

ORDINANCE NO. 2025-13

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, APPROVING A REZONING AND OFFICIAL ZONING MAP AMENDMENT FOR SIXTEEN (16) PARCELS OF LAND TOTALING APPROXIMATELY 9.7541 ACRES, LOCATED AT 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 WRY RD FROM A PALM BEACH COUNTY AGRICULTURAL RESIDENTIAL (AR) AND SINGLE FAMILY RESIDENTIAL (RS) ZONING DISTRICT TO THE CITY OF GREENACRES RL-3 RESIDENTIAL LOW DENSITY 3 (RL-3) (5 UNITS PER ACRE), AS REQUESTED BY THE CITY OF GREENACRES; 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 applicant, the City of Greenacres is requesting a rezoning of sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (RL-3) (5 units per acre) zoning district; and

WHEREAS, the Planning and Zoning Board has held a duly advertised public hearing on June 12, 2025 and reviewed the application for compliance with the staff findings relevant to the criteria for a rezoning as detailed in the Staff Report and Recommendation, Exhibit "A", as revised; and

WHEREAS, the City Council of the City of Greenacres conducted first reading on July 21, 2025 and a duly advertised public hearing for the second reading on August 4, 2025 and considered all testimony and evidence presented and other comments made concerning the proposed Rezoning and amendment to the Official Zoning Map as required by state law and local ordinance; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres; and

WHEREAS, the City Council of the City of Greenacres further finds that, in accordance with Exhibit “A”, “Staff Report and Recommendation”, as revised (attached), the proposed rezoning of sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (RL-3) (5 units per acre) zoning district; is in the best interest of the citizens of the City of Greenacres.

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres.

Section 2. Rezoning and Zoning Map Amendment.

The request by the Petitioner to change the zoning designation for sixteen (16) parcels of land totaling approximately 9.7541 acres more or less, from a Palm Beach County Agricultural Residential (AR) and Single Family Residential (RS) zoning district to the City of Greenacres RL-3 Residential Low Density-3 (5 units per acre) zoning district, is hereby granted for the property located at 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 WRY RD, legally described as follows:

Legal Description

PCN: 00-42-43-27-05-022-0404

Parcel 1

PALM BEACH FARMS CO PLAT NO 3 W 140 FT OF S 100 FT OF TRACT 40 BLK 22

PCN: 00-42-43-27-05-022-0391

Parcel 2

PALM BEACH FARMS CO PL 3 S 85 FT OF TR 39 /LESS W 160 FT/ BLK 22

00-42-43-27-05-022-0394

Parcel 3

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PALM BEACH FARMS CO PL 3 W 160 FT OF S 85 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0392

Parcel 4

PALM BEACH FARMS CO PL 3 N 245 FT OF S 330 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0393

Parcel 5

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0395

Parcel 6

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

PCN: 00-42-44-22-14-000-0090

Parcel 7

CHICKASAW MANOR UNIT 2 LOT 9

PCN: 00-42-44-22-14-000-0080

Parcel 8

CHICKASAW MANOR UNIT 2 LOT 8

PCN: 00-42-44-22-14-000-0070

Parcel 9

CHICKASAW MANOR UNIT 2 LOT 7

PCN: 00-42-44-22-14-000-0060

Parcel 10

CHICKASAW MANOR UNIT 2 LT 6

PCN: 00-42-44-22-14-000-0050

Parcel 11

CHICKASAW MANOR UNIT 2 LOT 5

PCN: 00-42-44-22-14-000-0040

Parcel 12

CHICKASAW MANOR UNIT 2 LOT 4

PCN: 00-42-44-22-14-000-0030

Parcel 13

CHICKASAW MANOR UNIT 2 LOT 3

PCN: 00-42-44-22-14-000-0020

Parcel 14

CHICKASAW MANOR UNIT 2 LOT 2

PCN: 00-42-44-22-14-000-0010

Parcel 15

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CHICKASAW MANOR UNIT 2 LOT 1

PCN: 00-42-43-27-05-022-0370

Parcel 16

PALM BEACH FARMS CO PL NO 3 S 295 FT OF E 56.37 FT OF TR 37 & S 295 FT OF W 1/2 TR 38 BLK 22

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 9.7541 ACRES MORE OR LESS.

Section 3. Authorization to Make Changes.

That the Planning, GIS, and Engineering Division 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 consistent with the effective date of Ordinance No. 2025-13, which is the companion small scale comprehensive plan amendment ordinance (changing the Future Land Use designation for the property).

Passed on the first reading this 21st day of July, 2025.

PASSED AND ADOPTED on the second reading this 4th day of August, 2025.

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

Susy Diaz, Deputy Mayor

John Tharpe, Council Member, *District I*

Peter Noble, Council Member, *District II*

Judith Dugo, Council Member, *District III*

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney