



ITEM SUMMARY

MEETING DATE: December 13, 2021

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2021-06, ZC-20-04**
Blossom Trail (aka Nash Trail)

BACKGROUND

A request from Yoan Machado of WGI, agent for multiple owners for a zoning designation change from Palm Beach County Agricultural Residential (AR) and Residential Estate (RE) to City Residential Medium Density (RM-2) and Residential High Density (RH). The site is located on the west side of Haverhill Road, south of Lake Worth Drainage District L-15 Canal, north of Nash Trail and south of 52nd Drive South (5650 and 5696 52nd Drive South; 5141 and 5329 Nash Trail; 5690, 5601, and 5533 Carmel Lane; 5625 50th Way South; 5595 and 5519 Haverhill Road). Requests for future land use change (CPA-20-04), special exception to allow a Planned Unit Development (SE-PUD-20-03) and a Site and development plan (SP-20-03) are under concurrent review by the City.

The subject properties were annexed into the City as petition ANX-20-01 through a referendum vote on August 18, 2020. On July 13, 2020, Ordinance 2020-03 was adopted by the City Council to provide for a referendum on the question of annexation for the registered electors within the proposed annexation area. The City forwarded the Ordinance and referendum language to the Palm Beach County Supervisor of Elections to prepare for a referendum of the registered electors. The city held the referendum on annexation at the next regularly scheduled election, August 18, 2020. A majority of votes (+50%) cast by registered electors residing within the annexation area was required for the referendum to pass. The referendum passed with 75% of the registered electors and the Annexation Ordinance became effective ten (10) days after the referendum, on August 28, 2020.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Local Planning Agency recommending approval by a vote of 5-1 at their meeting on December 1, 2021.

ANALYSIS

The proposed rezoning from Palm Beach County Agricultural Residential (PBC AR) and Palm Beach County Residential Estate (RE) district zoning designation to Residential Medium - 2 (RM-2) and Residential High Density (RH) 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 and the proposed

RH zoning designation is consistent with the proposed Residential High Density (RS-HD). This proposed zoning changes 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 and residential high density are 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 east have the same RM-2 zoning district as proposed. The RH zoning is consistent with the portion of the property adjacent to the non-residential uses to the south and the recently widened Haverhill Road. The proposed zoning changes will not adversely affect living conditions in the area. Any future project, such as the concurrent petition for a site and development plan, will be conditioned to include adequate landscaping, setbacks and buffering.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-06 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZC-20-04 through the adoption of Ordinance 2021-06.