

CITY OF GREENACRES COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

September 2008
Amendments resulting from the 2006 EAR

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I. INTRODUCTION

A. PURPOSE OF ELEMENT

The purpose of the Future Land Use Element is to designate future land use patterns to meet the goals, objectives and policies of the City of Greenacres Comprehensive Plan, pertaining to infill development and future development in the City's future annexation area.

This Element is a mandatory element pursuant to Chapter 163.3177(6)(a), Florida Statutes. This Element includes the criteria for the Future Land Use Element as specified in Chapter 9J5.005 of the FAC.

Changes in land use patterns are inevitable in virtually every community. These changes are typically the result of changing economic, social, and political trends, or the economic obsolescence of property. In order to develop a rational and consistent set of future land use goals, objectives and policies, past and present trends must be evaluated and, as a result of this analysis, future trends must be projected. This compilation of trend data is blended with an understanding of the community's needs and desires to create future land use policies that will make the City of Greenacres a better place to live. This Element of the Comprehensive Plan describes the land use projections, assumptions, and analyses upon which the goals, objectives and policies are based.

B. LAND USE DETERMINANTS

Natural and human factors influence the location of specific land uses. The human environment is a significant determinant of land use. Development is influenced by accessibility, traffic volume and proximity to complementary, compatible and incompatible land uses. Development also responds to local market conditions and patterns of population and employment growth in the City, County and Region.

In addition, land use is affected by the availability of basic services such as roads, utilities, sewers, schools, parks, public transportation, and fire and police protection. Consumer tastes and the reputation of an area are cultural determinants of land use. Institutional factors that affect land use decisions include legal and political constraints such as land use regulations, private covenants and environmental regulations; government policies, such as subsidies for development and tax policy that encourages or discourages certain types of construction; public works projects; the economic system; and land ownership patterns.

When reviewed as a whole, the recommended future land use pattern of the City

of Greenacres can be thought of in terms of a series of functional units. By and large, the framework for the Future Land Use Element was based on the existing land use pattern, correlated with the goals and objectives of the Element and the Comprehensive Plan. Most of the land area within the City's control is already developed or has approved development orders, all which represent a fairly stable use of the land. However, the City's total future annexation area comprises an area of approximately 31.6 square miles which must be planned to meet the future needs of the citizens of the City and the County. As part of the Future Land Use Element, advisory land use designations have been assigned to the future annexation area and included as part of this Element to address growth and development patterns to ensure orderly growth consistent with the existing and planned surrounding development. The City of Greenacres considers the following issues critical to achieving the purpose of the elements.

1. Land Use Compatibility - Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas within the City, other adjacent municipalities or unincorporated Palm Beach County.
2. Negative Externalities - Recognize major negative externalities and minimize or eliminate their effects on the City of Greenacres' other land uses.
3. Lake Worth Road Redevelopment - Encourage the redevelopment of commercial uses on Lake Worth Road.
4. Residential Development - Encourage the development of single-family homes to balance the housing types in the City of Greenacres.

II. DEFINITION OF RELEVANT TERMS

- A. **COMMERCIAL USE** - is defined as "an establishment which supplies commodities and services to the general public, including retail consumer goods, professional, business, and personal".
- B. **CONE OF INFLUENCE** - See Conservation Element - Definitions Section.
- C. **DENSITY** - is defined as "the relation between the number of existing or proposed amount of dwelling units on a specific land area exclusive of all public rights-of-way and/or provide roadways expressed in terms of the building site". In the determination of the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit or units.
- D. **EDUCATIONAL USES** - is defined as "activities and facilities of public or private primary or secondary schools vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the area of buildings, campus open space, dormitories, recreational facilities or parkway".

- E. FLOOR-AREA-RATIO (FAR) – the ratio of the gross floor area of all structures on a lot to the total lot area.
- F. HISTORIC RESOURCES – is defined as “all areas, districts or sites containing properties listed in the Florida Master Site File, the National Registry of Historic Places, or designated by a local government as historically, architecturally, or archeologically significant”.
- G. INTENSITY – the number of square feet per acre for non-residential uses.
- H. MIXED USE – Land uses which provide for diversification of residential, retail, professional and business office uses and the combination of residential and commercial uses within an individual development.

III. LAND USE CLASSIFICATIONS

A. OVERVIEW OF LAND USE

Each of the predominant land use classifications (Commercial, Residential and Public/Institutional and Open Space) have different considerations which must be brought into focus in order to plan for its future use. For example, the economic factors involved with developing additional commercial areas in the City of Greenacres are different from the factors affecting single-family residential development. Therefore, the potential constraints of each land use classification must be analyzed individually.

1. Overview of Commercial Land Use:

Commercial development trends in the City have greatly influenced the formation of future commercial use policies. To a large extent, the market for commercial development will remain fairly constant, growing slightly as the last remaining residential parcels are built out. Consequently, the potential for major new commercial development is limited. However, this potential increases when considered within the future annexation areas.

Currently, medium to large scale commercial development is already in place serving the City and surrounding unincorporated areas. Examples include River Bridge Centre, Greenacres Plaza and Mil Lake Plaza, these areas capture the bulk of local retail shopping markets in the City of Greenacres.

The remaining commercial areas are small to mid-sized in scale and serve a more local market. These areas are oriented to major highways and streets such as Lake Worth Road, Military Trail, Forest Hill Boulevard, Jog Road and Tenth Avenue North.

The City has identified the Lake Worth Road as a high commercial corridor. The goal of the City is to maintain Lake Worth Road as a high visibility area with complete occupancy of the City's existing commercial buildings and attract infill commercial development to support the needs of the residents of the City.

Additionally, the City of Greenacres encourages the location of commercial uses into well defined commercial areas rather than being haphazardly located throughout the City. With proper planning, effectively placed commercial developments create a positive effect on the City.

This posture would have a number of benefits. First, it should help reduce the potential for business failure because it limits the amount of new commercial development. Such would reduce the chances of saturating the commercial market with more commercial development than it could support. In addition, defining commercial development into identifiable districts would make these commercial areas more appealing, thereby enhancing the image of the entire community.

2. Overview of Public/Institutional Land Use

These uses reflect community facility and institutional services needed by City residents. The tremendous growth of the City during the 70's and 80's brought with it the demand for additional public/institutional land uses. This category includes water storage facilities, libraries, schools, police/fire stations, post office, community center and other uses operated by government agencies.

Changes in community needs are inevitable as the community evolves and matures. The need for schools for example, may increase or decrease depending on changing demographic conditions. The strategy used for public/institutional uses is one of accommodating the demand for public facilities while still maintaining sound land use relationships.

3. Overview of Residential Land Use

The principal types of land use controls that are employed today are zoning (of which there are many types and forms) which controls all forms of development, and subdivision regulations.

The broad national trend in housing development of apartment and townhouse units is expected to continue in the City of Greenacres. This course is due in large part to a continuation of rising construction costs. The propensity of smaller household sizes has reduced the number of families which need single-family units. Consequently, the development of new multi-family and townhouse residential units in the City is expected to continue at present levels. In 1995, multi-family development accounted for

66% of the total residential units in the City.

Although the City of Greenacres originated as a single-family community, single-family residential use has not been the major residential land use category within the City. In recent years the amount of new single-family detached development has increased significantly, but is tapering off again. This is due in part to the changing market conditions. With new trends in construction and the high cost of land, developers are moving towards creating affordable single-family housing. The City of Greenacres will continue to encourage affordable single-family units to meet the City residents' needs and provide a variety in housing stock.

4. Overview of Recreation/Open Space Use

Recreation and open space planning concentrates on the most effective use of existing lands. Open space use, as reflected on the Future Land Use Map, is more fully described in the Recreation/ Open Space Element and includes City owned land which is used for active and passive recreation or conservation uses. As the City continues to grow, additional lands need to be added to this category to meet the resident's needs.

5. Overview of Vacant Land Use

The 113 acres of vacant land (according to the 2006 Evaluation and Appraisal Report) equates to 3 percent of the City's total acreage (3,703.15). These areas represent land that is not utilized, and which may be improved or retained in its raw state. Vacant land in the City generally has land use designation and zoning, however it is not developed.

The majority of the City's vacant land is privately owned and is destined for development in the near future. City-owned vacant land must be utilized prudently to increase the supply of recreational uses and to provide for additional public facilities required by future growth.

6. Overview of Mixed Use

There are approximately 38.57 acres of land in the City controlled by zoning regulations that authorize a variety of land uses to be located within one development. The Mixed Land Use designation constitutes a community activity center for the City of Greenacres. This designation reflects acknowledgement of areas whereby no particular or dominant land use has historically emerged or been developed. The unique character of this type of area is fortified by a sharp contrast in the visual land use pattern of residential and commercial uses. As such, a defined mixed use area can be created. It is intended to accommodate single-family residential, retail, service, specialty shops, institutional, and recreational uses that are characteristic of the traditional central community area. This form of land use promotes the continued development of single-family units and

commercial concerns to both function and satisfy the basic residential and commercial needs within the "Original Section" of the City of Greenacres and any future designated mixed use areas. These areas must be carefully guarded because of the appealing factors which exist for a more intensive commercial or industrial use business to encroach on this area spoiling the delicate balance of residential/light commercial land use, ultimately becoming a strictly commercial use area. Other Mixed Use areas along the major roadways are intended to consist of a combination of commercial and residential uses within individual projects.

IV. INVENTORY - EXISTING LAND USE DATA

A. NARRATIVE OF LAND USE MAP SERIES

Because of the size of the City and scale restrictions, the City of Greenacres will use a series of maps to depict generalized land uses and numerous natural resources in order to retain clarity. A series of maps is also used to graphically present this Element.

1. Generalized Land Uses

a) Category Identification

There are six (6) categories of generalized land uses depicted on the City's Future Land Use Map No. 8.

