



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2021-30: SE/PUD-20-03 Blossom Trail (aka Nash Trail)

Consideration of Approval: A Special Exception request from Yoan Machado of WGI, agent for approval of the proposed Blossom Trail 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 special exception approval is required for a zero lot line development within the Residential Medium -2 (RM-2) zoning district and a Planned Unit development (PUD) use. 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: 12/2/2021; 12/23/21

Paper: The Lake Worth Herald

Mailing

☒ Required

☐ Not Required

Notice Distance: 300'

Attachments:

- Survey
- Concept Plan
- Aerial Map
- Resolution 2021-30

City Council Action:

☐ Approval

☐ Approve with conditions

☐ Denial

☐ Continued to: _____

I. Executive Summary

The applicant is requesting special exception 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, a club house with amenities, a central lake along with a landscape buffer along the property lines. The applicant is requesting special exception for zero lot line development in the Residential Medium-2 (RM-2) zoning district and a planned unit development use concurrently with the site plan application.

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 City Code Provisions/ Comprehensive Plan:

Zero Lot Line Homes

The applicable language applies to the approval of zero lot line development within the Residential Medium-2 (RM-2) zoning district:

1. Future Land Use Element

Objective 1

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development.

Objective 8, Policy c)

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

** * * (1 through 3 and 6 through 16 omitted for brevity) * * **

- (4) Medium Density Residential – 6.0 to 7.0 residential units per net acre.
- (5) High Density Residential - 10.0 residential units per net acre;

Objective 11, Policies a, b & c)

The City shall discourage the proliferation of urban sprawl by following established land use patterns, promoting appropriate infill and designating future land use densities based upon levels of services and the availability of services and facilities.

Policy a)

Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. “Consistent and compatible with the established land use pattern” shall mean:

- (1) Only uses permitted within the Plan's land use designation and the implementing zoning district shall be approved.
- (2) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (3) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

Policy b)

Infill development shall be promoted within existing areas to discourage the harmful effects of leap frog development.

Policy c)

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

2. Housing Element

Objective 1 Policy d)

Policy d)

The City shall continue to support the private sector in developing additional single-family detached units to meet the existing need to balance with the multifamily inventory.

3. Transportation Element

Objective 2 Policy a-d)

Provide adequate design standards to improve safety, reduce congestion, and reduce maintenance.

Policy a)

Further develop and maintain design standards that are compatible with the County and State design standards.

Policy b)

Require private development to conform to the Manual on Uniform Traffic Control Devices for on-site traffic control.

Policy c)

Require engineering review for safe vehicular and non-vehicular traffic flow and parking arrangements in private development.

Policy d)

Improve the safety and operation of City streets, through site-access control, and other

traffic operation improvements.

The proposed Special Exception for a Zero Lot Line development supports the development of the proposed single-family homes, by providing design alternatives to facilitate adequate development patterns. The request meets the Future Land Use goals of the city in producing single-family homes in an in-fill area surrounded by existing single-family attached and detached homes.

The request meets the requirements of the Housing Element Goals, Objectives and Policies by supporting the development of single-family housing through the utilization of the zero lot line regulations. The approval of the special exception and site plan supports the goal to provide for a variety of housing styles in the area. The proposed development provides an alternative housing option as a single-family detached development in an area that has existing single-family attached and multi-family development.

The request meets the requirements of the Transportation Element Goals, Objectives and Policies through the process of review via the Land Development Staff (LDS) process and the outside agencies review process. The process requires the proposed development of the site to meet the requirements of having adequate facilities and services. The land development staff and outside agencies have not provided any comments to the site that would warrant concern of having inadequate facilities and services on site. The density of the site plan proposal is consistent with the Future Land Use designation and Zoning district RM-2.

Planned Unit Development (PUD)

The applicable language applies to the approval of a planned unit development within the Residential Medium-2 (RM-2) and Residential High (RH) zoning district:

1. Future Land Use Element

Objective 1

Development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development.

Objective 7, Policy a)

The City shall continue to utilize such development techniques as "Planned Unit Development", "Planned Commercial Development", and "Mixed-Use Development" with commercial and residential uses integrated in one project.

