



## 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

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### 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

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### 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.

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### FINANCIAL INFORMATION

N/A

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**LEGAL**

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

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**STAFF RECOMMENDATION**

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