RS - Residential
CM - Commercial
PI - Public/Institutional
RO - Recreation/Open Space
MU - Mixed Use
SAZ – Study Area Zone

In accordance with the requirements of 9J-5.006,(4) Future Land Use Map requirements, sub-section (d), the City has combined subparagraphs (4)(a)7, (4)(a)8, and (4)(a)9, into one land use category identified as "public/institutional."

Additional land use categories have been omitted from the Land Use Map series because they are not found within or adjacent to the City limits. These uses include:

Agricultural
Industrial
Conservation
Historic Resources

The six (6) land use categories which are identified on the "Existing" and "Future" land use map series are defined as follows:

CATEGORY

RS - Residential	Land uses which provide the dwelling place of one or more families or households. This category includes accessory buildings and open land normally used by dwelling occupants, single-family, duplex, multi-family and permanent mobile home parks are included.
CM - Commercial	Land uses which promote the supply of commodities and services to the general public; including retail, professional business and personal services, restaurants, and the necessary storage and parking ancillary to these uses.
PI - Public/ Institutional	Land uses owned, leased or operated by government agencies such as civic community centers, libraries, police/fire stations, public schools etc.
RO - Recreation/Open Space	Any land uses concerned with either active or passive open space recreational uses or the open space enhancement of the surrounding area by publicly owned land.
MU - Mixed Use	Land uses which provide for a diversification of residential, professional, business, and retail uses and the combination of residential and commercial uses within an individual development..
SAZ – Study Area Zone	Land which has recently been annexed into the City and has not yet received a City of Greenacres Future Land Use designation. These parcels retain their Palm beach County designation temporarily.

b) Density and Intensity

The gross land area included in each existing land use plan category has been clearly identified by acreage, general range of density or intensity of use and appropriate zoning controls, in Table No. 1. The major land use in the City is residential which occupies approximately 64.6 percent of the total gross land area.

TABLE NO. 1: Land Use Plan Classifications / Permitted Zoning Categories Maximum Permitted Densities (du's/ac) and Intensities (FAR)				
Plan Category:	Zoning:	Acres:	Density/Intensity:	Lot Coverage:
<i>RS-Residential</i> (Sub-category)		2,393.03		
LD	AR-Agricultural Residential		1 du/2.5 ac	
LD	RE - Residential Estate		1 du/net ac	1
LD	RL:1,2,3 - Low Density		3-5 " "	
MD	RM:1,2 - Med. Density		6-7 " "	
HD	RH - High Density		10 " "	
MD	RMH - Mobile Home		6 " "	
<i>CM-Commercial</i>	OPI - Office Prof.	330.20	0.35 FAR	25% lot coverage
	CN - Neighborhood		0.30 FAR	20% " "
	CG - General		0.35 FAR	30% " "
	CI - Intensive		0.35 FAR	30% " "
<i>PI-Public/Institutional</i>	GU - Government Use	258.59	0.10 - 0.35 FAR ⁴	*
<i>RO-Rec/Open Space</i>	GU - Government Use	107.50	*	*
<i>MU-Mixed Use</i>		38.57		
	MXD-R Mixed Res.		5 du/0.20 FAR	20-35% lot coverage ²
	MXD-C Mixed Com.		5 du/0.25 FAR	25-35% " " ²
	MXD-O Mixed Office		6 du/0.35 FAR	30% " "
	MXD-OS Mixed Original Section		6 du/0.30-0.35 FAR	20-30% lot coverage ³
<i>SAZ-Study Area Zone⁵</i>	N/A	111.53	N/A	N/A
<i>Canals</i>	N/A	34.03	N/A	N/A
<i>Roadways</i>	N/A	429.70	N/A	N/A

* Published Safety and Regulatory Standards

- Notes:
1. Per Schedule of Zoning District Regulations.
 2. Commercial development in the MXD-R and MXD-C zoning districts shall be limited to the FAR shown above. Accessory uses may account for the difference between the FAR and lot coverage shown. Residential development is limited to a maximum of 35% lot coverage.
 3. The intent of the MXD-OS district is to provide an integrated mixture of commercial, office, and residential uses on an incremental scale of development based on the acreage of the project. Maximum lot coverage for residential uses shall be 35%.
 4. 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.
 5. These properties have been annexed and not yet given a Greenacres land use designation. They retain their Palm Beach County designations.

Source: Planning and Engineering Department, February 2008

2. Public Buildings

An entire scope of services is offered to the citizens of the City which are provided both by the City, and other government agencies operating in the City.

a) Greenacres as Controlling Agency

To assist in the provision of services, the City's operating functions have been divided into seven (7) basic departments/offices which are housed in permanent quarters at various locations within the City. These departments include:

Administration
Finance
Planning and Engineering
Building
Public Works
Public Safety
Leisure Services

Provisions of these services depend on a management system that coordinates the functions under the authority of the City Manager, the Mayor and City Council. See Map No. 1 for the location of these facilities.

b) Other Governmental Agencies

Additional governmental agencies which operate facilities within the City are shown on the Future Land Use Maps include:

- * Palm Beach County Library
- * Palm Beach County Water Utilities Department
- * School Board of Palm Beach County
- * U.S. Post Office

1. Palm Beach County Library

The Palm Beach County Public Library System operates the "Greenacres Branch" located at the southeast corner of Jog Road and Dodd Road

2. Palm Beach County Water Utilities Department

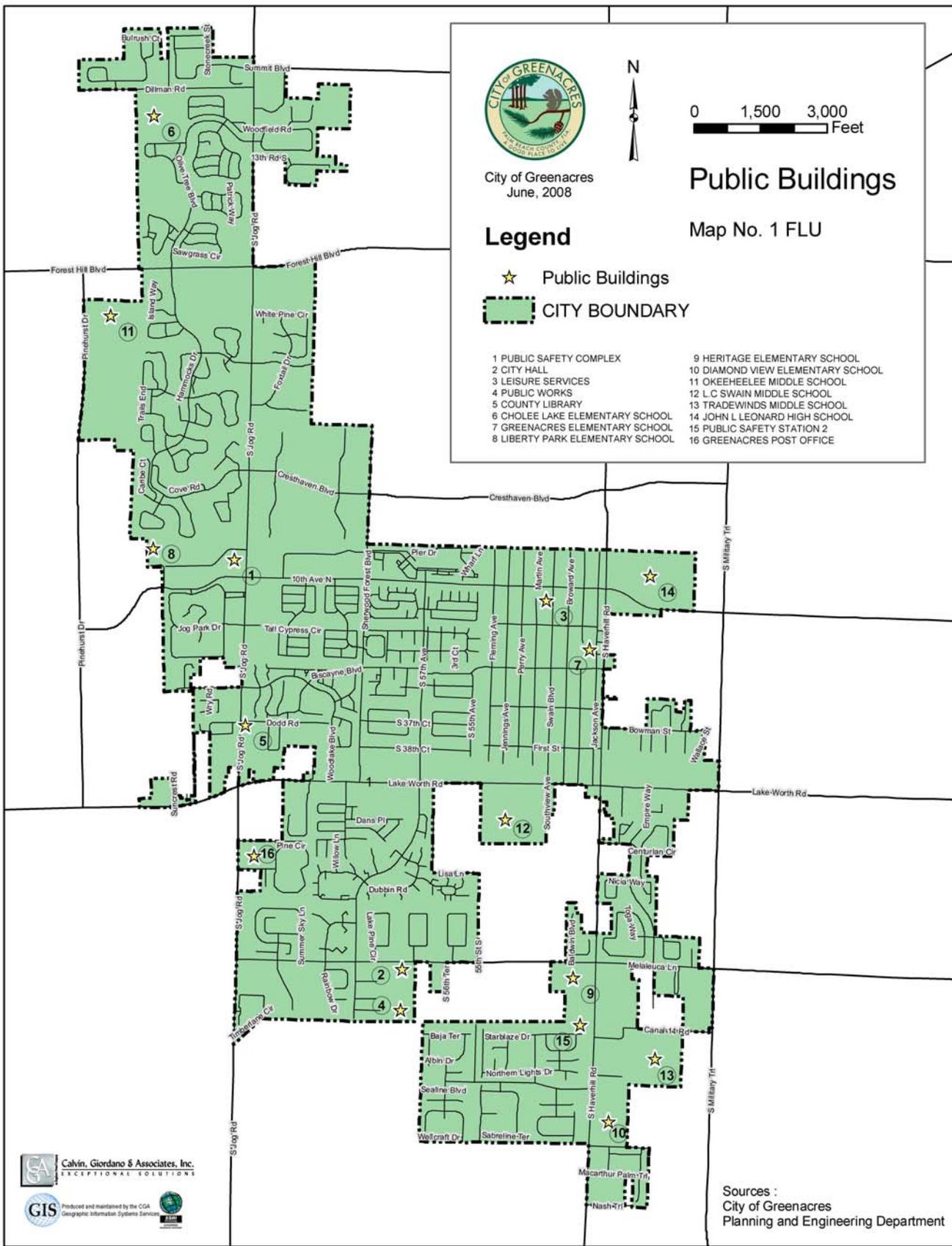
The Department does not have any administrative offices within the City, however, several facilities including water storage tanks and pump stations are located in the City.

3. School Board of Palm Beach County

Within the City limits there are eight (8) public schools, "Diamond View Elementary, Greenacres Elementary School, Heritage Elementary, Liberty Park Elementary, L.C. Swain Middle School, Okeeheelee Middle Schools, Tradewinds Middle School, and John I. Leonard High School.

Public school facilities within the City are under the jurisdiction of the School Board of Palm Beach County. Minimum acceptable site sizes are established by Chapter GA-2.39, Florida Administrative Code and Chapter 235, F.S.

Public Schools are allowed in three of the City's future land use classifications: Public/Institutional, Residential and Commercial future land use categories.



