



ITEM SUMMARY

MEETING DATE: January 3, 2022

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

SUBJECT: **Resolution 2021-30, SE-PUD-20-03**
Blossom Trail (aka Nash Trail)

BACKGROUND

A request from Yoan Machado of WGI, agent for multiple owners for a planned unit development of 76 single family homes with a zero lot line and 154 townhome units 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), a small-scale future land use amendment (CPA--20-04) 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.

ANALYSIS

The proposed Special Exception request for a Planned Unit Development (PUD) provides the framework for development that promote economical and efficient land use, improved levels of amenities, appropriate and harmonious variety in physical development, creative design, improved living environments, orderly and economic development in the city, and the

protection of existing and future city development. The development utilizes existing infrastructure and provides for the controlled access to Haverhill Road and eliminates multiple access points along the roadway providing more efficient and safe access. The applicant is proposing a master development plan, dwelling units are grouped into a pod of different housing types, while overall density of the site remains constant, greater amounts of land are allocated for open space, a mixture and variety of housing types and land use are provided for, and useful natural elements are preserved. The common areas of the project will be maintained by a Homeowners Association. Ingress and egress to the site will be provided from Nash Trail. The applicant has provided future house models depicting elevations and will have the option of providing additional models through the site plan amendment process. The houses will feature architectural detail on all four elevations and will be finished with roofing, colors and materials to be compatible with the adjacent housing developments. Each individual lot will be landscaped in accordance with their respective landscape plan and city code.

The development to the east and north of the site is planned development, so the proposed development is consistent with the existing pattern of development in the area.

The proposed private roadways within the project will have one 40' right-of-way. The 40' private right-of-way will connect onto Nash Trail, which is an existing public right-of-way. Landscape buffers will be provided along the perimeter of the property through landscape easements on individual platted lots.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2021-30 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of SE-PUD-20-03 through the adoption of Resolution 2021-30.