



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2021-31: SP-20-03 Blossom Trail PUD (aka Nash Trail)

Consideration of Approval: A request from Yoan Machado of WGI, agent for approval of the proposed Blossom Trail PUD project. The project consists of seventy-six (76) single-family homes with a zero-lot line design and 154 townhome units within a planned unit development. 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.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☐ Quasi-Judicial

☐ Legislative

☐ Public Hearing

Originating Department:

Planning & Engineering

Project Manager

Kara L. Irwin-Ferris, AICP

Reviewed By:

Director of Planning & Engineering

Kara L. Irwin-Ferris, AICP

Approved By:

City Manager

Andrea McCue

Public Notice:

☐ Required
☒ Not Required

Dates:

Paper:

Mailing

☐ Required
☒ Not Required
Notice Distance:

Attachments:

- Survey
- Development and Site Plans
- Aerial Map

City Council Action:

☐ Approval
☐ Approve with conditions
☐ Denial
☐ Continued to: _____

I. Executive Summary

The applicant is requesting approval for 76 single-family homes with a zero-lot line site design and 154 townhome units within a Planned Unit Development (PUD). The development is proposed as a gated community with a single access point from Nash Trail, and an egress only access point along Haverhill Road, a club house with amenities, a central lake along with a landscape buffer along the property lines. Concurrent petitions for a small-scale land use amendment (CPA-20-04), a zoning change (ZC-20-04) and a Special Exception (SE/PUD-20-03) are being processed.

II. Site Data

Existing Use:	Single-Family homes
Proposed Use:	Zero Lot Line Homes and Townhomes
Parcel Control Numbers:	18-42-44-35-00-000-5200, 18-42-44-35-00-000-5010, 18-42-44-35-00-000-5170, 18-42-44-35-00-000-5450, 18-42-44-35-00-000-5080, 18-42-44-35-0-000-5300, 18-42-44-35-00-000-5500, 18-42-44-35-00-000-5480, 18-42-44-35-00-000-5190, 18-42-44-35-00-000-5490, 18-42-44-35-00-000-5440, 18-42-44-35-00-000-5430, 18-42-44-35-00-000-5370, 18-42-44-35-00-000-5030
Parcel Size:	33.06 acres
Existing Future Land Use Designation:	PBC Medium Density 5 Units per Acre (MR5) and Low Residential (LR-1)
Proposed Future Land Use Designation:	City Residential Medium Density (RS-MD) and Residential High (RH)
Existing Zoning District:	PBC Agricultural Residential (AR) and Residential Estate (RE)
Proposed Zoning District:	City Residential Medium Density (RM-2) and Residential High Density (RH)

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Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Nautica Isles	Residential Low Density (RS-LD) (COG) Residential Low, 3 – 5 dwelling unit per acre	Planned Unit Development (PUD) with an underlying Residential Low (RL-3) (COG)
<i>South</i>	Commercial and Industrial Uses	Institutional (INST) (PBC), Commercial Low, with underlying Industrial (CL/IND) (PBC)	Institutional and Public Facilities (IPF), Multiple Use Planned Development (MUPD) Zoning District (PBC), Agricultural Residential (AR) (PBC)
<i>East</i>	Verona Estates (SF) and Verona Palms (Townhomes)	City Residential Medium (RM), 7 dwelling units per acre	Residential Medium – 2 (RM-2) (COG), Residential Medium -1 (RM-1)(COG)
<i>West</i>	Residential Community	Palm Beach County Medium Residential–5 (MR-5)	Agricultural Residential (AR) (PBC), Residential Estate (RE)(PBC)

III. Annexation/Zoning History

The approximately 33.06-acre site is located in the City of Greenacres. The site is comprised of fourteen (14) parcels of land, with nine (9) single-family homes and accessory uses. Three (3) of the parcels are owned by the adjacent homeowner and house residential accessory structures, such as barns and garages. Two (2) parcels are designated as undeveloped vacant properties. Concurrent petitions for a zoning change (ZC-20-04), a site and development plan (SP-20-03) and a Special Exception (SE/PUD-20-03) are being processed for the multiple sites.