Objective 8, Policy c)

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities and commercial intensities as indicated below:

* * * (1 through 3 and 6 through 16 omitted for brevity) * * *

- (4) Medium Density Residential – 6.0 to 7.0 residential units per net acre.
- (5) High Density Residential - 10.0 residential units per net acre;

Objective 11, Policies a, b & c)

The City shall discourage the proliferation of urban sprawl by following established land use patterns, promoting appropriate infill and designating future land use densities based upon levels of services and the availability of services and facilities.

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Urban Sprawl will be discouraged by permitting only development that is consistent and compatible with the established land use pattern. “Consistent and compatible with the established land use pattern” shall mean:

- (1) Only uses permitted within the Plan's land use designation and the implementing zoning district shall be approved.
- (2) Only development within the designated density range and intensity regulations of the implementing zoning district will be approved.
- (3) Adequate facilities and services shall be available and concurrent to accommodate the proposed development.

Policy b)

Infill development shall be promoted within existing areas to discourage the harmful effects of leap frog development.

Policy c)

Future timing of appropriate land use densities and intensities will be determined by the established levels of services and the availability of services and facilities to meet the established levels.

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 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.

V. Applicable City Code and Statutory Provisions:

Sec. 16-171 through 16-178 pertaining to Special Exceptions

Sec. 16-331 through 16-342 pertaining to the RM zoning district
Sec. 16-361 through 16-372 pertaining to the RH zoning district
Sec. 16-876 through 16-887 pertaining to Zero Lot Line Development

Zero Lot Line Development

Article V, Division 7, Sections 16-876 through 16-887 establish the criteria for the approval of Zero Lot Line Development in the City:

Section 16-876 Purpose.

The purpose of zero lot line development is to permit an alternate development style that provides the following:

- (1) The more efficient use of land as compared with typical single-family development;
- (2) The design of dwellings that integrate and relate internal-external living areas resulting in more pleasant and enjoyable living facilities; and
- (3) Permits outdoor space to be grouped and utilized to its maximum benefit due to the placement of the dwelling against one (1) of the property lines.

Sec. 16-877. - Zoning districts.

Zero lot line development is permissible as a special exception in the RM and RH districts subject to the findings in section 16-171 et seq. and requirements contained in this division.

The proposed zero lot line homes are located within the portion of the development that is located within the Residential Medium-2 (RM-2) zoning district, which is consistent with the existing zoning regulations.

Planned Unit Development

Article V, Division 2, Section 16-771 through 16-784 establish the criteria for the approval of Planned Unit Developments in the City:

Section 16-771 Purpose and Intent

It is the purpose and intent of these regulations that the planned unit development (PUD) concept be used to promote economical and efficient land use, improved level of amenities, appropriate and harmonious variety in physical development, creative design, improved living environments, orderly and economical development in the City, and the protection of existing and future City development. Regulations for PUDs are intended to accomplish this through a unified development, versus on a lot-by-lot, approach. Under the PUD process, land development is planned as an entity under a master development plan, dwelling units are grouped into pods, 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. It is the intent of these regulations to promote and encourage development in this form where tracts suitable in size, location and character for the uses and structures proposed that can be planned and developed as a unified project.

Section 16-772(1) Applicability

A planned unit development is permissible as a special exception in the RL, RM, and RH districts subject to the findings in Section 16-173 et seq. and any other conditions negotiated between the developer and the City.

The proposed planned unit development has two underlying zoning districts, RM and RH, and the proposed housing types are located within the portion of the development consistent with zoning based on the existing zoning regulations. The flexibility of the planned development allows for the co-location of various housing types within one cohesive development.

In addition, Article II, Division 8, Sections 16-171 through 16-178 establish the criteria for the approval of Special Exceptions in the City.

VI. Staff Analysis:

Background:

The applicant is proposing the construction of 76 single-family dwellings and 154 townhome units on a 33.06 acre site. The single-family dwellings are based on zero lot line design. 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 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.

On December 26, 2020, the Land Development Staff reviewed this petition and after four rounds of review recommended approval.

Land Development Staff Comments:

Planning and Engineering Dept.:	Incorporated into the staff report.
Building Department:	No objections.
PBSO District 16:	No objections.
Fire Rescue Department:	No objections.
Public Works Department:	No objections

Other Agencies:

PBC Traffic Division:	Project meets traffic performance standards.
PBC Water Utilities:	Service is available. The applicant must enter into a Standard Developers Agreement with Palm Beach County.
MPO / Palm Tran:	Sufficient mass transit capacity exists to serve the project.
LWDD:	No objections.

