



## 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

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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 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.

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### 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.

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**FINANCIAL INFORMATION**

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N/A

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**LEGAL**

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