3. Natural Resources

a) Waterwells and Cones of Influence

There are no waterwells in the City of Greenacres. However, in close proximity to the western boundary is a wellfield which serves Palm Beach County System No. 2 and is the source of potable water supplied to residents of the City. The exact location of these wells is depicted on Map No. 2.

In order to protect that water source from the risk of contamination resulting from the handling, production and storage of hazardous and toxic materials; the Board of County Commissioners of Palm Beach County, adopted the Wellfield Protection Ordinance which became effective March 7, 1988. The ordinance was last amended on December 4, 2003.

There are four (4) regulation zones (zones of influence) surrounding each wellfield. The exact locations of these "zones" are determined by the Palm Beach County Department of Environmental Protection. Since these "zones" do extend into the City, the Wellfield Protection Ordinance provides for the Department of Environmental Resources Management to review certain zoning, permitting, and licensing decisions made by the City of Greenacres in those areas. These wellfields and their "zones of influence" are described in more detail in the Potable Water Sub-Element of this Plan.

b) Beaches, Shores and Estuarine Systems

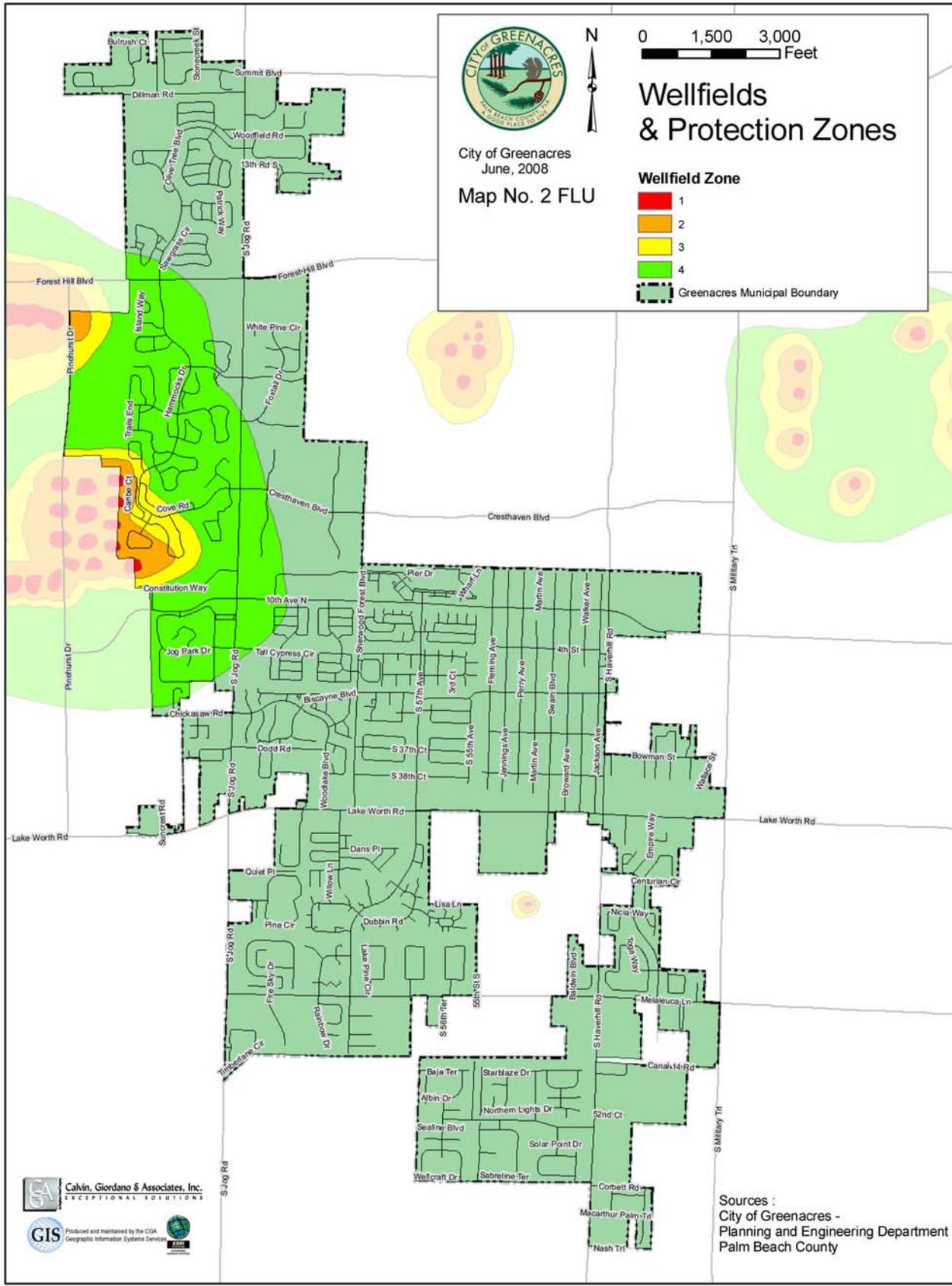
The City of Greenacres is located approximately six (6) miles inland and has no natural beaches, shores, or estuarine systems.

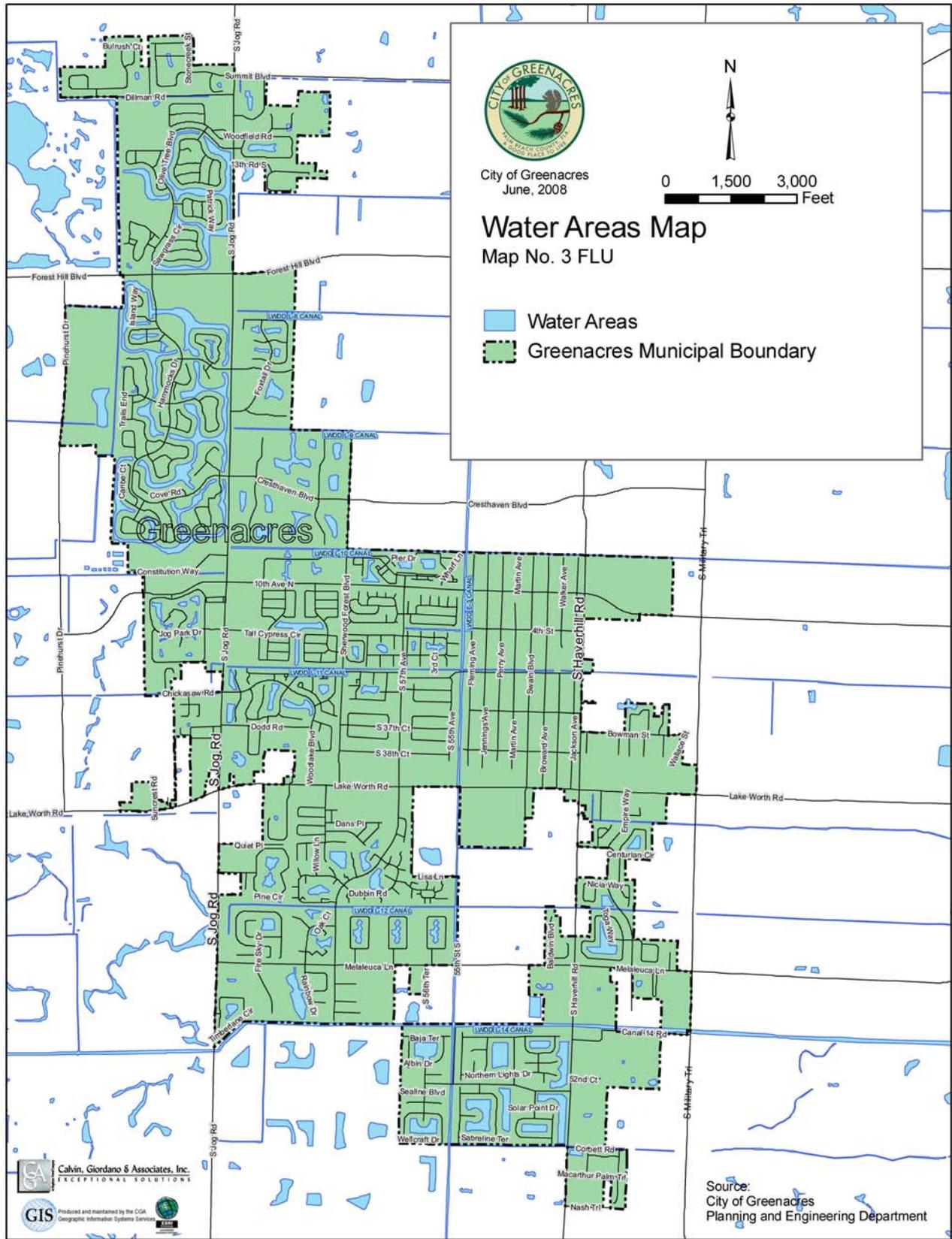
c) Rivers, Bays, Lakes, Floodplains and Harbors

There are no rivers, bays, lakes, flood plains or harbors within the City limits; however, there are several water retention ponds and other man-made drainage canals that are operated by private and/or public entities such as the Lake Worth Drainage District. Size and location of these water bodies are shown on Map No. 3.

d) Wetlands

"Wetlands" is a term for land areas that are sufficiently saturated by surface water or groundwater as to be generally able to support vegetation or aquatic life requiring saturated soil conditions for at least part of the year. A few examples would be swamps, marshes, bogs and sloughs.





To halt the trend toward destruction of wetlands, a variety of federal and state actions have been taken, however, none of these designated wetland areas exist within Greenacres.

e) Minerals and Soils

(1) Potential for Habitat Elements

Soil Association Map No. 4 clearly shows those soils identified by the U.S. Department of Agriculture, Soil Conservation Service, as lying within the City of Greenacres and its surrounding area.