Summary of Proposed Conceptual Plan Details:

The petitioner's concept plan depicts 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.

VI. Special Exception Criteria and Findings of Fact:

1. The proposed use complies with all relevant elements of the Comprehensive Plan;

Finding: Zero Lot Line -The proposed zero lot line development complies with Objective 1 of the Housing Element, Objective 1, 8 and 11 from the Future Land Use Element, Objective 2 under Goal 1 of the Transportation Element, Objective 1 of the Infrastructure Element. Per Section 16-334, a zero lot line development is subject to a Special Exception approval in the Residential Medium (RM) zoning district.

Planned Unit Development - The proposed development is in compliance with all appropriate elements of the City's Comprehensive Plan. The proposed Blossom Trail planned unit development (PUD) will provide adequate open space and recreational facilities. The proposed 230 residential units result in a net density consistent with the underlying land use and zoning of the development.

2. **Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe will not be adversely affected by the proposed special exception;**

Finding: Zero Lot Line - The proposed Special Exception for the site will have adequate ingress and egress through using one (1) vehicular access point onto Nash Trail and one egress-only access point on Haverhill Road, together with two (2) new sidewalk connection to Nash Trail. The concept plan has been reviewed by staff for automobile, pedestrian and fire safety and meets all applicable Code requirements. The City's traffic engineering consultant has reviewed the traffic flow and control of the site for compliance with City Code and safety standards and has determined that it meets all necessary requirements.

Planned Unit Development - Ingress and egress to the site will be through one access point directly from Nash Trail and one egress-only access onto Haverhill Road. The internal roadway meets requirements for fire truck access and turnarounds. A complete sidewalk system is provided on both sides of the road for pedestrian safety and convenience.

3. **Off-street parking and loading is provided where required, with particular attention to the items in (2) above will not adversely affect public health and safety;**

Finding: Zero Lot Line - The off-street parking provided on the site meets the minimum parking requirements based on proposing 304 parking spaces (based on two-car garage and two-car driveway for all ZLL units) to meet the required 228 spaces (3 per unit, plus ½ space per unit for guest parking).

Planned Unit Development - The Blossom Trail PUD has provided a sufficient amount of parking on site for the proposed 76 single-family units and 190 townhome units in accord with Table 16-1336(A), with each dwelling unit satisfying its own parking requirements. Parking is also provided by the clubhouse and pool and at the south end of the lake and at the end of blocks within the townhome unit portion of the project.

4. **Refuse and service areas provided with particular reference to items (2) & (3) above will not adversely affect public health and safety;**

Finding: Zero Lot Line - The site will not have a dumpster enclosure and the city's franchise hauler will serve this site for all refuse collection on a house-by-house basis.

Planned Unit Development - The site will be served by the city franchisee for all refuse collection services, with curbside pickup for each unit.

5. **The proposed use will not create a nuisance factor detrimental to adjacent and nearby properties and the City as a whole;**

Finding: Zero Lot Line - The proposed zero lot line development is compatible with the existing single-family, single-family attached, and multi-family development of the surrounding area around Haverhill Road. A zero lot line development is permitted as a Special Exception in the Residential Medium (RM) and Residential High (RH) zoning districts. The adjacent area is residential with the exception of the non-residential use (commercial, industrial, and institutional) of the area to the south of the property. The surrounding area to the north and east are residential zoning categories RM-2 and RL-3, which is compatible with the zoning of the site. The property to the west is a large lot single family area and has a Palm Beach County zoning designation of Agricultural Residential with a future land use of Medium Residential-5, which is in line with the surrounding single family uses.

The property will be landscaped around the perimeter as well as the interior in accordance with Zoning Code requirements. No off-site odor, smoke, electrical interference or mechanical vibrations will be produced by this use. Therefore, the proposed use will not be a nuisance or detriment to adjacent and nearby properties.

Planned Unit Development - The proposed medium and high-density residential uses are adjacent to zoning districts that are comparable and similar to the proposed RM-2 and RH zoning districts. The proposed development will provide a housing type and density that is compatible with the existing developments in the area, as well as the future land uses of the area. Also, the development will provide landscape buffers between all adjacent land uses, thus further minimizing any adverse impacts from this site.

