

ORDINANCE NO. 2023-21

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, ANNEXING THREE PARCELS OF LAND TOTALING APPROXIMATELY 12.86 ACRES, LOCATED APPROXIMATELY 1,750 FEET EAST OF SHERWOOD FOREST BOULEVARD AND 370 FEET SOUTH OF MELALEUCA LANE, AT 4901 AND 4977 SOUTH 56TH TERRACE AND THE ADJACENT LAKE WORTH DRAINAGE DISTRICT PARCEL AS REQUESTED BY PETITIONER, THE DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT, AGENT FOR THE OWNERS, THE CITY OF GREENACRES AND THE LAKE WORTH DRAINAGE DISTRICT (LWDD); 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, the Development and Neighborhood Services Department, agent for the owners, the City of Greenacres and the Lake Worth Drainage District (LWDD) is herein known as the "Petitioner" for the herein described property; and

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

WHEREAS, the subject properties hereinafter described are 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 and Zoning Board of Appeals has held a duly advertised public hearing on January 11, 2024 and recommended approval of petition ANX-23-03 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 Development and Neighborhood Services Staff Report and Recommendation dated

January 5, 2024, 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; 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.

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

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

PCN: 00-42-44-26-00-000-7100

A Parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 3450.2 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 east, Palm Beach County, Florida.

Subject to an easement for ingress and egress over the North 20.0 feet of the East 348.6 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

PCN: 00-42-44-26-00-000-7040

The SW ¼ of the SE ¼ of the W ¼ of Section 26, Township 44 South, Range 42 East Palm Beach County, Florida.

Less a parcel of land in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, containing 2.50 acres and being more particularly described as follows:

The West 320.0 feet of the North 340.2 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida.

Also, Less the South 86 feet thereof, conveyed to the Lake Worth Drainage District in Deed Book 113, Page 25, Public Records of Palm Beach County, Florida.

PCN: 00-42-44-26-00-000-5420

L-14 Canal R/W in S $\frac{1}{2}$ of Sec (Less PT in W $\frac{1}{2}$ of SW $\frac{1}{4}$ and PT in OR 22877P1531)

AND:

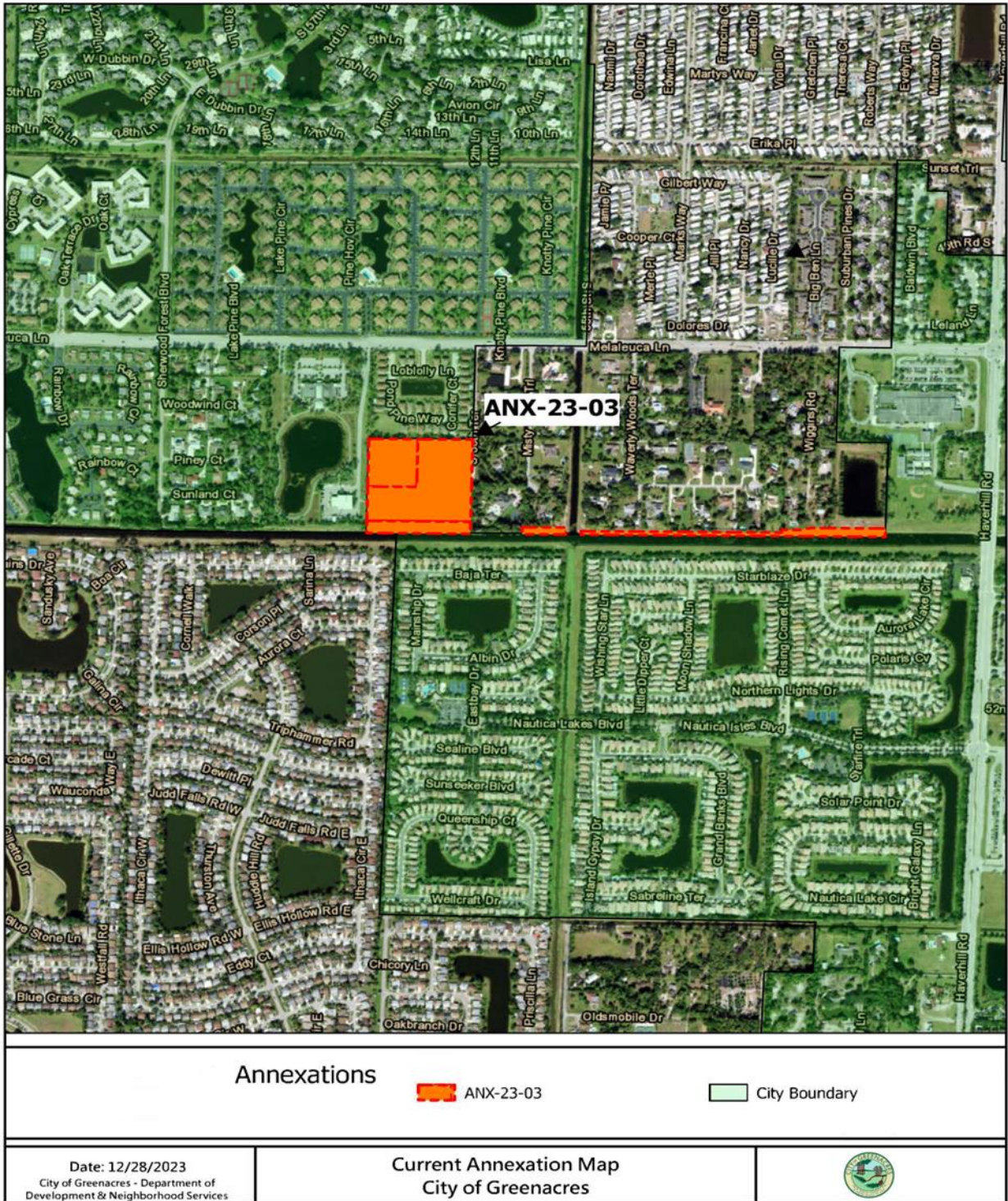
The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 12.86 ACRES MORE OR LESS.

The above-described parcel is subject to road rights-of-way, 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.

Location Map



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. 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 7. 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 8. Effective Date

The provisions of this Ordinance shall become effective upon adoption.

[The remainder of this page intentionally left blank.]

Passed on the first reading this 5th day of February 2024.

PASSED AND ADOPTED on the second reading this _____ day of _____, 2024.

Joel Flores, Mayor

Attest:

Quintella Moorer, City Clerk

Voted:
John Tharp, Deputy Mayor

Voted:
Peter Noble, Council Member, District II

Voted:
Judith Dugo, Council Member, District III

Voted:
Susy Diaz, Council Member, District IV

Voted:
Paula Bousquet, Council Member, District V

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney