



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, May 17, 2021 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

SPECIAL BUSINESS

1. **Proclamation:** Recognition of the 95th Anniversary of the City of Greenacres. - Joel Flores, Mayor.

CONSENT AGENDA

2. **Official Minutes:** City Council Meeting Minutes, May 3, 2021. - Quintella Moorer, City Clerk.
3. **Resolution 2021-23:** Approving a Professional Services Agreement for debt collection services; authorizing the appropriate City Officials to execute the agreement. - Monica Powery, Purchasing Director.

REGULAR AGENDA

4. **PUBLIC HEARING: Ordinance 2021-01:** Second Reading; Annexing three (3) parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, as requested by the petitioner, Urban Design Kilday Studios, Agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc. and Joseph and Vicki Byrne: providing for redefining the boundary lines of the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Osniel Leon, Senior Planner.

- 5. PUBLIC HEARING: Ordinance 2021-02:** Second Reading; Amending the future land use map of the future land use element of the City's Comprehensive Plan, to change the future land use designation of three parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, from a Palm Beach County designation of Medium Residential 5 units per acre (PBC MR-5) to a City of Greenacres designation of Residential-Medium density (RS-MD), as requested by the Petitioner, Urban Design Kilday Studios, Agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Department of Economic Opportunity; providing for inclusion in the Comprehensive Plan; and providing for an effective date. - Osniel Leon, Senior Planner.
- 6. PUBLIC HEARING: Ordinance 2021-03:** Second Reading; Approving a zoning change for three parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, from a Palm Beach County designation of Agricultural Residential (PBC-AR) to a City of Greenacres designation of Residential Medium Density-2 (RM-2), as requested by the Petitioner, Urban Design Kilday Studios, Agent for the Owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Osniel Leon, Senior Planner.
- 7. RESOLUTION 2021-07:** Approving the application for a Site Plan approval to construct 74 townhouse units in a Residential Medium-2 Zoning District, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, as requested by the Petitioner, Urban Design Kilday Studios, Agent for the Owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc., and Joseph and Vicki Byrne; providing for repeal of conflicting resolutions; and providing for an effective date. - Osniel Leon, Senior Planner.
- 8. 2021 Educational Scholarship Awards:** Ratification of the 2021 Educational Scholarship Award recipients as recommended by the Scholarship Committee. - Paula Bousquet, Councilmember.

DISCUSSION ITEM - None.**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS****CITY MANAGER'S REPORT**

9. Department Reports

CITY ATTORNEY'S REPORT**MAYOR AND CITY COUNCIL REPORT****ADJOURNMENT****MAY PROCLAMATIONS**

National EMS Week - May 16-22

National Public Works Week - May 21-27

American Red Cross Month

Meeting Records Request

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

Notice of Council Meetings and Agendas

The first and third Monday of each month are regular meeting dates for the City Council; special or workshop meetings may be called, whenever necessary. Council Agendas are posted on the City's website on the Friday prior to each Council meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacres.gov or 561-642-2006.

Americans with Disabilities Act

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



City Council Meeting City of Greenacres, Florida

Monday, May 03, 2021 at 6PM

City Hall Council Chambers | 5800 Melaleuca Lane

Minutes

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Joel Flores called the City Council meeting of Monday April 19, 2021, to order at 6:00 p.m. City Clerk Quintella Moorer called the roll.

PRESENT:

Mayor Joel Flores

Deputy Mayor John Tharp

Councilmember Peter Noble

Councilmember Judith Dugo

Councilmember Johnathan Pearce

Councilmember Paula Bousquet

PLEDGE OF ALLEGIANCE

Mayor Flores led the pledge of allegiance.

AGENDA APPROVAL

Motion made by Councilmember Bousquet to approve the Agenda, Seconded by Councilmember Noble.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

Mr. Chuck Shaw, of 2252 Soundings Court, asked the Council to consider increasing the funds for the Educational Scholarship Committee as most of the applicants were extremely qualified. He suggested adding one scholarship for students who participated in Youth Programs.

SPECIAL BUSINESS

1. **Presentation:** Recognition of service to outgoing Major Ron Mattino Palm Beach County Sheriff's Office (PBSO), and introduction of newly appointed Major Bill Brannin, PBSO. - Andrea McCue, City Manager.

City Manager McCue thanked Major Mattino for his service to the City and its residents.

Major Mattino thanked the Council and introduced Major Brannin.

Major Brannin stated he would strengthen the relationship between the City and PBSO. He gave a brief background of his professional career.

CONSENT AGENDA

2. **Official Minutes:** City Council Meeting Minutes, April 19, 2021. - Quintella Moorer, City Clerk.
3. **Resolution 2021-22:** Approving the execution of agreement #2021-0922 with the Community Foundation for Palm Beach and Martin Counties. - Jowie Mohammed, Youth Programs Director.
4. **Countywide FY 2020 JAG:** Approving the distribution of Fiscal Year 2020 JAG funds by the Palm Beach County Criminal Justice Commission. - Andrea McCue, City Manager and Teri Beiriger, Finance Director.