The present land use, the relationship of soils to adjoining areas, and the movement of wildlife are not considered in these ratings. The size, shape, or location of the areas does not affect the rating. Certain influences on habitat must be appraised by on-site investigation. The level of suitability ratings in Table 2 are defined as follows:

Good: Habitats are easily improved, maintained, or created. There are few or no soil limitations in habitat management, and satisfactory results can be expected.

Fair: Habitats can be improved, maintained or created on these soils but moderate soil limitations affect habitat management or development. A moderate intensity of management and fairly frequent attention may be required to ensure satisfactory results.

Poor: Habitats can be improved, maintained, or created on these soils, but the soil limitations are severe. Habitat management may be difficult and expensive and require intensive effort. Results are questionable.

Very poor: Under the prevailing soil conditions, it is not practical to attempt to improve, maintain, or create habitats. Unsatisfactory results are probable.

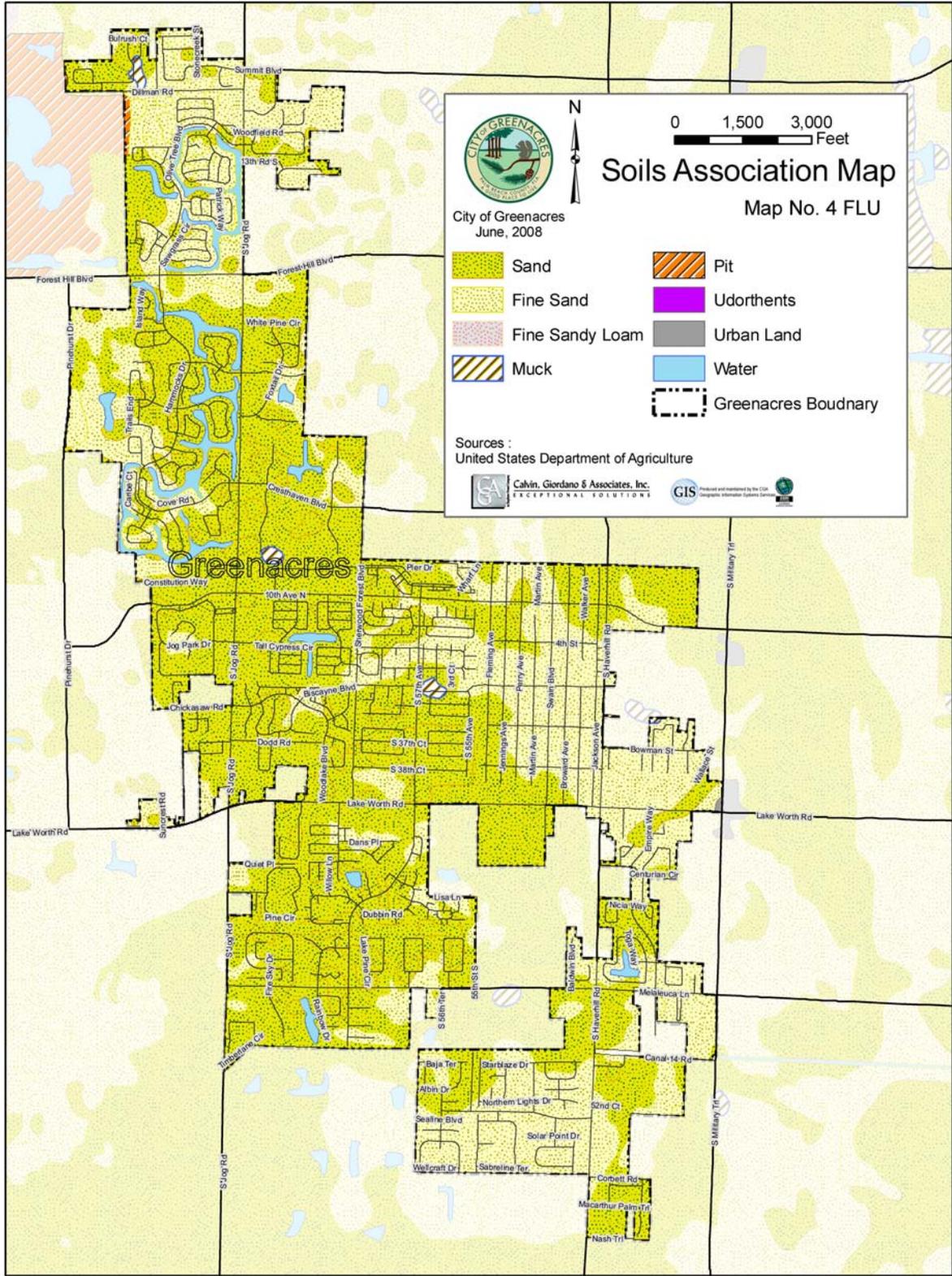


TABLE 2							
POTENTIAL FOR HABITAT ELEMENTS							
Soil Name & Map Symbol	Grain & Seed Crops	Grasses & Legumes	Wild Herbaceous	Hardwood Trees	Coniferous Plants	Wetland Plants	Shallow Water Areas
ANCLOTE: An	Very Poor	Poor	Poor	Fair	Poor	Poor	Good
ARENTS: AU	Poor	Poor	Poor	Fair	Fair	Poor	Poor
BASINGER: Ba	Poor	Poor	Fair	Poor	Poor	Good	Fair
BASINGER: BM	Very Poor	Very Poor	Very Poor	Very Poor	Good	Good	Very Poor
HOLOPAW: Ho	Poor	Fair	Fair	Poor	Fair	Fair	Fair
MYAKKA: MK	Poor	Fair	Good	Poor	Fair	Fair	Poor
OKEELANTA: On	Very Poor	Poor	Very Poor	Very Poor	Very Poor	Good	Good
OLDSMAR: Os	Poor	Fair	Fair	Poor	Fair	Poor	Poor
QUARTZIPSAMMENTS: QAB	Poor	Poor	Poor	Very Poor	Poor	Very Poor	Very Poor
RIVIERA: Rd	Very Poor	Poor	Very Poor	Very Poor	Very Poor	Good	Good
Source: U.S. Dept. of Agriculture, Soil Conservation Service - Dec. 1978							

(2) Building Site Development

Soil types identified with building site development are shown for the City of Greenacres and surrounding area on Map No. 4. The degree and kind of soil limitations that affect shallow excavations, dwellings with and without basements, small commercial buildings, and local roads and streets are indicated in Table No. 4. A slight limitation indicates that soil properties are favorable for the specified use; any limitation is minor and easily overcome. A moderate limitation indicates that soil properties and site features are unfavorable for the specified use, but the limitations can be overcome or minimized by special planning and design. A severe limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible.

TABLE 3
SOILS ASSOCIATION MAP LEGEND

- GREENACRES AREA -

- 5 MYAKKA - IMMOKALEE-BASINGER association: nearly level, poorly drained soils that are sandy throughout; some have a weakly cemented layer below a depth of 30 inches.
- 9 RIVIERA association: nearly level, poorly drained sandy soils that have a loamy subsoil.
- 11 BASINGER association: nearly level, poorly drained soils that are sandy throughout.

- Source:*
- 1. *U.S. Department of Agriculture, 1976*
 - 2. *Soil Conservation Service, 1978*
 - 3. *University of Florida, Institute of Agricultural Sciences, 1976*

Shallow excavations are used for pipelines, influenced by soil wetness caused by a seasonal high water table; the texture and consistence of soils; the tendency of soils to cave in or slough; and the presence of very firm, dense soil layers, bedrock, or large stones. In addition, excavations are affected by large stones, and slope of the soil and the probability of flooding. Ratings do not apply to soil horizons below a depth of 6 feet unless otherwise noted.

In the soil series descriptions, the consistency of each soil horizon is defined and the presence of very firm or extremely firm horizons, generally difficult to excavate, is indicated.

Dwellings and small commercial buildings, referred to in Table No. 4 are built on undisturbed soil and have foundation loads of a dwelling no more than three stories high. Separate ratings are made for small commercial buildings without basements and for dwellings with and without basements. For such structures, soils should be sufficiently stable that cracking, or subsidence from settling, or shear failure of the foundation do not occur. These ratings were determined from estimates of the shear strength, compressibility, and shrink swell potential of the soil. Soil texture, plasticity and in place density, potential frost action, soil wetness and depth to a seasonal high water table were also considered. Soil wetness and depth to a seasonal high water table indicate potential difficulty in providing adequate drainage for basements, lawns, and gardens. Depth to bedrock, slope, and the large stones in or on the soil are also important considerations in the choice of sites for these structures and were considered in determining the ratings. Susceptibility to flooding is a serious limitation.

Local roads and streets, referred to in Table No. 4, have an all-weather surface that can carry light to medium traffic all year. They have a subgrade of underlying soil material; a base of gravel, crushed rock fragments, or soil material stabilized with lime or cement; and a flexible or rigid surface, commonly asphalt or concrete. These roads are graded with soil material at hand. Most cuts and fills are less than 6 feet deep.

The load supporting capacity and the stability of the soil as well as the quantity and workability of fill material available are important in design and construction of roads and streets. The AASHTO and Unified classifications of the soil and the soil texture, density, shrink-swell potential, and potential frost action are indicators of the traffic supporting capacity used in making the ratings. Soil wetness, flooding, slope, depth to hard rock or very compact layers, and content of large stones, all of which affect stability and ease of excavation, were also considered.

f. Areas of Critical State Concern

According to Section 380.05 of the Florida Statutes, an area of critical state concern may be designated only for an area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance, including, but not limited to, state or federal parks, forests, wildlife refuges, wilderness areas, aquatic preserves major rivers and estuaries, state environmentally endangered lands, Outstanding Florida Waters, and aquifer recharge areas, the uncontrolled private or public development of which would cause substantial deterioration of such resources.