Thirteen (13) of the fourteen (14) subject properties have a Palm Beach County Medium Residential–5 (MR-5) future land use designation, which permits a maximum density of 5 dwelling units per acre. One (1) of the properties, located at 5141 Nash Trail and a portion of the parcel located at 5696 52nd Drive South, has a Palm Beach County Low Residential (LR-1) future land use designation, which permits a maximum density of 1 dwelling unit per acre.

Thirteen (13) of the fourteen (14) subject properties have a PBC zoning designation of Agricultural Residential (AR) which permits single-family residential, recreational, and agricultural uses. One (1) of the properties, located at 5141 Nash Trail has a Palm Beach County Residential Estate (RE) district zoning designation which provides a transition between the agricultural and conservation areas and more urban residential communities and to create a residential environment wherein

natural constraints applicable to development are recognized and protected in a manner compatible with the needs of residents.

The subject properties were annexed into the City as petition ANX-20-01 through a referendum vote on August 18, 2020. Initially, the City received a letter of interest from a developer that represents property owners in the area requesting to annex into the City limits. The City staff determined that the best way to pursue the annexation was by an annexation referendum, so that the registered electors in the area could vote on the issue. A public notice letter was sent to each person who resides or owns property within the area to be annexed in accordance with Section 171.042 (3), Florida Statutes. The notice is required to be mailed no later than ten days prior to the first public hearing, or no later than June 19, 2020. The letters were mailed on June 9, 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.

IV. Applicable Code Provisions:

Sec. 16-196 through 16-202 Site and Development Plans

Sec. 16-331 through 16-342 pertaining to the RM district

Sec. 16-361 through 16-372 pertaining to the RH zoning district

Sec. 16-856 through 16-863 pertaining to Townhouse Development

Sec. 16-876 through 16-887 pertaining to Zero Lot Line Development

Sec. 16-931 through 16-994 pertaining to sign regulations

Sec. 16-1241 through 16-1312 pertaining to landscaping

Sec. 16-1331 through 16-1340 pertaining to off-street parking

V. Summary of Proposed Site and Development Plan Details:

The petitioner's site and development plan documents depict the following:

1. A total land area of 33.06 acres, with a net acreage of 25.6 acres.
2. A total of 76 detached single-family zero lot line dwelling units on individual platted lots.
3. A total of 154 fee simple townhome units.
4. The Residential Medium Density (RS-MD) future land use and Residential Medium-2 (RM-2) zoning designation area has a net density of 6.3593 units per net acre (5.05 units per gross acre). The Residential High Density (RS-HD) future land use and Residential High Density (RH) zoning designation area has a net density of 9.08 units per net acre (7.55 units per gross acre). The gross density for the entire site is 6.96 units per gross acre.

5. Access to Nash Trail, with a 40' wide private road right-of-way internal to the site.
6. A minimum of 3.5 parking spaces per unit, including garages and individual driveways, with each single-family dwelling meeting its own parking requirements.
7. One 0.97 acre recreation area with a clubhouse, pool, and play areas.
8. One 4.29 acre retention lake.
9. Perimeter buffers around the entire perimeter of the project.
10. Survey.
11. A sidewalk system providing access to each unit and Nash Trail.

Table 2: Proposed Site Data			
Area:	Square Footage:	Acreage:	Percentage:
Impervious area	872,633	20.03	60.60%
Water Surface Area	186,872	4.29	12.98%
Landscape Area	271,378	6.23	18.84%
Lot Area	109,335	2.51	7.58%
<i>Total</i>	<i>1,440,218</i>	<i>33.058</i>	<i>100%</i>

VI. Staff Analysis:

Background:

The applicant is proposing the construction of 76 townhouse dwelling units and 154 townhome units on this 33.06-acre site. The townhouse dwellings are attached in groups of eight (5 buildings), seven (10 buildings), six (4 buildings), and five (4 buildings), with each dwelling having its own lot under fee-simple ownership. The common areas of the project will be maintained by a Homeowners Association. The applicant has provided architectural elevations, which show a maximum building height of 30', and feature architectural details on all four elevations and will be finished with roofing, colors and materials to be compatible with the adjacent housing developments. Ingress and egress to the site will be provided from Nash Trail, and an egress only access point will be located on Haverhill Road, both will be gated.