Motion made by Councilmember Bousquet to approve the Consent Agenda, Seconded by Deputy Mayor Tharp.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

REGULAR AGENDA

5. **PUBLIC HEARING: Ordinance 2021-01:** First Reading; Annexing three (3) parcels of land totaling approximately 10.58 acres, located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road, as requested by the petitioner, Urban Design Kilday Studios, Agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc. and Joseph and Vicki Byrne: providing for redefining the boundary lines of the City's official boundary map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. (Second reading 5/17/21) - Osniel Leon, Senior Planner.

The title was read by City Clerk Moorer.

Director Ferris stated the Ordinance was a voluntary annexation and it was previously heard by the Council. The item was being heard again and re-advertised due to an administrative error.

Motion made by Councilmember Bousquet to approve Ordinance 2021-01 on First Reading, Seconded by Councilmember Dugo.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

6. Educational Scholarship Committee Report: - Paula Bousquet, Councilmember.

Councilmember Bousquet explained there were numerous qualified students who applied for City scholarships. She wanted to increase the number of scholarships awarded and create one scholarship specifically awarded to students attending technical schools. Councilmember Bousquet also suggested the City designate a Youth Programs staff member to award a qualified student within Youth Programs a scholarship. She knew of individuals who would donate to fund City scholarships.

Councilmember Dugo agreed.

City Manager McCue stated the main criteria for receiving a City scholarship was being a City resident. Unfortunately, there were students in Youth Programs that were not eligible to receive a City Scholarship due to not being City residents. City Manager McCue announced there was \$1,200 in funds available that were budgeted for John I. Leonard Highschool, but were not used. The money could be used to fund another scholarship in Fiscal Year (FY) 2021-2022.

Mayor Flores asked if the City had a process to fundraise for its scholarships.

City Manager McCue stated no, it was only budgeted in the fiscal budget.

Councilmember Bousquet wanted the City to create a scholarship fund that residents could donate. Mayor Flores agreed.

Councilmember Noble suggested reducing the award amount to increase the number of recipients. He also preferred that all scholarships be awarded by the Scholarship Committee. Mayor Flores agreed.

Deputy Mayor Tharp proposed ten (10) scholarships and supplement funds with fundraising.

Councilmember Pearce raised concerns with fundraising and preferred maintaining recipients to only City residents.

Mayor Flores called on consensus to reallocate the \$1,200 to fund a sixth scholarship for FY 2021-2022.

All Councilmembers agreed.

Mayor Flores called on consensus for Staff to research creating a scholarship fundraising procedure.

All Councilmembers agreed.

7. Palm Beach County League of Cities, Voting Delegate: Designation of Voting Delegate and Alternate(s) to the Palm Beach County League of Cities, to vote on behalf of the City at any League of Cities general/special membership meeting or function. - Andrea McCue, City Manager.

City Manager McCue stated the City Council had to designate the Voting and Alternate delegates to the League of Cities' General Membership meetings.

Councilmember Noble volunteered to remain the Voting Delegate and Mayor Flores volunteered to be the Alternate Delegate.

Motion made by Councilmember Dugo to nominate Councilmember Noble as Voting Delegate and Mayor Flores as Alternate Delegate, Seconded by Councilmember Bousquet.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS – None.

CITY MANAGER'S REPORT

Artzy Evening: City Manager McCue announced the Artzy Event was a great success.

City Passport Facility: The Facility opened for walk-ins only starting May 3, 2021.

City Proclamations: City Manager McCue wanted some clarification for entities that wanted to receive proclamations in person.

Mayor Flores asked if Governor DeSantis's new executive order affected the City's decision.

City Manager McCue suggested the City maintained the same procedure until more information was available.

Mayor Flores wanted presentations to return as soon as it was safe. Councilmember Tharp agreed.

Vaccination Event: She thanked the City's Fire Rescue for providing vaccinations to residents, would provide more in the future.

CITY ATTORNEY'S REPORT

Governor's Executive: City Attorney Torcivia stated the order allowed municipalities to enforce Center for Disease Control (CDC) safety guidelines due to the pandemic. However, he would do more research.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Tharp: He thanked Staff for Artzy Evening. All Councilmembers agreed.

Councilmember Pearce: He thanked Councilmember Bousquet for chairing the Educational Scholarship Committee and Councilmember Noble for representing the City in the League of Cities.

Mayor Flores: He thanked City Staff for the vaccination event. He mentioned he was a part of a school event that highlighted the difficulties with online learning due to the pandemic; he thanked

teachers for their diligence during the pandemic. Mayor Flores also thanked Austin Lee for his performance as the City's Acting Public Information Officer.

ADJOURNMENT

Motion made by Councilmember Bousquet to adjourn the meeting, Seconded by Deputy Mayor Tharp.

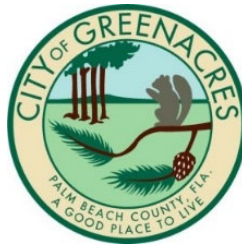
Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

Meeting adjourned at 7:10 pm.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Monica Powery, Director, Purchasing Department

SUBJECT: Agreement for Debt Collection Services

BACKGROUND

The agreement provides for collection services for delinquent accounts of services rendered by the City, such as unpaid ambulance transportation bills.