Areas of critical State concern may also include an area containing, or having a significant impact upon, historical or archaeological resources, sites, or statutorily defined historical or archaeological districts. The private or public development of these properties could cause substantial deterioration or complete loss of such resources, sites, or districts. Within the City of Greenacres, there are no areas that fall within a designated area of critical state concern, pursuant to Section 380.05, Florida Statutes.

g. Population Projections

The City of Greenacres population projections are provided in detail in Table No. 5 from 2007 to 2017. These projections are based on the March, 2008 Bureau of Economic and Business Research (BEBR) projections for Palm Beach County, disaggregated and allocated by Traffic Analysis Zone by the Palm Beach County

Planning Division. The 2007 figure is the BEBR April 1, 2007 estimate for the City.

**TABLE NO. 4
BUILDING SITE DEVELOPMENT**

SOIL NAME	Shallow Excavation	Degree & Kind of Limitations for -				
		Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads & Streets	Flooding
Anclote	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Arents	Severe: cutbanks cave	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness	None
Basinger - Ba	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	None
Basinger - Bm	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	Frequent
Holopaw	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Myakka	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	None
Okeelanta	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Severe:wetness, excess humus	Frequent
Oldsmar	Severe:wetness, cutbanks cave	Severe: wetness	Severe: wetness	Severe: wetness corrosive	Severe: wetness	None
Quartzipsammets	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Slight	None
Riviera	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Frequent
Urban Land	No ratings					

Source: 1) U.S. Department of Agriculture, Soil Conservation Service - Dec. 1978
2) The City of Greenacres Engineering, Planning. & Building Dept. June 1997

**TABLE No. 5
Population Projections**

Year	Population
2007	32,105
2012	33,095
2017	34,124

1. Seasonal Population

Seasonal population projections are derived from 1990 U.S. Census data gathered for Palm Beach County. Palm Beach County data is utilized since it is the best available existing data source and most accurately reflects seasonal growth within Greenacres. (9J-5.005(2)(c))

The percentage of seasonal housing is obtained from Palm Beach County based on BEBR projections.

The seasonal population is acquired by multiplying the seasonal dwelling units by the City's average persons per household which totals to 4,327.

**TABLE No. 6
SEASONAL POPULATION 1990**

	Vacancies Seasonal Units	Total Units	Vacancy Rate Total Units
PBC	65,291	461,665	21
City	1,881	11,186	26

V. ANALYSIS

A. AVAILABILITY OF FACILITIES AND SERVICES

1. Infrastructure System

Man-made conditions, as well as natural conditions, affect the development potential of an area. Man can provide services and infrastructure which

make a place attractive to live in. This section discusses those areas served by central water, central sewer and other services.

a) Sanitary Sewer

The City of Greenacres receives its sewer service from Palm Beach County. There is enough system capacity to serve existing and potential future development of the City

b) Potable Water

The City of Greenacres also receives its water service from Palm Beach County. There is enough system capacity to service existing and potential development of the City.

c) Solid Waste

The City is serviced by a private hauler through a franchise agreement for garbage and trash pick up. All garbage and trash is hauled to solid waste facilities operated by the Palm Beach County Solid Waste Authorities. This arrangement permits the City to provide existing and potential development with the safe and sanitary processing and disposal of solid waste. There is enough landfill capacity available to meet the City's needs through the year 2021.

d) Stormwater Management

The South Florida Water Management District and Lake Worth Drainage District are responsible for operation of the primary drainage system within the City. The City lies within two separate drainage basins. The City north of Lake Worth Road is in the C-51 basin. The area south of Lake Worth Road is in the C-16 basin. The Lake Worth Drainage District has jurisdiction of canals L-6 through L-15 and E-3. The majority of the drainage canals have an east-west orientation except for the E-3 canal which has a north-south orientation and is located west of Fleming Avenue.

All existing and potential development is required by the City's subdivision code to provide comprehensive storm drainage facilities. All runoff must be directed to percolation and detention areas for on-site retention of stormwater. The present drainage system has enhanced flood control and improved drainage so that the City's designation as a flood area was rescinded by the Federal Emergency Management Agency on November 13, 1987.

2. Natural Groundwater Aquifer Recharge Areas

The groundwater system underlying the City generally consists of two aquifers: (1) the Surficial or water table aquifer; (2) the upper Floridan aquifer. The water aquifer lies just below the land surface and extends throughout the county.

The Surficial aquifer system covers all of the city and is the primary source of groundwater for drinking water and irrigation.

The City intends to take several steps so that the underlying aquifer is preserved. The City has set a goal of requiring all existing and future development to eventually be served by the Palm Beach County utility system. In addition, the City adopted and abides by the principles of the Palm Beach County Wellfield Protection Ordinance which was passed by the County Commission in February 1988, and most recently amended on December 4, 2003.

Additional aquifer recharge details can be found in both the Conservation and Infrastructure Elements of this plan.

3. Traffic Circulation System

The following roads within or immediately adjacent to the City boundaries are classified as state or county roads: Summit Boulevard, Forest Hill Boulevard, Purdy Lane, Cresthaven Boulevard, Tenth Avenue North, Lake Worth Road, Melaleuca Lane, Pinehurst Drive, Sherwood Forest Boulevard, Haverhill Road, and Military Trail.

In addition to the State and County roadways, the following are City collector roadways:

- * South 57th Avenue
- * Swain Boulevard
- * Empire Way
- * Biscayne Drive

As stated in the Transportation Element, all of the roads in the City of Greenacres are operating at or above the countywide adopted level of service of "D." The transportation Element further addresses the City's transportation system.

4. Development of Soils and Topography

The City of Greenacres lies entirely within sandy flatlands area of east-central Palm Beach County. The nature of the flatlands, as its name infers, is an area of very little change in elevation. The City's topography varies only a few feet, therefore, drainage is usually a problem where there are no

natural drainage courses. For this reason the City, as most developments within the sandy flatlands, is required to rely on an artificial canal network to provide adequate drainage to sustain development. Please refer to the Stormwater Management Sub-Element for drainage information.

5. Projected Land For Projected Population

Table 7 depicts the approximate amount of land needed to accommodate the projected population of the City. Included within the table are the various land use categories and their densities and intensities of use. The methodology is based on developmental approvals and zoning densities.

The City's land use categories range from residential, low density, medium density, high density, which have densities of one (1) to ten (10) dwelling units per net acre to commercial, office/professional, general, with intensities of twenty (20) to thirty (30) percent building area. The remaining land use categories are public/institutional, educational, public facilities, recreation/open space and mixed use.

It should be noted that the projections do not take into account the growth of the unincorporated areas immediately adjacent to the City and the relationship between the total population and land uses. The projections cannot take these factors into account since the City does not have well defined boundaries and the demand on City services as well as the use of commercial establishments and recreational facilities and public buildings by residents of the unincorporated areas would be almost impossible to establish. As such, Table 7 only serves as a general approximation, and the assignment of future land use designations to annexed areas should be based on proper planning principles and the plan for future land use rather than on arithmetic approximations.

TABLE NO. 7

PROJECTED LAND FOR PROJECTED POPULATION

Plan Category	Land Use		Density/Intensity
RS-Residential	Low Density	13	1-5 d.u./net acre
	Med. Density		6-7 d.u./net acre
	High Density		10 d.u./net acre
CM-Commercial	Office Prof.	56	20% lot coverage
	General		25-30% lot coverage
PI-Public/Inst./Government Use		15	Land uses owned, leased or operated by government agencies such as civic and community centers, libraries, police/fire stations and public schools;
RO-Rec/Open Space		50	a. MINI-PARKS/TOT LOTS Typical development may include

turf, trees, shrubs, irrigation, benches, trash receptacles, picnic tables, play apparatus, vehicular barriers, paved parking, or walkways, signage and lighting;

- b. **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
- c. **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.**

**MU-Mixed Use
Commercial**

Residential/

5.5

5 d.u./net acre
20-25% lot coverage

TOTAL:

639.5 acres

Source: Engineering, Planning and Building Department, 1997

6. Redevelopment Needs

Although the City has had over 300 percent growth since 1980, there are several areas of the City in need of redevelopment. The City has several areas that are targeted for redevelopment: the Original Section of Greenacres the Palm Beach Villas Plat 1 neighborhood and the Lake Worth Hills and Palm Beach Villas II neighborhoods

Current efforts for these areas in question include stronger and enhanced code enforcement efforts and public improvements scheduled through the Capital Improvements Element. The Housing Maintenance Program has been established, and the City is implementing policies and seeking funding to improve these areas and maintain their vitality.

The renewal of these areas will only occur due to a variety of efforts. Additionally, the removal of incompatible uses must take place through strong enforcement of zoning and other land regulatory codes.

7. Flood Hazard Areas for Redevelopment/Development Area

The City's designation as a special flood area (A or V zone) was rescinded

on November 13, 1987 by the Federal Emergency Management Agency. Section 9J 5.006(2)(e) does not apply to Greenacres. The City of Greenacres lies in a C and X flood zones, which are generally flood free zones according to the Federal Emergency Management Agency.

VI. PLAN FOR FUTURE LAND USE

A. FUTURE LAND USE APPROACH

The Future Land Use Plan will set forth the planning approach for residential, commercial, public/ institutional, mixed use, recreational and open space, and vacant land usage. The major components of the City's planning approach are (1) the containment of commercial land use to spheres of activity (activity centers) and infill areas along established major corridors without encouraging the extension of strip commercial in these areas; (2) the promotion and orientation of higher density residential in the spheres of activity and along major corridors to achieve logical land use from an economic standpoint; (3) encouraging the provision of single-family housing by working cooperatively with private sector; (4) accommodating the need for city facilities by reinforcing the provision and expansion of such uses along the City Facilities Services Link System (5) the conservation and preservation of open space; and (6) the prudent utilization of vacant land, especially in regard to the provision of public facilities and recreational needs.