6. **The location, availability and compatibility of utilities for the requested use will not adversely affect public health and safety;**

Finding: Zero Lot Line and Planned Unit Development - All utilities will be provided underground. The site is currently served by Palm Beach County Water Utilities. All other utilities are also currently provided to the site, and the applicant meets the Level of Service (LOS) as established in the Comprehensive Plan.

7. **The screening and buffering of the requested use are consistent with the applicable zoning requirements relative to type, dimension and character;**

Finding: Zero Lot Line - The proposed site plan will provide appropriately size landscape buffers on all external sides of the development, as shown below. Overall, the proposed site plan meets the requirements of the Zoning Code.

Planned Unit Development - The proposed PUD will provide appropriately sized landscape buffers on all external sides of the development, as shown below. Overall, the proposed master plan meets or exceeds the requirements of the Zoning Code.

8. **Signs and proposed exterior lighting are provided with reference to glare, traffic safety and economic effect, and compatibility and harmony with properties in the district;**

Finding: Zero Lot Line and Planned Unit Development - All proposed signs shall meet the requirements of the City's Zoning Code. The lighting for the internal roadway will provide adequate lighting for safety and will be shielded to prevent glare onto adjacent properties. Signs will be located in accord with safe visibility requirements at the time of site plan approval.

9. **The requested use appears to meet the required yards and other open space;**

Finding: Zero Lot Line - The project complies with interior and perimeter landscaping and open space requirements of the Zoning Code. The lot coverage for the individual lots is a maximum of 50 percent per PUD standards. All other building setbacks will be met according to the specific developments section regarding zero lot line developments.

Planned Unit Development - Under the proposed master plan for the Blossom Trail PUD, 32% of the site is dedicated to open space which meets the provisions of the City's Zoning Code. The open space consists of buffers, easements and right-of-way green space, the lake tract, and the recreation area. The required yards and separation distances between the buildings are also being met or exceeded.

10. **Proposed general use is compatible with adjoining properties and other property in the district;**

Finding: Zero Lot Line and Planned Unit Development - As noted above, the applicant is proposing to develop the 33.06-acre site with 76 single-family zero lot homes and 154 townhome units with a net density of 8.44 units per acre. A review of the adjacent existing land uses shows that the site plan is compatible with the adjacent properties, specifically:

North: To the north of the subject site is Nautica Isles, an existing single family residential development with a future land use designation of City Residential-Low density (RS-LD) and a zoning designation of City Residential Low 3 (RL-3). The proposed RS-MD designation will be a compatible density with the existing development to the north.

South: To the south of the subject site is non-residential development with a Palm Beach County future land use designation of Commercial Low with an underlying Industrial (CL/IND), Commercial Low (CL), and Institutional (INST). The approved development includes a gas station, a automotive repair shop, a lawnmower and repair service with vehicular storage, and the America German Club. The properties to the south will not be adversely impacted with the proposed future land use.

East: To the east is a single-family residential development known as Verona Estates and a townhouse development known as Verona Palms. Haverhill Road separates the site, and has a future land use designation of COG Residential Medium Density (RS-MD),

which is a similar future land use and densities as the proposed future land use amendment.

West: To the west of the site, across 52nd Drive South, are large lot residential and agricultural parcels located in unincorporated Palm Beach County, which are designated as Palm Beach County Medium Residential 5 (PBC MR 5). The complete adjacent portion of the site along 52nd Drive South has a proposed future land use designation of Residential Low Density (RS-LD), with a maximum density of 5 units per acre, which will be compatible and consistent with the existing development. Further, all zoning districts consistent with the proposed RS-LD land use allow only detached single family units for residential development. The proposed amendment will enhance compatibility through the use of adequate buffering and landscaping. Therefore, there will be no adverse impacts from the proposed future land use amendment

Conclusions: Overall, there are no incompatibilities between the proposed Blossom Trail PUD with Zero Lot Line development and the adjacent properties.

11. The change suggested is not out-of-scale with the needs of the neighborhood or the City;

Finding: Zero Lot Line - The proposed zero lot line development is in scale with the needs of the surrounding community. Blossom Trail is located in an area that is a suitable location for the proposed use given the site proximity to automobile traffic and other single-family developments. The development meets the desire of the city to provide single-family and townhome housing.