ANALYSIS

The City of Greenacres has identified that utilizing the Penn Credit Corporation with the City of Pembroke Pines Request for Proposal No. FN-18-01 has the most competitive collection available to the City making it the most beneficial to piggyback.

FINANCIAL INFORMATION

The City's sole compensation to contractor for the services rendered hereunder shall be sixteen percent (16%) add-on of the total amount placed.

LEGAL

The City Attorney has reviewed agreements resolution for legal sufficiency and compliance.

STAFF RECOMMENDATION

Approval of Resolution 2021-23 authorizing the City enter into an agreement with Penn Credit Corporation for debt collection services.

RESOLUTION NO. 2021-23

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR DEBT COLLECTION SERVICES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City is in need of debt collection services; and

WHEREAS, the Director of Purchasing and the Director of Finance recommend approval of the Agreement; and

WHEREAS, Penn Credit Corporation is experienced with providing such services for government agencies; and

WHEREAS, The City and Penn Credit Corporation desire to enter into an agreement utilizing the terms and conditions set forth in the City of Pembroke Pines Request for Proposal No. FN-18-01 and agreement dated January 28, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. The City Council hereby authorizes the Agreement for Debt Collection Services between the City of Greenacres and Penn Credit Corporation.

SECTION 2. The City Council authorizes the City Manager to execute the Agreement.

SECTION 3. This Resolution shall be effective upon its adoption.

RESOLVED AND ADOPTED this 03 of day of May 2021

Voted:

Joel Flores, Mayor

John Tharp, Deputy Mayor

Attest:

Voted:

Quintella Moorer, City Clerk

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Jonathan Pearce, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: Ordinance 2021-01, ANX-20-02
Voluntary Annexation of Ranchette Road Townhomes

BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres, has submitted a voluntary annexation request. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The site is comprised of three (3) parcels of land, two (2) are developed with single-family homes and one (1) is vacant. Concurrent petitions for a comprehensive plan amendment (CPA-20-03), zoning change (ZC-20-03), and a site and development plan (SP-20-02) are being processed for the site. On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only. The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021. The City Council approved this petition on first reading March 15, 2021 by a unanimous vote of 4-0. The previous approval of the ordinance at first reading was not properly advertised. The item was properly advertised for the May 3, 2021 City Council meeting. The City Council approved this petition on first reading May 3, 2021 by a unanimous vote of 5-0

ANALYSIS

The subject property is contiguous to the City's municipal boundaries to the west, north, and south and is within the City's identified future annexation area. Since the subject property is contiguous to developed parcels already in the City, and it is located in an existing unincorporated pocket, its annexation will not adversely affect the City's overall level of service, nor will it substantially increase costs to the City to warrant the annexation unreasonable. After reviewing this petition, staff has determined that the voluntary annexation does not create any enclaves and is consistent with all of the provisions of Chapter 171, Florida Statutes, as well as the City's Comprehensive Plan and Zoning Code governing annexations.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-01 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of ANX-20-02 through the adoption of Ordinance 2021-01.

ORDINANCE NO. 2021-01

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ANNEXING THREE (3) PARCELS OF LAND TOTALING APPROXIMATELY 10.58 ACRES, LOCATED ON THE WEST SIDE OF RANCHETTE ROAD AT 1281, 1283 AND 1351 RANCHETTE ROAD, AS REQUESTED BY THE PETITIONER, URBAN DESIGN KILDAY STUDIOS, AGENT FOR THE OWNERS, JAMES H. HENRY AND ELONA I. HENRY REVOCABLE TRUST/HENRY HOLDINGS, INC., AND JOSEPH AND VICKI BYRNE; PROVIDING FOR REDEFINING THE BOUNDARY LINES OF THE CITY OF GREENACRES TO INCLUDE THE SUBJECT PROPERTY IN THE CITY'S OFFICIAL BOUNDARY MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Design Kilday Studios, agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc. and Joseph and Vicky Byrne is herein known as the "Petitioner" for the herein described property; and

WHEREAS, the petitioner has requested by written petition to have the property voluntarily annexed into the municipal limits of the City of Greenacres; and

WHEREAS, the subject property hereinafter described is reasonably compact and contiguous to the corporate limits of the City of Greenacres, thus making said petition for annexation appropriate at this time; and

WHEREAS, the City of Greenacres has heretofore been authorized to annex lands in accordance with Section 171.044 of the Florida Statutes; and

WHEREAS, the City of Greenacres Planning Commission has held a duly advertised public hearing on February 17, 2021 and recommended approval of petition ANX-20-02 to annex the subject property into the City of Greenacres; and

WHEREAS, the City Council of the City of Greenacres further finds that, in accordance with the Land Development Staff Report and Recommendation dated January 28, 2021, as amended, attached hereto as Exhibit "A" and by this reference

made a part hereof, the proposed annexation of the subject property is in the best interest of the citizens of the City of Greenacres, and is in accordance with State and local law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. The City Council finds that the written petition for voluntary annexation filed with the City bears the signature of the owners of the real property and is hereby annexed into the City of Greenacres, Florida.

