



ITEM SUMMARY

MEETING DATE: January 3, 2022

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

SUBJECT: **Ordinance 2021-05, CPA-20-04**
Blossom Trail (aka Nash Trail)

BACKGROUND

A request from Yoan Machado of WGI, agent for multiple owners for a small-scale Future Land Use Amendment for approximately 33.06 acres from PBC MR-5 (Medium Density 5 Units per Acre) and Palm Beach County Low Residential (LR-1) to City Residential Medium Density (RS-MD) and City Residential High (RS-HD) Density. 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 a zoning change (ZC-20-04), special exception to allow a Planned Unit Development (SE-PUD-20-03) and Site and development plan (SP-20-03) are concurrently under 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 6-0 at their meeting on December 1, 2021. The City Council approved this petition on first December 13, 2021 by a unanimous vote of 4-0.

ANALYSIS

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County Medium Density 5 Units per Acre (MR-5) and Palm Beach County Low Residential (LR-1) future land use designation with an appropriate City designation because of

concurrent development applications. The Advisory Future Land Use Map (Map FLU 9) recommends Residential Low Density (RS-LD) and Residential Medium Density (RS-MD) for the subject area. However, the City's Future Land Use Element states "these assignments to only serve as a guide in reviewing land use requests and development in these areas until the time of annexation". In addition, the City's comprehensive plan also recognizes the broad national trend in housing development of apartment, townhouse, and zero lot line units to continue in the City of Greenacres, due in large part to rising construction costs and smaller household sizes.

A portion of the site, 30.56 acres, has a Palm Beach County Medium Residential 5 future land use designation that 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). In addition, the County allows bonus densities for the Workforce Housing units within a development, which would further increase the potential density of the site.

The remainder of the site, 2.5 acres, has a Palm Beach County LR 1 future land use designation that allows a maximum residential development density of 1 dwelling unit per gross acre. The property could utilize the County's Transfer of Development Rights program for a maximum of an additional 3 units per acre as a PUD (for a total of 4 du/acre). In addition, the County allows bonus densities up to 50% for the Workforce Housing Program within a development, which would further increase the potential density of the site.

The proposed City of Greenacres RS-MD future land use designation allows a maximum residential development density of a maximum 7 dwelling units per net acre. The proposed Residential Medium - 2 (RM-2) zoning designation allows up to 7 units per net acre. The proposed City of Greenacres RS-HD future land use designation allows a maximum residential development density of a maximum 10 dwelling units per net acre. The proposed Residential High (RH) zoning designation allows up to 10 units per net acre. The net density is defined as the specific area of land exclusive of all public and private rights-of-way within the proposed development. The city does not allow for the use of a determination using gross density, TDRs, or density bonuses for workforce housing, so the overall density allowance would be less than Palm Beach County. This is provided using a 15-20% reduction for roadways (public and private) in the area utilized to determine the density of a proposed project, as required by the City of Greenacres Comprehensive Plan. The analysis is less without the potential application of the 50% increase for workforce housing in Palm Beach County.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-05 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of CPA-20-04 through the adoption of Ordinance 2021-05.