



ITEM SUMMARY

MEETING DATE: January 3, 2022

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

SUBJECT: **Resolution 2021-31, SP-20-03**
Blossom Trail (aka Nash Trail)

BACKGROUND

A request from Yoan Machado of WGI, agent for multiple owners for a site and development plan approval of 76 single family homes with a zero lot line and 154 townhome units for approximately 33.06 acres. 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). Concurrent petitions for a zoning change (ZC-20-04), a small-scale future land use amendment (CPA--20-04) and special exception-planned unit development (SE-PUD-20-03) are concurrently under review by the City.

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 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.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2021-31 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of SP-20-03 through the adoption of Resolution 2021-31.