Planned Unit Development - The suggested change is not out of scale with the needs of the immediate neighborhood or the city as a whole. The density of the proposed development provides a step-down in intensity from the properties to the south, through the subject site, down to the properties to the east and south; meets current needs for a balance of housing types in the City; and provides adequate buffer zones from the surrounding properties.

12. The requested use and structure is consistent with any special requirements set out in the Schedule of District Regulations for the particular use and structure involved;

Finding: Zero Lot Line - The zero lot line development is required to meet the following specific criteria of Section 16-885 (Maintenance Easement), Section 16-884 (Openings prohibited on the zero lot line side), Section 16-881 (Minimum yard requirements), Section 16-882 (Maximum Lot coverage), Section 16-879 (Minimum lot size), Section 16-880 (Minimum lot width). The applicant has demonstrated consistency with the above-mentioned sections of the City's Zoning Code.

Planned Unit Development - The proposed development is required to meet the following specific criteria of Section 16-778 (PUD standards, general), Section 16-779 (PUD standards, residential pods), Section 16-781 (Flexible Regulations) and Section 16-782 (Land Dedication). As shown below, the applicant has demonstrated consistency with the above-mentioned sections of the City's Zoning Code.

PUD General Standards (16-778):

- (1) **Is access to the PUD via arterial, collector, or suitable local streets? Is there more than one access point and do the access points promote an interconnected street network and a variety of possible travel routes?**

Findings: The subject property is accessible directly from Nash Trail, a right-of-way which functions as a local collector. There is one (1) access point to Nash Trail, and one egress only location at Haverhill Road. All access will be controlled access.

- (2) **Will the approval of the proposed PUD result in any levels of service (LOS) standard for traffic and mass transit, public education, potable water, sanitary sewer services, storm water drainage systems, or solid waste being exceeded?**

Findings: Review by the responsible agencies confirms that the approval of the PUD will not result in the LOS for traffic, mass transit, public education, potable water, sanitary sewer, storm water drainage, or solid waste being exceeded in violation of established standards.

- (3) **Are proposed commercial uses compatible with the residential portions of the PUD?**

Findings: Not applicable (commercial uses are not proposed).

- (4) **Is landscaping being provided through a unified landscaping theme consistent with the provisions of Article VII (Landscaping)?**

Findings: Through the concurrent site plan approval, the applicant has provided a unified landscape plan that is applicable to the entire PUD that is consistent with Article VII (Landscaping) and that harmoniously incorporates existing trees and understory to remain.

- (5) **Do all residential units have access to a public street, either directly or via approved private roads dedicated for public or private use guaranteeing access, which are appropriately sized and lighted, in order to facilitate interconnectivity with all internal and adjacent land uses?**

Findings: All internal private roadways are adequately sized for the proposed number of units and will provide future residents with access to a public right-of-way. One gated connection to Nash Trail is proposed. In addition, as conditioned, street lighting will be provided that is consistent with the standards shown in Section 16-1335(15) of the Zoning Code.

- (6) **Are all appropriate utilities (sewer, water, telephone, television cable and electrical systems) installed underground?**

Findings: All new utilities will be installed underground.

(7) Are off-street parking and loading requirements met?

Findings: Off-street parking and loading consistent with Article VIII (Off-street Parking and Loading) will be provided.

(8) Are all roadways, public and private, constructed according to the provisions of the City's Subdivision Regulations?

Findings: All internal roadways have been designed to be consistent with the cross-sectional requirements of the City's Subdivision and Land Development Regulations, including concrete sidewalks on both sides of the road and a right-of-way width of 40' which meets the Code minimum of 40' for private roads servicing the proposed number of units.

(9) Is the storm drainage system constructed in accordance with the regulations, policies and procedures of the South Florida Water Management District and the Lake Worth Drainage District for storm drainage?

Findings: Subject to final permitting by the applicable agencies, the storm drainage system as proposed is in accordance with the regulations, policies and procedures of the South Florida Water Management District, the Lake Worth Drainage District and the City of Greenacres for the treatment and disposal of storm drainage.

(10) Are all structures to be constructed consistent with the requirements of the South Florida Water Management District for finished floor elevations?