The City, in an effort to more fully accomplish these major components, will conduct a number of implementation measures based upon future studies and programs including urban service areas/longer term limit line, point systems, fiscal impact analysis (See Capital Improvements Element); Annexation Feasibility Studies (See Annexation Element); and land use ratio studies, vacant land inventories, and land use coding classification systems (described in greater detail later in this Element).

The programmed items above as well as many other actions within other Elements of this Plan are intended to implement or assist in implementing the Goals, Objectives and Policies of this Plan.

1. Spheres of Activity - are nodal areas that act as hubs or activity centers. These areas are based primarily on the intersection of major roadways in concert with the Traffic Circulation Element.

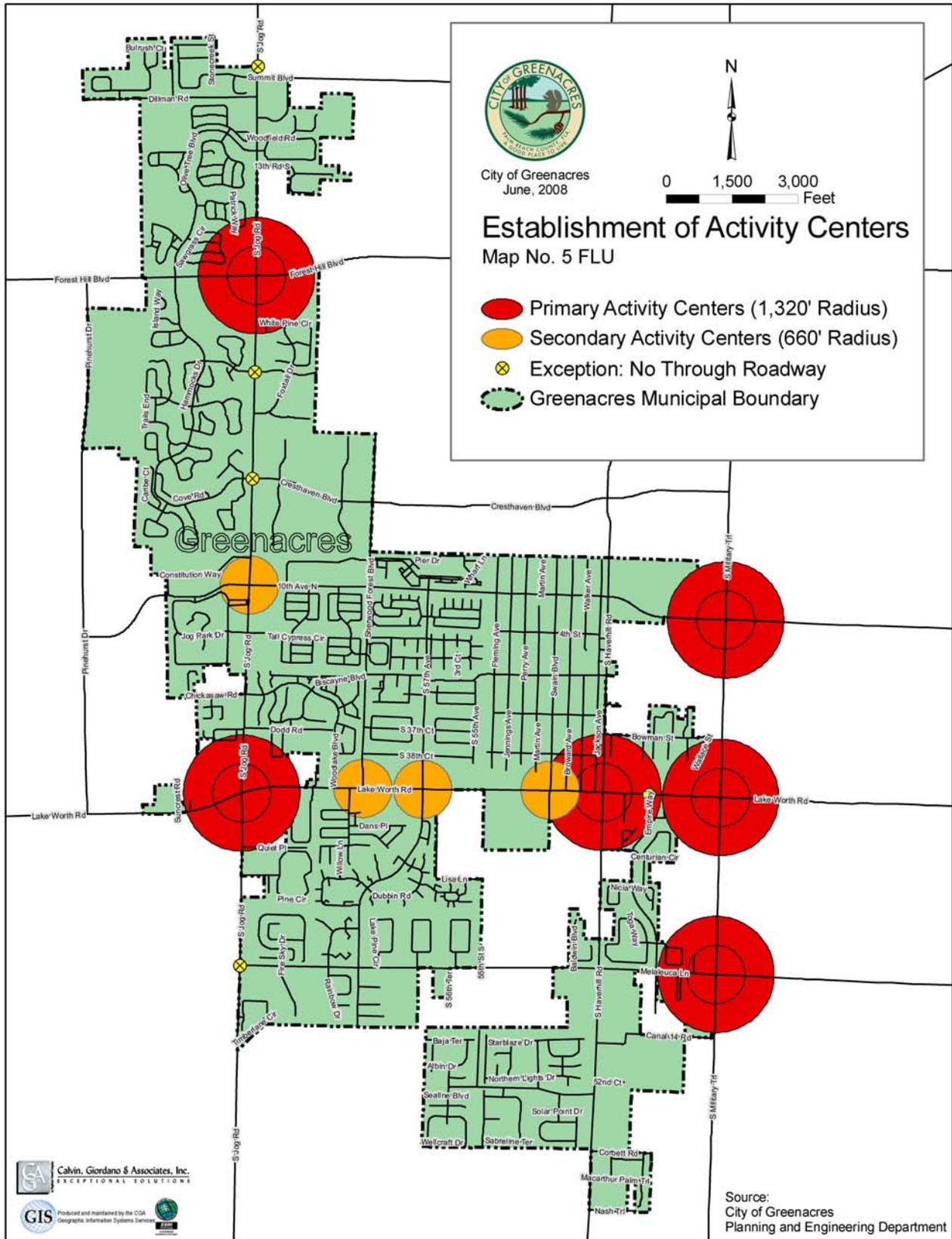
Primary spheres of activity are those nodal areas whereby two urban principal arterials intersect with each other, an urban principal arterial intersects with an urban minor arterial or county collector, or two urban minor arterials intersect. These spheres are the most intensive areas of the City, serve geographic trade areas that extend beyond city limits, and may encompass a wide range of commercial activities, as well as higher density residential development. (See No. 2 below)

The geographic area of this primary sphere generally comprises 125 acres with each quadrant extending a linear distance of one thousand three hundred twenty (1,320) feet (one quarter mile). Maximum commercial acreage within the primary spheres of activity may range from sixty (60) to ninety (90) acres. (See Map No. 5 and 6)

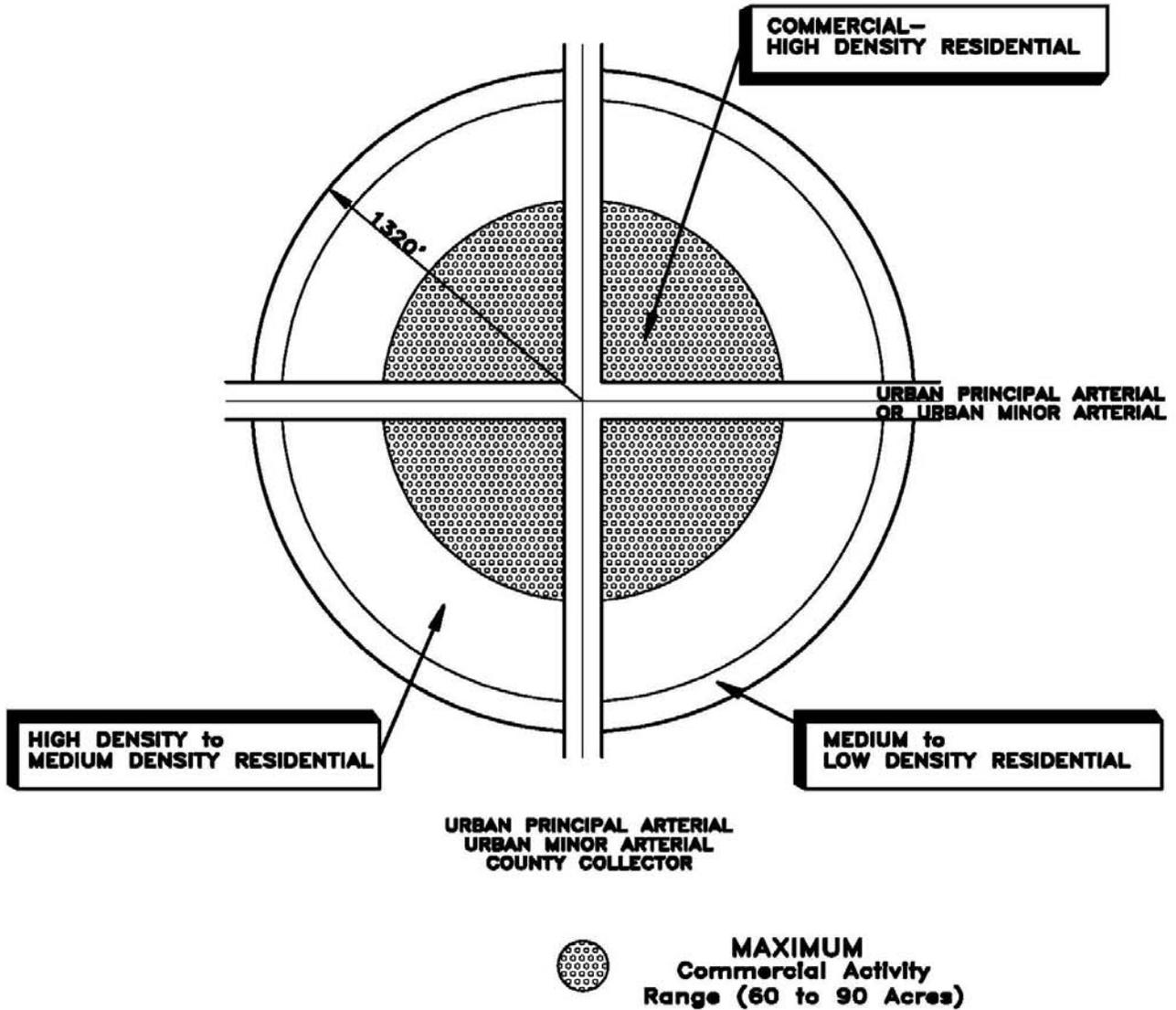
Secondary spheres of activity are those nodal areas whereby an urban principal arterial intersects with a city collector, or an urban minor arterial intersects with a county collector. These secondary spheres serve a group of neighborhoods and generally provide goods and services for a consumer market that may range from one (1) to three (3) mile radius. The geographic area of the secondary spheres generally comprises thirty (30) acres with each quadrant extending a linear distance of six hundred sixty (660) feet (one eighth of a mile). Maximum commercial acreage within the secondary spheres of activity may range from fifteen (15) to twenty (20) acres. (See Map No. 5 and 7)

The City's planning approach calls for the containment of future commercial use within the spheres of activity. However, existing land use patterns along portions of Lake Worth Road, Jog Road and 10th Avenue North may necessitate the commercial or mixed-use infill of certain parcels along these roadways. In any event, strip commercial development will be discouraged in these areas by proper site planning and enhanced design.