The petition was reviewed by the Land Development Staff (LDS) on December 26, 2020 and went out for four (4) total rounds of comments.

Land Development Staff Comments:

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	Incorporated into the staff report.
Fire Rescue Department:	Incorporated into the staff report
Public Works Department:	No objections.

PBSO District 16:

Incorporated into the staff report.

Other Agencies:

PBC Traffic Division:
PBC Water Utilities:

Project meets traffic performance standards.
Service is available. The applicant must enter into a Standard Developers Agreement with Palm Beach County.

MPO / Palm Tran:
LWDD:

Incorporated into the staff report..
No objections.

Standards and Staff Findings:

1. Minimum Lot Requirements:

Project zero lot line lot area of 5,000 square feet **exceeds** the minimum lot area of 4,500 square feet. Townhome lot area of 2,000 square feet **meets** the minimum lot area of 2,000 square feet.

2. Maximum Lot Coverage:

Individual lot coverage **shall not exceed** the maximum 50% per Blossom Trail PUD agreement. The individual lot coverage for the townhomes **shall not exceed** the maximum 35% per the Cluster Development regulations.

3. Minimum Yard Requirements:

Zero Lot Line Building setbacks **meet** all yard requirements of 25' front, 10' rear, 15' side corner, and 10' side interior. Townhome Lot Line Building setbacks **meet** all yard requirements of 25' front, 20' rear, 15' side corner, and 10/0' side interior.

4. Height Restrictions:

The maximum building height of 30' **does not exceed** the maximum allowable height of 35'-0".

5. Off-Street Parking and Loading:

The 805 parking spaces provided **exceed** the minimum Code requirement of 804 spaces, based on 3 spaces required for each 3 bedroom unit and .5 space per guest parking.

6. Landscaping:

The landscaping plan **complies** with the landscape requirements of the Code.

7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs.
8. Utilities: The proposed water, sanitary sewer, and drainage systems **will meet** Code requirements subject to final permitting.
9. Concurrency Considerations: Project traffic **meets** traffic concurrency. Water and sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan Considerations: The proposed use **is consistent** with the Residential-Medium Density (RS-MD) future land use category and the Residential - High Density (RS-HD) future land use category, and the proposed densities of 6.36 (RS-MD) and 9.08 (RS-HD) units per net acre **is within** the maximum density of 7 (RS-MD) and 10 (RS-HD) dwelling units per net acre.
11. Color Scheme: The color of the buildings **shall be** in accord with the site and development plans submitted.

VII. Staff Recommendation:

Approval of SP-20-03 with the following conditions:

1. The most stringent requirements of Exhibit “A” Land Development Staff Report and Recommendation dated November 24, 2021 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
2. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to platting. (Engineering)
3. The project shall be subject to the City's required parks and recreation and governmental services land dedication in accordance with Article IV of the Subdivision Regulations. The requirements are 2 acres per 1,000 population for governmental services and 5 acres per 1,000 population for parks and recreation. Based upon 154 multi-family units x 2.2 persons per unit = 338 / 1,000 = .338 x (5 + 2) = 2.3716 acres. Based upon 76 single-family units x 3 persons per unit = 228 / 1,000 = .228 x (5 + 2) = 1.596 acres. The total acreage for the site is 3.9676 acres. Credit for private recreation amenities provided on this site is available through section 26-51. In lieu of land dedication, the developer shall be required to pay a

fee equal to the combined value of the required land dedication to be determined in accordance with Sections 12-83 and 12-93 of the City's Subdivision Regulations. The fee shall be paid prior to approval of the plat. (Engineering)