Findings: All structures shall be constructed with finished floor elevations according to South Florida Water Management District standards.

(11) Are recreation facilities distributed proportionally throughout the PUD, and accessible to vehicular, bicycle, and pedestrian traffic for all the residents of the PUD? Is a covered and air-conditioned community meeting and recreation space provided, size at a minimum of 8.5 sq. ft. per unit?

Findings: A 0.97 acre recreation parcel is proposed, with a 3,011 sq. ft. clubhouse, a pool, and tot lot. The common recreational facility will be accessible to all residents of the PUD via the internal roadway and sidewalk system proposed on the master plan.

(12) Is signage consistent with the provisions of Article VI (Signage)?

Findings: The applicant will be required to provide a master signage program for the project.

(13) Garbage and refuse containers. All garbage and refuse containers shall be supplied thru an entity which has a valid franchise agreement with the City.

Findings: Advanced Disposal shall provide solid waste disposal services to the site in accordance with the City franchise agreement.

- (14) **Are perimeter buffers consistent with Table 16-778 incorporated around all pods of the PUD for the purposes of providing landscaping and buffering?**

Findings: As shown above, the proposed Blossom Trail PUD will provide perimeter buffers which exceed the standards shown in Table 16-778 of the Zoning Code.

- (15) **Is the minimum open space requirements of thirty (30) percent of the total gross acreage of the PUD for single-family developments met?**

Findings: The proposed master plan will provide open space that represents 32% (10.52 acres) of the gross acreage of the 33.06 acre site. As such, Blossom Trail PUD meets the open space requirements of the Zoning Code.

PUD Residential Pod Standards (16-779):

Are the internal standards for all residential portions of the PUD shown in Table 16-779 met for lot size, coverage, width, depth, and setbacks?

Findings: The proposed master plan shows the following bulk standards. Deviations from the standards are discussed below under “Flexible Regulations”.

	Required (ZLL)	Provided
Min. Lot Size	4,500 sq. ft.	5,000 sq. ft
Max. Lot Coverage	50%	50%
Min. Lot Width	45 Feet	50 Feet
Min. Lot Depth	100 Feet	100 Feet
Front Setback	25 Feet	25 feet
Rear Setback	10 Feet	10 Feet
Side Setback	10/0 Feet	10/0 Feet
Side Corner Setback	15 Feet	15 Feet

Flexible Regulations (16-781):

The applicant is not requesting to deviate from the required land development standards by utilizing the provisions of Sec. 16-781 (Flexible Regulations).

Land Dedication (16-782):

As conditioned below, the applicant will satisfy the land dedication requirements.

VII. Staff Recommendation:

Approval of SE/PUD-20-03 through adoption of Resolution 2021-30 with the following conditions:

1. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated November 24, 2021 and Exhibit "B" Conceptual Plan stamp-dated October 19, 2021, as hereafter defined shall apply.
2. Site and Development Plan approval is required prior to the issuance of development permits. (Planning and Building)
3. The Special Exception is limited to the 76 zero lot line single-family homes and the approval of the planned unit development (PUD).
4. In accordance with Section 16-778 (5)(D), Street trees which are consistent with the provisions of Article VII (Landscaping), shall be planted within all platted rights-of-way or within the platted lots of the subdivision within the zero lot line homes spaced no less than fifty (50) feet on center. Townhouse units shall be landscaped according to the approved landscape plans. (Planning and Building)
5. Non-compliance with any of the conditions of approval will result in withholding of building permits or Certificates of Occupancy. (Planning and Building)
6. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres".
7. All terms, conditions, safeguards and stipulations made at the time of approval for SE/ZLL/PUD shall be binding upon the applicant or any successors in interest. Deviation from any portion of the approved master plan, or failure to comply with any requirement, condition or safeguard imposed by the City during the approval or platting procedure shall render the SE/ZLL approval null and void upon determination by the City Council.

PLANNING COMMISSION RECOMMENDATION – December 1, 2021

The Planning Commission on a motion made by Commissioner Edmundson and seconded by Commissioner Robarts, by a vote of six (6) to zero (0) ***recommended approval*** of Special Exception for Planned Unit Development ***SE/PUD-20-03 (Blossom Trail (aka Nash Trail))***, as presented by staff.

CITY COUNCIL ACTION – January 3, 2022