Additionally, the intersection of two roadways that aid in designating spheres of activity does not automatically constitute a primary or secondary sphere of activity. For example, if one of the roadways terminates (such as Summit Boulevard and Jog Road) that intersection would not qualify as an activity sphere at that time. Similarly, an intersection that turns into a private roadway or a development also does not qualify as an activity sphere (e.g. Cresthaven Boulevard and Jog Road and Melaleuca Lane and Jog Road.) Other factors include land use associations in close proximity to the node and timing of development. (See Map No. 5)

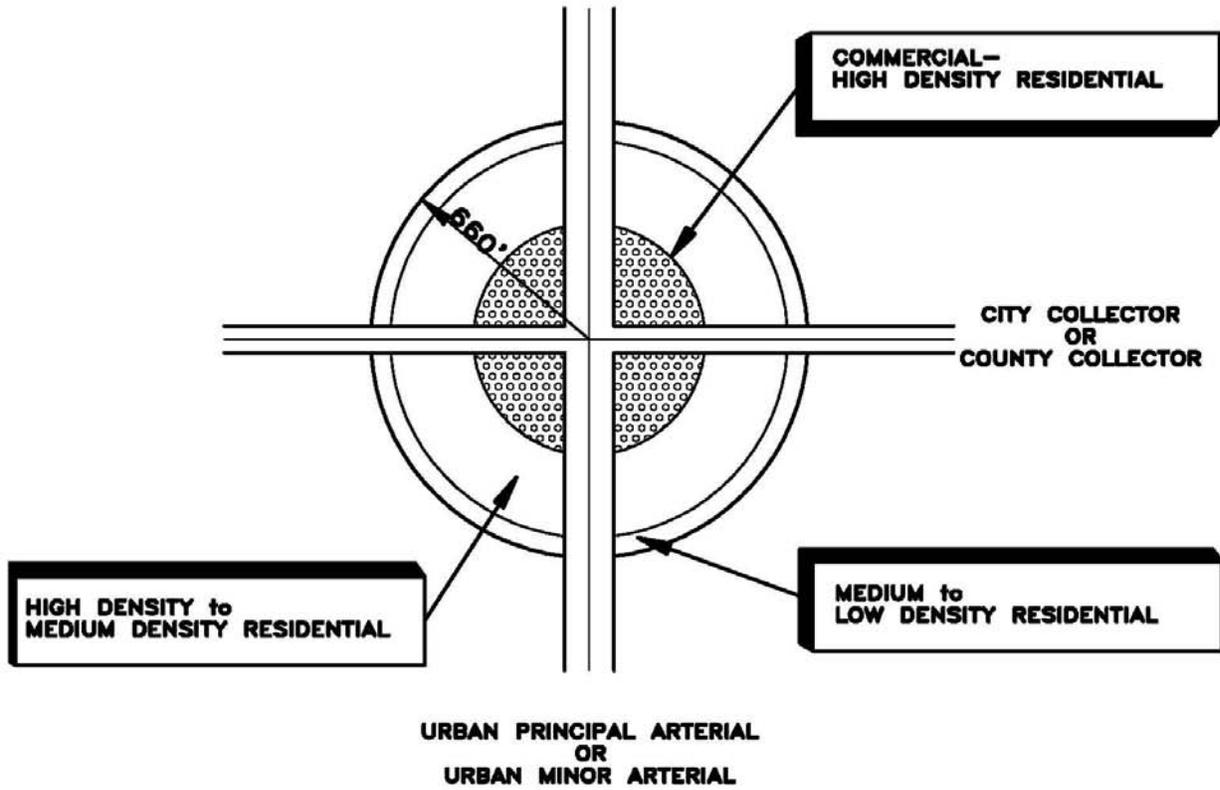


**Map No. 6 FLU
PRIMARY SPHERE OF ACTIVITY
Stepdown of Intensities
Generally 125 Acres**



Prepared By: Planning and Engineering Department February 2008

**Map No. 7 FLU
SECONDARY SPHERE OF ACTIVITY
Stepdown of Intensities
Generally 30 acres**



Prepared By: Planning and Engineering Department February 2008

2. High Density Residential In Spheres of Activity and Major Roadway Corridors

Based upon market factors and highest and best use considerations, the City of Greenacres and other governmental units face tremendous pressure from landowners to designate such lands as commercial. In the City, such pressure naturally occurs at nodal intersections and on Jog Road, Lake Worth Road and Forest Hill Boulevard. In an effort to combat commercial development pressures, the City will practice a planning approach that reinforces a "stepdown of intensity" from the spheres of activity. Under this application higher density residential is recommended for twenty-five (25) to fifty (50) percent of activity spheres and along the major roadway corridors. This intensity stepdown is characterized by commercial and high density residential activity at the "heart" of the activity sphere the (intersection) and extending outwards to higher-medium density residential. At the fringe of the activity sphere would exist lower density residential and other compatible uses. High density residential would also infill along the major roadway corridors, except along Lake Worth Road where residential uses should be discouraged due to compatibility issues unless part of a mixed use project.

Other studies referenced will further define and refine the actual shape of such activity spheres. Also, in conjunction with the development of point systems, a developer may submit area land use plans for activity spheres prior to submission of development opportunities.

Such combined public/private efforts at land use planning will be conducive to achieving mutual goals from the public interest and the private concern. It is anticipated that better planned sectors will occur.

3. Provision Of Single-family Housing - Tantamount to several of the concepts outlined in No. 2 above, the City will need to work cooperatively with the private sector in supplying single-family detached housing.

The City housing stock is comprised of approximately 61.6% multi-family development. In order to encourage the development of single-family units, the City will investigate ways to establish policies to foster such development.

4. City Facilities Service Link System - This approach calls for the City to accommodate the need for additional city facilities by the reinforcement and enhancement of four (4) major areas that are located at the Jog Road/10th Avenue North intersection to the Swain Boulevard/Second Street intersection. The maintenance and expansion of these four points provide a linkage system for City facilities. These four (4) major areas include:

Linkage Point 1 - Public Safety Complex/Community Park at Jog Road and the Tenth Avenue North intersections.

Linkage Point 2 - The former City Hall and Burrowing Owl Park.

Linkage Point 3 - Ira Van Bullock Park, 500 Perry Avenue, Community Hall, the Community Center and 525 Swain Boulevard. This entire area will be the main focus of a leisure service campus atmosphere.

The old Public Works building was demolished in January 2008 and the park expanded. Construction of the new Community Center at the northwest corner of Swain Blvd. and Fourth Ave. was completed in 2000.

Linkage Point 4 – Former Public Works Trade Shop. The former Trade Shop at 301 Swain Boulevard should be explored as a location for additional City services.

The City Facilities Service links should be strengthened to provide a strong City identity and continuity in the provision of City services/ facilities.

5. Conservation and Preservation of Open Space

Within the built-up environment, the conservation and preservation of open space serves a multitude of functions. Firstly, open space provides pervious surfaces which aid in reducing stormwater runoff and in replenishing the surficial aquifer. Secondly, open space is critical to the City of Greenacres in providing passive recreation possibilities. Thirdly, the conservation and preservation of open space may aid in protecting native habitats that have not been substantially altered or removed. Finally open space may buffer incompatible uses, enhance the visual beauty of various areas, serve as a land bank for future development and provide additional light and air.

Recognizing the importance of open space, the City will make every effort to promote the conservation and preservation of open space. The City will implement this component by encouraging the development of planned unit developments and cluster housing which provide areas of open space by clustering or grouping units into smaller areas.

6. Vacant Land Utilization

The City, within its current boundaries, has a limited amount of vacant land (minus those areas approved for development but not actually developed). The City will need to scrutinize the development of these lands intently. "Land increases in value as its intrinsic characteristics - slope, soil and subsoil conditions, shape - and as its extrinsic relationships - accessibility, environment regulatory requirements - are able to satisfy economic and social demands. As the pressures for land utilization grow, the extrinsic relationships outweigh the intrinsic characteristics of land. Land values are due more to external factors than they are to activities of the owner of the land."

Additionally, the City will need to review its own limited supply of publicly owned vacant land in order to develop necessary public facilities and recreational lands to

serve its population at the City's adopted level of service.

B. FUTURE ANNEXATION AREA

The City's Annexation Plan as outlined in the Annexation Element encompasses all unincorporated areas south of Southern Blvd., north of Lantana Road, east of the Turnpike and west of Military Trail, exclusive of those areas already annexed by Wellington and Royal Palm Beach. This area would add approximately 25.85 square miles of land to the existing inventory.

In 1989, at the time of preparation of the Comprehensive Plan, the local governments in Palm Beach County along with the Countywide Planning Council, outlined and described their future annexation areas.

The City of Greenacres also included an optional Annexation Element, which specifically identified the City's Future Annexation Areas and contained objectives and policies related to future annexation.

In order to adequately manage future growth and to ensure that compatibility in land use will be maintained in the future among lands in the City of Greenacres, other adjacent municipalities and unincorporated Palm Beach County, the City of Greenacres has assigned City future land use classifications to properties in the future annexation area. These assignments only serve as a guide in reviewing land use requests and development in these areas until the time of annexation. These designations are advisory only.

The Future Annexation Area is bordered on four sides by Urban Principal Arterials: Southern Blvd., Military Trail, Lantana Road and State Road 7, with Southern Blvd. and State Road 7 as major thoroughfares. Intersecting with these major roadways are Urban Minor Arterial, County Collectors and City Collectors.

Based on this fact, the City utilized land use concepts currently being used in the Future Land Use Element in assigning future land use designations.

Primary Activity Centers (beyond those shown on Map No. 5) were identified at:

State Road 7 and Southern Blvd.
State Road 7 and Forest Hill Blvd.
State Road 7 and Lake Worth Road
State Road 7 and Lantana Road
Lyons Road and Southern Blvd. (North side only)
Lyons Road and Lake Worth Road
Turnpike and Southern Blvd. (North side only)
Turnpike and Lake Worth Road
Jog Road and Southern Blvd. (North side only)
Jog Road and Lantana Road
Haverhill Road and Southern Blvd. (North side only)
Haverhill Road and Forest Hill Blvd.