4. Documentation establishing a Homeowners Association governing aspects of the project such as uniformity of exterior colors, coordinated roof replacement, access to the private road right-of-way and parking, uniformity in fencing and accessory structures such as screen enclosures, and prohibitions against habitable space additions shall be provided to the City in a form acceptable to the City Attorney prior to approval of the plat. (Engineering and City Attorney)
5. Permits from the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County Land Development, and the City of Greenacres, as required, for the storm water management system must be obtained prior to approval of the plat. (Engineering)
6. A driveway connection and/or right-of-way construction permit from Palm Beach County Land Development must be obtained prior to approval of the plat. Any existing driveway connections on site which will become redundant shall be removed and the area restored to match adjacent conditions. (Engineering)
7. Complete drainage calculations addressing water quality and quantity in accord with the requirements of the SFWMD must be submitted for review along with complete paving and drainage, water and sewer construction plans prior to approval of the plat. (Engineering)
8. Permits from the Health Department for the water and sewer system must be obtained prior to approval of the plat. (Engineering)
9. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the approval of the plat. (Planning)
10. The site must be platted prior to the issuance of building permits except for a clearing permit. (Engineering and Building)
11. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the City prior to the issuance of building permits. (Building and Public Works)
12. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning)

13. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Engineering and Planning)
14. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the Blossom Trail PUD Homeowners Association to maintain the site free from invasive plants. (Planning and Building)
15. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
16. Fences shall not be allowed in any front yards. Fences in any side yards adjacent to the internal roadway shall be set back at least 1.5' from the property line. Fences shall be of a unified and harmonious design in the community. (Planning and Building)
17. All lighting on site shall conform with the City of Greenacres Zoning Code. A site lighting plan with photometric data shall be submitted for permit approval. (Planning and Engineering)
18. In accord with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2025 unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the City of Greenacres. (Building and Planning)
19. Any existing overhead power lines and poles which will be rendered redundant by the development of the site shall be removed prior to issuance of the last Certificate of Occupancy. (Planning and Building)
20. Diversity in architectural elevations and exterior color schemes shall be achieved by compliance with the following (Planning):
 - a. No identical homes shall be placed next to one another (i.e. same elevation with same exterior color scheme).
 - b. No more than three (3) homes with the same elevation shall be placed next to each other; and,
 - c. No more than three (3) homes with the same exterior color scheme may be placed next to each other.A monitoring report with updated information shall be submitted by the developer with each building permit application to ensure compliance with this condition. This obligation shall be included in the Homeowners Association's documentation.
21. Additional models may be submitted as a Class I Site Plan Amendment for review by City staff to ensure that the residential units are of equal or better architectural quality, and of a

- compatible style as compared with the model submitted and that they provide 2 garage and 2 driveway parking spaces sized per Code. (Planning)
22. All units whose side and/or rear elevations abut the internal roadway, the lake, or Nash Trail shall feature architectural detailing of a quantity and quality equal to the front elevation on those abutting elevations.
 23. Lake trees shall be provided in the lake bank areas throughout the PUD, planted at a rate of 1 per 50 lineal feet. Trees shall consist of a minimum of 25% Cypress, with the balance consisting of other appropriate species such as Red Maple, etc.
 24. Screen enclosures with screen roofs and open patios may only be located in the rear yard and shall provide a minimum rear setback of 5' and may have a minimum side setback of 0' on the zero lot line(s), and shall not extend beyond the unit side wall on end units. All screen enclosures shall be consistent in color, materials, and style. Hard roof enclosures are not allowed. (Planning)
 25. No more than 58 Certificates of Occupancy (25% of project total) shall be issued prior to start of construction of the recreation amenities and no more than 115 Certificates of Occupancy (50% of project total) prior to the completion of the recreation amenities. (Building)
 26. The developer shall enter into a Traffic Control Jurisdiction Agreement with City of Greenacres to provide for the enforcement of parking and traffic regulations within the development. This agreement must be approved by the City prior to the issuance of more than 184 Certificates of Occupancy (80% of project total). (Building and PBSO)
 27. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)

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PLANNING COMMISSION RECOMMENDATION – December 1, 2021

The Planning Commission on a motion made by Commissioner Robarts and seconded by Commissioner Edmundson, voting six (6) to zero (0), ***recommended approval*** of Site Plan ***SP-20-03*** (*Blossom Trail (aka Nash Trail)*), as presented by staff.

CITY COUNCIL ACTION – January 3, 2022
