not included as part of the annexation and is, therefore, not included in the proposed comprehensive plan amendment.

#### Parcels Located on North Side of Lake Worth Road

There are two (2) separate parcels located on the north side of Lake Worth Road that are within the scope of the City-initiated comprehensive plan amendment petition. They are both located directly adjacent to Greenacres Plaza, which was previously annexed into the City on July 2, 1984 and developed as a shopping center and four outbuildings. The parcel located on the northwest corner of Jog Road and Lake Worth Road is 1.3145 acres that is currently developed with a 4,473 square foot financial institution with a two-lane drive thru (PNC Bank). It was previously known as Fidelity Federal Savings and Loan and was granted a re-zoning, a special exception for a financial institution with drive-up teller windows and site plan approval on December 28, 1978 under zoning petition No. 78-267 via Resolution 79-103 by Palm Beach County. The site has vehicular interconnectivity with Greenacres Plaza. The site also has direct ingress / egress onto Jog Road and Lake Worth Road. In accord with the City's past practice, the existing Palm Beach County approval will be accepted as a valid City approval and a case number will be assigned for filing purposes.

The other parcel located north of Lake Worth Road is located north of the PNC Bank site at 3810 South Jog Road. The Firestone Tire and Rubber Company was granted a re-zoning, a special exception for a automotive service facility and site plan approval on May 12, 1981 under zoning petition No. 81-35 via Resolution 81-585 by Palm Beach County. The 0.96 acre site is currently developed with a 6,880 square foot auto repair service center (Firestone) that was built in 1982. The Firestone site has no interconnectivity to Greenacres Plaza, but does have ingress/egress onto South Jog Road. In accord with the City's past practice, the existing Palm Beach County approval will be accepted as a valid City approval and a case number will be assigned for filing purposes.

#### **IV. Data and Analysis:**

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County Commercial High with an underlying eight (8) units per acre (PBC CH/8) future land use designation with an appropriate City designation as a result of annexation. The Advisory Future Land Use Map (Map FLU 9) recommends Commercial (CM) for the subject parcels. This is the same as the proposed designation.

#### ***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, FS, because it is compatible with adjacent properties, meets concurrency requirements, and is consistent with the provisions of the City's Comprehensive Plan. Specifically, these are as follows:

##### **A. *Compatibility:***

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

*North / West:* To the north and a portion of the west of the subject parcels (located north of Lake Worth Road) is a property containing the commercial retail center known as Greenacres Plaza. Greenacres Plaza has a future land use designation of Commercial (CM) and a zoning designation of Commercial Intensive (CI). The plaza consists of a 154,275 square foot inline shopping center and four outbuildings for a total of 166,449 square feet. The proposed designation is identical to the adjacent land use; therefore, there will be no adverse impacts from the proposed future land use amendment.

*South:* The subject area is abutted by Village of Turnberry multi-family residential development on its south side which is located within unincorporated Palm Beach County. The properties have a Palm Beach County future land use designation of High Residential-12 (PBC HR-12) and a zoning designation of Palm Beach County Residential High (RH). The proposed amendment will maintain consistency through the use of adequate buffering, landscaping and setbacks that are required to be provided at the time of construction of future development on the commercial parcels adjacent to the multi-family residences to the south. For the developed parcels, there will be no adverse impacts resulting from the proposed change, since they will remain as-is and the proposed City designation is equivalent to the existing County designation.

*East:* To the east of the subject parcels is a property containing the commercial retail center known as Lake Worth Plaza West. Lake Worth Plaza West has a Palm Beach County Commercial High with an underlying residential density of one (1) unit per acre (CH/1) future land use designation and a General Commercial (CG) zoning designation. The plaza consists of a 189,546 square foot inline shopping center and five outbuildings for a total of 220,763 square feet. The proposed designation is equivalent to the designation of the plaza and is compatible with this major commercial intersection. Therefore, there will be no adverse impacts from the proposed future land use amendment.

*West:* To the west of the subject parcels located south of Lake Worth Road is the remainder of the Crossroads Shopping Center site that is not being annexed into the City's limits. It contains the Red Lobster Restaurant, which is an 8,078 square foot restaurant located on a 2.18 acre site. The Crossroad Shopping Center has a Palm Beach County Commercial High with an underlying residential density of eight (8) units per acre (CH/8) land use designation and a General Commercial (CG) zoning designation. The proposed designation is equivalent to the designation of the restaurant and is compatible with this major commercial intersection. Therefore, there will be no adverse impacts from the proposed future land use amendment.

*Conclusions:* Reviewing the adjacent existing commercial and multi-family residential development shows that the proposed City Commercial future land use designation is compatible with the surrounding properties and the intense commercial activity at this intersection of two Urban Principal Arterial roadways.

***B. Concurrency:***

As previously stated, this future land use amendment will provide these sites with a City future land use designation based on their annexation. Additional impacts on services are expected to be insignificant since the proposed City future land use designation allows approximately the same intensity as the existing County future land use designation. Furthermore, an applicant will be

required to meet the level of service (LOS) standards for this site through the site and development approval process for any future development of the vacant parcels.

**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:

*\* \* \* (1 through 10 and 12 through 16 omitted for brevity) \* \* \**

- (11) Commercial Intensive – 30% lot coverage, 0.35 FAR

**Objective 10, Policy e)**

The City of Greenacres 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:

**Policy e)**

In reviewing future land use amendments in the City's Future Annexation Area, the City will utilize the Advisory Future Land Use Map (Map 9) as the basis for the assignment of future land use designations as well as consideration of 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.

**Objective 11, Policies a, b, c & d)**

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.

Policy d)

The City will continue to utilize the nodal system (Section VI A.1 and A.2 of the Future Land use Element) in conjunction with Map 5 to designate Future Land Uses in activity spheres and infill corridors.

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

The proposed future land use amendment represents a means of increasing commercial 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 Commercial (CM) future land use designation is consistent with the intent of Regional Goal 8.1 which states that development should take place concurrent with or after the provision of necessary infrastructure and services. As a result, the proposed future land use amendment is consistent with the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan (SRPP) concerning appropriate development patterns.

#### **VI. Consistency with Chapter 163, Florida Statutes:**

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 to the Comprehensive Plan, the Regional Planning Council's SRPP and Chapter 163, F.S.

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-15-06 through the adoption of Ordinance 2016-04.

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**LOCAL PLANNING AGENCY ACTION – January 20, 2016**

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The Local Planning Agency on a motion made by Commissioner Clements and seconded by Commissioner Chambers, by a vote of five (5) to zero (0), *recommended approval* of Comprehensive Plan Amendment *CPA-15-65 (Lake Worth Road / South Jog Road)*, as presented by staff.

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**CITY COUNCIL ACTION First Reading – February 1, 2016**

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**CITY COUNCIL ACTION Adoption Hearing – February 22, 2016**

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**Samuel J. Ferreri, Mayor**

**Attest:**

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**Denise McGrew, City Clerk**

Attachments:

1. Aerial Photograph
2. Future Land Use Map
3. Ordinance 2016-04