Section 2. The boundary lines of Greenacres, Florida, are hereby redefined to include the described real property lying in Palm Beach County into the City's Boundary Map:

Legal Description

PCNs: 00-42-44-10-00-000-1070

The North Half of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 South, Range 42 East; Less the East 30 feet thereof heretofore conveyed to the County of Palm Beach, in the State of Florida, for road right-of-way. LESS AND EXCEPT the following: West two feet six inches of the North Half (N ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (N ¼) of Section 10, Township 44 South, Range 42 East, lying and situate in Palm Beach County, Florida; LESS AND EXCEPT the North 14 feet six inches thereof.

PCNs: 00-42-44-10-00-000-1020

The North 125.90 feet of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 44 South, Range 42 East, Public Records of Palm Beach County, Florida, less and except the East 30 feet thereof.

PCNs: 00-42-44-10-00-000-1010

The south $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 44 South, Range 42 East, Palm Beach County, Florida, Less the East 30 feet thereof and Less the North 125.90 feet thereof.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 10.58 ACRES MORE OR LESS.

The above described parcel is subject to road right-of-ways, easements and reservations of record.

The above described real property is hereby annexed by and declared to be within the corporate limits of the City of Greenacres, Florida.

Section 3. That the above described real property shall immediately become subject to all of the franchises, privileges, immunities, debts, obligations, liabilities, ordinances and laws to which lands in the City of Greenacres are now or may be subjected to and persons residing thereon shall be deemed citizens of the City of Greenacres.

Section 4. The annexation of the subject property, including adjacent roads, alleys, or the like, if any, shall not be deemed accepted by the City of any maintenance responsibility for such roads, alleys, or the like, unless otherwise specifically initiated by the City pursuant to current requirements and conditions.

Section 5. The City Manager is hereby directed to do all things necessary to effectuate this annexation.

Section 6. The City Clerk is hereby directed to file a copy of this Ordinance with the Clerk of the Circuit Court, Palm Beach County and with the Department of State.

Section 7. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 8. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property,

kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 9. Effective Date.

The provisions of this Ordinance shall become effective upon its adoption.

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Passed on the first reading this 3rd day of May, 2021.

PASSED AND ADOPTED on the second reading this 17th day of
May, 2021.

Voted

Joel Flores
Mayor

()
John Tharp
Deputy Mayor

Attest:

Quintella Moorner
City Clerk

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Peter Noble
Council Member, District II

()
Judith Dugo
Council Member, District III

()
Jonathan G. Pearce
Council Member, District IV

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Paula Bousquet
Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia
City Attorney



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: **Ordinance 2021-02, CPA-20-03**

Future Land Use Amendment for Ranchette Road Townhomes

BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres, has submitted a large scale comprehensive plan amendment. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The subject site is currently in unincorporated Palm Beach County. The site is comprised of three (3) parcels of land, with two (2) single-family homes and a nursery. Concurrent petitions for an annexation (ANX-20-02), zoning change (ZC-20-03), and a site and development plan (SP-20-02) are being processed for the site. On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021. The City Council approved this petition on first reading March 15, 2021 by a unanimous vote of 4-0.

ANALYSIS

This large-scale future land use amendment is needed in order to replace the existing Palm Beach County Medium Density 5 Units per Acre (MR-5) future land use designation with an appropriate City designation because of concurrent annexation application.

The current Palm Beach County Medium Residential 5 future land use designation allows a maximum residential development density of 5 dwelling units per gross acre, with a potential for up to 3 additional units per acre using the County's Transfer of Development Rights (TDR) program (for a total of 8 du/acre). The proposed City of Greenacres RS-MD future land use designation allows a maximum residential development density of between 6 to 7 dwelling units per net acre, depending on which zoning district is assigned. The proposed Residential Medium - 2 (RM-2) zoning designation allows up to seven (7) units per net acre, which is a decrease from the current PBC designation.

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.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-02 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-20-03 through the adoption of Ordinance 2021-02.

ORDINANCE NO. 2021-02

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE DESIGNATION OF THREE PARCELS OF LAND TOTALING APPROXIMATELY 10.58 ACRES, LOCATED ON THE WEST SIDE OF RANCHETTE ROAD AT 1281, 1283 AND 1351 RANCHETTE ROAD, FROM A PALM BEACH COUNTY DESIGNATION OF MEDIUM RESIDENTIAL 5 UNITS PER ACRE (PBC MR-5) TO A CITY OF GREENACRES DESIGNATION OF RESIDENTIAL-MEDIUM DENSITY (RS-MD), AS REQUESTED BY THE PETITIONER, URBAN DESIGN KILDAY STUDIOS, AGENT FOR THE OWNERS, JAMES H. HENRY AND ELONA I. HENRY REVOCABLE TRUST/HENRY HOLDINGS, INC., AND JOSEPH AND VICKI BYRNE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Greenacres, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the State of Florida Division of Community Development; and