Military Trail and Southern Blvd.
 Military Trail and Gun Club Road
 Military Trail and Summit Blvd.
 Military Trail and Forest Hill Blvd.
 Military Trail and Purdy Lane
 Military Trail and Lantana Road

Secondary Activity Centers are:

None

These activity centers allow for commercial use at the intersections.

Stepping back from the major arterials located in the City's Future Annexation Area and the current city limits are the Residential-HD, then Residential-MD and the Residential-LD. Other City future land use categories were also incorporated in the Future Annexation Areas to meet the needs of the City residents.

In assigning future land use designations in the City's future annexation areas, approved developments in unincorporated Palm Beach County at a certain density were taken into account, as well as developed commercial property.

Assigning future land use designation to properties in the City's future annexation area will serve as a guiding tool in the planning and development of these areas.

TABLE 8
Future Land Use Classification of the Ultimate Future Annexation Area

Ultimate Annexation Area Future Land Use	Parcel Count	Acreage
CM	430	870.44
MU	65	72.38
PI	27	364.66
RO	47	2002.33
RS-HD	1922	1295.38
RS-LD	13850	8271.53
RS-MD	4109	1396.70
Total (see note)		14273.43

Note: Parcels only. Does not include right-of-way for roads and canals.
 Based on Map No. 9, Advisory Future Land Use Map.

Based on Palm Beach County's projections, the expected population in the year 2005 of the areas included in the City's Future Annexation Areas 101,133.

VII. GOALS, OBJECTIVE AND POLICIES

- A. **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.

Objective 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. (CONCURRENCY)

Policy a)

The City shall adopt the levels of service standards set forth in this plan.

Policy b)

Higher intensities and densities of development shall be located within spheres of activity (as depicted on Map No. 5) and along major corridors where public facilities are available and land use compatibility can be achieved.

Policy c)

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.

Policy d)

Future development orders and permits shall be conditioned on the following two standards:

- (1) Existing facilities and services meet established levels of service and are concurrent with the impact of development; and
- (2) Additional public facilities and services are provided to service proposed development when such facilities and services are necessary

Objective 2

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

Policy a)

The City shall continue to implement a housing maintenance program.

- 1) Housing units within the Original Section, Villa Del Trio, Palm Beach Villas Plat 1, Lake Worth Hills and Palm Beach Villas II will be programmed for maintenance inspections.
- 2) The City shall target deficient units and schedule such units for rehabilitation.
- 3) The City shall maintain a list of substandard housing units via the inspection programs and demolish units as necessary.

Policy b)

The City will continue to provide strong code enforcement efforts in designated redevelopment areas by coordinated and consistent code enforcement.

Policy c)

The City shall adopt measures to promote redevelopment that include the potential establishment of a Transportation Concurrency Exception Area (TCEA) and/or a Corridor Master Plan for Lake Worth Road, including appropriate redevelopment densities and intensities and mix of uses.

Policy d)

In order to maximize compatibility and preserve commercial opportunity, economic vitality, and the tax base, the City shall restrict future land uses in the Lake Worth Road corridor to commercial and mixed-use designations.

Objective 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 2017.

Policy a)

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.

Objective 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.

Policy a)

The City of Greenacres through the 2000 Landscape Code will continue to implement water conservation methods as used in the xeriscape concept.

Policy b)

1. 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.
2. 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.

Policy c)

The City's Planning and Engineering Department 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 future.

Policy d)

1. By the year 1999, 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.
2. By the year 2000, 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.
3. The City of Greenacres shall work with the Palm Beach County Historic Preservation Board and the State of Florida by compiling a citywide properties listing every five (5) years.

Policy e)

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 criteria.

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

Objective 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.

Policy a)

The City of Greenacres shall continue to work with TCRPC and DCA to ensure compliance with F.S. Chapter 380.06.

Policy b)

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.

Objective 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.

Policy a)

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.

Policy b)

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.

Objective 7

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

Policy a)

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.

Policy b)

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.

Objective 8

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policy a)

All development will abide by the provisions of the City's Sign Code.

Policy b)

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 Building Department.

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. Table 1 above indicates which zoning districts are compatible with each of the land use designations.

- (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;
- (4) Medium Density Residential - 6.0 to 7.0 residential units per net acre;
- (5) High Density Residential - 10.0 residential units per net acre;
- (6) Mobile Home Residential - 6.0 residential units per net acre;
- (7) Mixed Use Development-Residential - 5.0 residential units per net acre, or 0.20 FAR commercial
- (8) Office Professional - 25% lot coverage, 0.35 FAR;
- (9) Commercial Neighborhood - 20% lot coverage, 0.30 FAR;

- (10) Commercial General - 30% lot coverage, 0.35 FAR;
- (11) Commercial Intensive - 30% lot coverage, 0.35 FAR;
- (12) Mixed Use Development–Office, 30% lot coverage, 0.35 FAR for Professional Office Use, and 6.0 residential units per net acre for Residential Use.
- (13) Mixed Use Development-Commercial - 5.0 residential units per net acre, or 0.25 FAR commercial;
- (14) Mixed Use Development–Original Section – 20%-30% lot coverage, 0.30-0.35 FAR for Commercial and Office Uses, and 6 residential units per net acre for Residential Use.
- (15) 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.

(16) Recreation and Open Space

a. 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;

b. 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

c. 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.

Policy d)

The City, through its land development regulation shall require new development and redevelopment of existing areas to incorporate vehicular parking that will provide stormwater management on premises.

Policy e)

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.

Policy f)

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

Policy g)

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

Policy h)

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.

Policy i)

The City shall explore the creation of a mixed use zoning district combining retail commercial space and high density residential for use at Primary Activity Spheres and along the Lake Worth Road Corridor.

Objective 9

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

Policy a)

The City shall investigate the creation of an overlay zone that channels greater density into activity spheres and appropriate roadway corridors by 2012.

Policy b)

The City will undertake a study that devises strategies for increasing the supply of single-family housing in the City.

Policy c)

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

Policy d)

The City will complete a land use ratio study that will determine the proper allocations of land use within the City.

Objective 10

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 a)

Future land use decisions, in part, shall be based on topography limitations as contained in the Comprehensive Plan and the Land Development Regulations.

Policy b)

The City will continue to coordinate the maintenance of publicly and privately owned areas with rare and unique natural features.

Policy c)

A written analysis reporting on soil suitability shall be required for the evaluation of all new development activities which are undertaken in the City.

Policy d)

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.

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

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 leap frog 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.

Objective 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.

Policy a)

Through the City's site and development plan review process, developers will be required to accomplish the following:

- (1) 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.
- (2) Provide written documentation from the service provider that the adequate capacity for service provision is available to service the site.

Objective 13

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

Policy a)

Schools shall be allowed in all Residential (RS-LD, RS-MD, and RS-HD) and Public Institutional (PI) future land use categories.

Policy b)

The City shall enter into an interlocal agreement with the Palm Beach County School Board to provide for an expedited development review process for public schools.

Policy c)

The City shall continue to coordinate with the Palm Beach County School Board concerning potential development applications which may adversely impact local school-age enrollment levels.

Policy d)

The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with public schools to the maximum extent possible.

VIII. SUPPORTING STUDIES

A. RECOMMENDED IMPLEMENTATION STUDIES

Since the adoption of this Plan several supporting studies were undertaken to refine and implement the broad concepts outlined within this Plan Element. There are still other studies to be completed. The following studies which have assisted or will assist in implementing the land use component of this Plan are described below.

1. Neighborhood Planning Areas

A neighborhood can be defined as a "geographic area whose boundaries are determined for the purposes of preparing a plan for the people who live, work, or

have an interest in the area."

The Neighborhood Planning Area approach can be used to inventory areas on a "micro" scale and refine land use planning for designated areas or a specific sector such as an activity sphere. Furthering the neighborhood planning area approach provides this micro analysis for planning and in essence the opportunity to create area strategies for land use implementation.

2. The Land Use Ratio Study

The implementation effort will seek to research and determine two seemingly simple and related land use questions. How much land do we need for residential, commercial, roadways etc. and how do we project these figures for future land use needs? Empirical evidence indicates that land use ratios vary per city with a number of factors accounting for the variance. This study to be conducted by the City in 1991 will be based upon existing and future land use patterns which synthesizes the amounts of land area needed to accommodate land use.

3. Vacant Land Inventory

This will be a yearly report that maintains a current listing of site specific vacant land parcels and an accompanying set of land use recommendations for each parcel based upon the future land use plan.

4. Land Use Coding Classification System

This analysis will develop a manual for coding land use based upon characteristics inherent in the City's overall land use patterns. Said manual derived from the Standard Industrial Classification Manual would be utilized to code all land uses in the City for database management. The work efforts above in concert with other programmed actions throughout this Plan will serve to enhance planning endeavors and ensure a continuing process that will provide proper growth management for the City.

IX. NOTES

1. The City of Greenacres "Zoning Ordinance Chapter 32", Article II, Section 32-3, Definitions - Number (58A).
2. Florida Department of Community Affairs Chapter 9J5, FAC, 9J5.002 Definitions.
3. Chapter 163 of Florida Statutes
4. Arnold Whiltich, Editor in Chief. Encyclopedia of Urban Planning (1st edition; New York): McGraw Hill, 1974), pg.644.
5. Joel T. Werth and David Bryant, A Guide to Neighborhood Planning, Report 342 Planning Advisory Service. (Chicago: American Planning Association, 1979), p.1.

6. Gregory Longhini and Michael Sutton, Land Use Ratios, PAS Memo (Chicago: American Planning Association: May 1983) p.1.
7. Palm Beach County Future Land Use Element
8. Town of Lantana, Future Land Use Element

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