WHEREAS, the City of Greenacres Planning and Engineering Department is herein known as the "Petitioner" for the herein described properties; and

WHEREAS, the petitioner is requesting to change the City of Greenacres Future Land Use Map from a Palm Beach County future land use designation of Medium Residential 5 (MR 5) to a City of Greenacres land use designation of Residential-Medium Density (RS-MD) for the subject properties; and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on February 17, 2021, and has recommended approval of petition CPA-20-03 to amend the Comprehensive Plan; and

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on CPA-20-03 concerning the proposed

amendment to the Comprehensive Plan and has considered all comments received as required by state law and local ordinance; and

WHEREAS, the City Council finds that the proposed amendment ordinance is consistent with the City's Comprehensive Plan and is in the best interest of the citizens of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. Future Land Use Map Designation.

That the Future Land Use Map designation is hereby amended from a Palm Beach County future land use designation of Medium Residential 5 (MR 5) to a City of Greenacres land use designation of Residential-Medium Density (RS-MD) for the property legally described as follows:

Legal Description

PCNs: 00-42-44-10-00-000-1070

The North Half of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 South, Range 42 East; Less the East 30 feet thereof heretofore conveyed to the County of Palm Beach, in the State of Florida, for road right-of-way. LESS AND EXCEPT the following: West two feet six inches of the North Half (N ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (N ¼) of Section 10, Township 44 South, Range 42 East, lying and situate in Palm Beach County, Florida; LESS AND EXCEPT the North 14 feet six inches thereof.

PCNs: 00-42-44-10-00-000-1020

The North 125.90 feet of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$,
Section 10, Township 44 South, Range 42 East, Public Records of Palm
Beach County, Florida, less and except the East 30 feet thereof.

PCNs: 00-42-44-10-00-000-1010

The south $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of
Section 10, Township 44 South, Range 42 East, Palm Beach County, Florida,
Less the East 30 feet thereof and Less the North 125.90 feet thereof.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 10.58 ACRES MORE OR LESS.

Section 2. Authorization to Make Changes.

That the Planning and Engineering Department is further authorized to make the
necessary map change to the Comprehensive Plan to reflect the change authorized by this
Ordinance.

Section 3. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with
the provisions of this Ordinance are hereby repealed.

Section 4. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this
Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such
holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be
construed to have been the legislative intent to pass the Ordinance without such

unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 5. Transmittal to the DCD.

The Planning and Engineering Department shall send copies of the future land use amendment and Ordinance to the Treasure Coast Regional Planning Council (TCRPC) and the State Division of Community Development (DCD).

Section 6. Inclusion in the Comprehensive Plan.

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Greenacres, Florida; that the section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

Section 7. Effective Date.

The provisions of this ordinance shall become effective when, in accordance with the provisions of Chapter 163.3184(4) F.S., the state land planning agency has issued a Final Order determining the adopted amendment to be in compliance with Chapter 163.3184 F.S.

[The remainder of this page intentionally left blank.]

Passed on the first reading this 15th day of March, 2021.

PASSED AND ADOPTED on the second reading this 17th day of May, 2021.

Voted

 Joel Flores
 Mayor

 John Tharp
 Deputy Mayor

Attest:

 Quintella Moorer
 City Clerk

 Peter Noble
 Council Member, District II

 Judith Dugo
 Council Member, District III

 Jonathan G. Pearce
 Council Member, District IV

 Paula Bousquet
 Council Member, District V

Approved as to Form and Legal Sufficiency:

 Glen J. Torcivia
 City Attorney



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: **Ordinance 2021-03, ZC-20-03**
Zoning Change for Ranchette Road Townhomes

BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres, has submitted a zoning change request. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The subject site is currently in unincorporated Palm Beach County. The site is comprised of three (3) parcels of land, with two (2) single-family homes and a nursery. Concurrent petitions for an annexation (ANX-20-02), comprehensive plan amendment (CPA-20-03), and a site and development plan (SP-20-02) are being processed for the site. On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021. The City Council approved this petition on first reading March 15, 2021 by a unanimous vote of 4-0

ANALYSIS

The property is being annexed into the City and therefore requires an appropriate City zoning designation. The proposed rezoning from Palm Beach County Agricultural Residential (PBC AR) to Residential Medium - 2 (RM-2) is consistent with the City's future land use element of the Comprehensive Plan. The proposed RM-2 zoning designation is consistent with the proposed Residential - Medium Density (RS-MD) future land use designation. This proposed zoning change will not create an isolated zoning district. The changes are required in order to complete the annexation process and the zoning of the site for medium density residential is consistent with adjacent properties. The property to the north is zoned Residential Low – 3 (RL-3) which is a lower density residential zoning district. However, the properties to the west and south have the same zoning district as proposed. The proposed zoning change does not constitute a special privilege for the property owners because the change is consistent with existing land use patterns and the property's proposed future land use, as well as the surrounding future land use and zoning designations.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-03 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of ZC-20-03 through the adoption of Ordinance 2021-03.

ORDINANCE NO. 2021-03

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A ZONING CHANGE FOR THREE PARCELS OF LAND TOTALING APPROXIMATELY 10.58 ACRES, LOCATED ON THE WEST SIDE OF RANCHETTE ROAD AT 1281, 1283 AND 1351 RANCHETTE ROAD, FROM A PALM BEACH COUNTY DESIGNATION OF AGRICULTURAL RESIDENTIAL (PBC AR) TO A CITY OF GREENACRES DESIGNATION OF RESIDENTIAL MEDIUM DENSITY-2 (RM-2), AS REQUESTED BY THE PETITIONER, URBAN DESIGN KILDAY STUDIOS, AGENT FOR THE OWNERS, JAMES H. HENRY AND ELONA I. HENRY REVOCABLE TRUST/HENRY HOLDINGS, INC., AND JOSEPH AND VICKI BYRNE; PROVIDING FOR CHANGES TO THE OFFICIAL ZONING MAP; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Greenacres Planning and Engineering Department is herein known as the "Petitioner" for the herein described property; and

WHEREAS, the Petitioner is requesting a rezoning of three (3) parcels of land totaling approximately 10.58 acres more or less, from a Palm Beach County zoning designation of Agricultural Residential (AR) to a City of Greenacres zoning designation of Residential Medium Density-2 (RM-2) and

WHEREAS, the Planning Commission has held a duly advertised public hearing on February 17, 2021 and reviewed the application for compliance with the staff findings relevant to the criteria for a Zoning Change as detailed in the Land Development Staff Report and Recommendation, Exhibit "A", dated January 28, 2021, as revised; and

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing on March 15, 2021 and has considered all comments received concerning the proposed amendment to the Official Zoning Map as required by state law and local ordinance; and

WHEREAS, the City Council finds that the proposed zoning change ordinance is consistent with the City's Comprehensive Plan, said Plan being adopted pursuant to the

Local Government Comprehensive Planning and Land Development Regulation Act and certified by the State of Florida Division of Community Development; and

WHEREAS, the City Council of the City of Greenacres further finds that, in accordance with Exhibit "A", "Land Development Staff Report and Recommendation", dated January 28, 2021, as revised (attached), the proposed amendment changing the zoning district of three (3) parcels of land totaling approximately 10.58 acres more or less, from a Palm Beach County zoning designation of Agricultural Residential (AR) to a City of Greenacres zoning designation of Residential Medium Density-2 (RM-2) and.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. Zoning District Amendment.

The request by the petitioner to change the Official Zoning Map to include a zoning change of three (3) parcels of land totaling approximately 10.58 acres more or less, from a Palm Beach County zoning designation of Agricultural Residential (AR) to a City of Greenacres zoning designation of Residential Medium Density-2 (RM-2) and:

Legal Description

PCNs: 00-42-44-10-00-000-1070

The North Half of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 44 South, Range 42 East; Less the East 30 feet thereof heretofore conveyed to the County of Palm Beach, in the State of Florida, for road right-of-way. LESS AND EXCEPT the following: West two feet six inches of the North Half (N ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (

N $\frac{1}{4}$) of Section 10, Township 44 South, Range 42 East, lying and situate in Palm Beach County, Florida; LESS AND EXCEPT the North 14 feet six inches thereof.

PCNs: 00-42-44-10-00-000-1020

The North 125.90 feet of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 44 South, Range 42 East, Public Records of Palm Beach County, Florida, less and except the East 30 feet thereof.

PCNs: 00-42-44-10-00-000-1010

The south $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 44 South, Range 42 East, Palm Beach County, Florida, Less the East 30 feet thereof and Less the North 125.90 feet thereof.

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 10.58 ACRES MORE OR LESS.

Section 2. Zoning District Amendment.

The request by the petitioner to change the Official Zoning Map to include a zoning change of three (3) parcels of land totaling approximately 10.58 acres more or less, from a Palm Beach County zoning designation of Agricultural Residential (AR) to a City of Greenacres zoning designation of Residential Medium Density-2 (RM-2).

Section 3. Authorization to Make Changes.

That the Planning and Engineering Department is further directed to make the necessary changes to the City of Greenacres Official Zoning Map to reflect the changes authorized by this Ordinance.

Section 4. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Effective Date.

The provisions of this Ordinance shall become effective upon adoption.

Passed on the first reading this 15th day of March, 2021.

PASSED AND ADOPTED on the second reading this ____ day of _____,
2021.

Voted

Joel Flores
Mayor

()
John Tharp
Deputy Mayor

Attest:

Quintella Moorer
City Clerk

()
Peter Noble
Council Member, District II

()
Judith Dugo
Council Member, District III

()
Jonathan G. Pearce
Council Member, District IV

()
Paula Bousquet
Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia
City Attorney



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

SUBJECT: **Resolution 2021-07, SP-20-01**
Site Plan for Ranchette Road Townhomes

BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres is requesting site and development plan approval for 74 townhouse units. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The subject site is currently in unincorporated Palm Beach County. The site is comprised of three (3) parcels of land, with two (2) single-family homes and a nursery. Concurrent petitions for an annexation (ANX-20-02), comprehensive plan amendment (CPA-20-03), and a zoning change (ZC-20-03) are being processed for the site.

On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021.

ANALYSIS

The petition is for site and development plan approval to construct 74 townhouse unit dwellings. The dwellings are attached in groups of four (18 buildings) and two unit building (1), with each dwelling having its own lot under fee-simple ownership. The common areas of the project will be maintained by a Homeowners Association. The plans depict landscape buffers around the entire perimeter of the project as well as landscaping internal to the project in common areas and individual lots. A total of 276 vehicle parking spaces, 112 in garages, 111 in driveways, and 53 on street parking spaces throughout the site. Ingress and egress to the site will be provided from Ranchette Road, as well as a sidewalk system to each unit and Ranchette Road. The proposed townhouse development is compatible with surrounding uses and comply with all the requirements in the RM-2 zoning district.

FINANCIAL INFORMATION

N/A

LEGAL

The site and development plan has been reviewed in accordance with applicable City Code requirements.

STAFF RECOMMENDATION

Approval of SP-20-02 through the adoption of Resolution 2021-07.

RESOLUTION NO. 2021-07

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING THE APPLICATION FOR A SITE PLAN APPROVAL TO CONSTRUCT 74 TOWNHOUSE UNITS IN A RESIDENTIAL MEDIUM-2 ZONING DISTRICT, LOCATED ON THE WEST SIDE OF RANCHETTE ROAD AT 1281, 1283 AND 1351 RANCHETTE ROAD, AS REQUESTED BY THE PETITIONER, URBAN DESIGN KILDAY STUDIOS, AGENT FOR THE OWNERS, JAMES H. HENRY AND ELONA I. HENRY REVOCABLE TRUST/HENRY HOLDINGS, INC., AND JOSEPH AND VICKI BYRNE; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Design Kilday Studios, agent for the owners, James H. Henry and Elona I. Henry Revocable Trust/Henry Holdings, Inc. and Joseph and Vicky Byrne, has made an application for a Site Plan Approval for 74 townhouse units to be located within a Residential Medium-2 (RM-2) zoning district, located at 1281, 1283 and 1351 Ranchette Road; and

WHEREAS, the petitioner presented this matter to the Land Development Staff of the City of Greenacres which provided comments to the Planning and Engineering Department which, in turn, recommended approval of the Site Plan to allow for 74 townhome units within a Residential Medium-2 (RM-2) zoning district, with the conditions identified herein; and

WHEREAS, the Planning Commission held a public hearing on February 17, 2021, reviewed the Petitioner's request, and made a recommendation on the petition with a vote of 7-0; and

WHEREAS, this matter has been presented to the City Council for final approval, and the Council has voted to approve the Site Plan for 74 townhome units within a Residential Medium-2 (RM-2) zoning district, subject to the conditions of approval and staff recommendation at the May 17, 2021 Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. The Petition, SP-20-02, a Site Plan is hereby APPROVED for a 74-unit townhome development within a Residential Medium-2 (RM-2) zoning district subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by resolution for real property as follows:

LEGAL DESCRIPTION:

THE SOUTH ONE HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 30 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING:

THE WEST TWO FEET SIX INCHES OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINES 10.581 ACRES, MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND ESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF HERETOFORE CONVEYED TO THE COUNTY OF PALM BEACH, IN THE STATE OF FLORIDA, FOR RIGHT-OF-WAY. LESS AND EXCEPT THE FOLLOWING:

THE WEST TWO FEET SIX INCHES OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LYING AND

SITUATE IN PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THE NORTH 14 FEET SIX INCHES THEREOF.

PARCEL 2:

THE NORTH 125.90 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF AND LESS THE NORTH 125.90 FEET THEREOF.

Section 2. This approval is subject to the following conditions, which shall be the responsibility of and binding upon the Applicant, its successors, or assigns:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated January 28, 2021 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B"
 - a) Site Plan, Sheets SP-1 & SP-2, prepared by Urban Design Kilday Studios, dated February 3, 2021
 - b) Photometric Plan, Sheet PH-1 to PH-14, prepared by MainStreet Engineering, dated July 14, 2020
 - c) Landscape Plan, Sheets LP-C, LP 1-5, prepared by Urban Design Kilday Studios, dated December 14, 2020
 - d) Paving and Drainage Plans, Sheets 1-3, prepared by Schnars Engineering Corporation., dated December 9, 2020
 - e) Floor Plans, Sheets A1.11, A1.12R, A1.12, A1.11R, B4.1, B4.2, prepared by Florida Zone, dated February 16, 2018
 - f) Elevation plans, Sheets B4.3, B4.4, D1, prepared by Florida Zone, dated February 16, 2018
2. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to platting. (Engineering)
3. The project shall be subject to the City's required parks and recreation and governmental services land dedication in accordance with Article IV of the Subdivision Regulations. The requirements are 2 acres per 1,000 population for governmental services and 5 acres per

1,000 population for parks and recreation. Based upon 74 multi-family units x 2.2 persons per unit = 163 / 1,000 = .163 x (5 + 2) = 1.141 acres. Credit for private recreation amenities provided on this site is available through section 26-51. In lieu of land dedication, the developer shall be required to pay a fee equal to the combined value of the required land dedication to be determined in accordance with section 26-51 of the City's subdivision regulations. The fee shall be paid prior to approval of the plat. (Engineering)

4. Documentation establishing a Homeowners Association governing aspects of the project such as uniformity of exterior colors, coordinated roof replacement, access to the private road right-of-way and parking, uniformity in fencing and accessory structures such as screen enclosures, and prohibitions against habitable space additions shall be provided to the City in a form acceptable to the City Attorney prior to approval of the plat. (Engineering and City Attorney)
5. Permits from the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County Land Development, and the City of Greenacres, as required, for the storm water management system must be obtained prior to approval of the plat. (Engineering)
6. Complete drainage calculations addressing water quality and quantity in accord with the requirements of the SFWMD must be submitted for review along with complete paving and drainage, water and sewer construction plans prior to approval of the plat. (Engineering)
7. Permits from the Health Department for the water and sewer system must be obtained prior to approval of the plat. (Engineering)
8. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the approval of the plat. (Planning)
9. The site must be platted prior to the issuance of building permits except for a clearing permit. (Engineering and Building)
10. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the City prior to the issuance of building permits. (Building and Public Works)
11. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)
12. All utilities shall be provided underground. (Engineering)

13. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the Ranchette Road Townhome Homeowners Association to maintain the site free from invasive plants. (Planning and Building)
14. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
15. All lighting on site shall conform with the City of Greenacres Zoning Code. A site lighting plan with photometric data shall be submitted for permit approval. (Planning and Engineering)
16. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2025 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Building and Planning)
17. Any existing overhead power lines and poles which will be rendered redundant by the development of the site shall be removed prior to issuance of the last Certificate of Occupancy. (Planning and Building)
18. Screen enclosures with screen roofs and open patios may only be located in the rear yard and shall provide a minimum rear setback of 5' and may have a minimum side setback of 0' on the zero lot line(s), and shall not extend beyond the unit side wall on end units. All screen enclosures shall be consistent in color, materials, and style. Hard roof enclosures are not allowed. (Planning)
19. The developer shall enter into a Traffic Control Jurisdiction Agreement with City of Greenacres Public Safety Department to provide for the enforcement of parking and traffic regulations within the development. This agreement must be approved by the City prior to the issuance of more than 60 Certificates of Occupancy (80% of project total). (Building and PBSO)
20. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
21. Certificates of Occupancy shall not be issued until all conditions of approval have been complied with. (Building)

RESOLVED AND ADOPTED this ____ of day of _____, 2021.

Voted

Joel Flores
Mayor

John Tharp
Deputy Mayor

Attest:

Quintella Moorer
City Clerk

Peter Noble
Council Member, District II

Judith Dugo
Council Member, District III

Jonathan G. Pearce
Council Member, District IV

Paula Bousquet
Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia
City Attorney



ITEM SUMMARY

MEETING DATE: May 17, 2021

FROM: Councilwoman Paula Bousquet, Chair, Educational Scholarship Committee

SUBJECT: 2021 Educational Scholarship Award Winners

BACKGROUND

The 2021 Educational Scholarship Program provides five (5) \$1,500 scholarships, with one (1) that is awarded to an outstanding athlete in honor of former City employee Denise Padgett, and one (1) awarded in memory of former Councilman Norman Rose. This year, an additional \$1,200 scholarship is being awarded to the 6th highest ranking applicant. The City Council voted unanimously to approve a sixth (6th) scholarship award during the May 3rd City Council meeting.

ANALYSIS

This year sixteen (16) applications were received, and qualified for interviews, conducted in the City Council Chambers, on Thursday, April 22, 2021. The Committee ranked and recommends the following six (6) applicants be awarded the FY2021 Educational Scholarships:

2021 Scholarship Awards	Applicant	School/College Affiliation
Denise Padgett Memorial Scholarship Award \$1,500 Scholarship Award	Roberto Tello	Atlantic Community H.S.
Norman Rose Memorial Scholarship Award \$1,500 Scholarship Award	Alexander Thomas	Alexander W. Dreyfoos H.S.
\$1,500 Scholarship Award	Ridjinie Petit-Home	John I. Leonard H.S.
\$1,500 Scholarship Award	Abdel Kareem Hilo	Spanish River H.S.
\$1,500 Scholarship Award	Alexander Tapia	John I. Leonard H.S.
\$1,200 Scholarship Award	Maia F. Anderson	Seminole Ridge H.S.

FINANCIAL INFORMATION

The five (5) original scholarship funds have been appropriated in the FY2021 City Council Budget, and the sixth (6th) scholarship will be funded out of the Administration Department's budget from un-expended funds from: \$200 from 001-10-11-48-1, and \$1,000 from 001-10-11-48-6.

LEGAL

N/A

STAFF RECOMMENDATION

Ratification of the Scholarship Committee's recommendation of the six (6) educational scholarships as presented. The Award Certificates shall be presented to the recipients and they shall be recognized during the June 21, 2021 City Council meeting.