

	DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION
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Subject/Agenda Item:

Resolution 2024-09: SP-23-05 Site Plan Approval for The Pickleball Club

Consideration of Approval: A Site Plan approval request from Michael Miles, agent for The Pickleball Club for approval of a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events within Residential Low (RL-3) zoning district. The subject site is located approximately 2,300 feet south of the intersection of Melaleuca Lane and Haverhill Road on the east side at 5208 S. Haverhill Road (with a future address of 5200 S Haverhill Road).

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<p>Originating Department: Planning & Engineering</p> <p>Project Manager</p> <p>_____</p> <p>Gionni Gallier, Senior Planner</p>	<p>Reviewed By:</p> <p>Director of Development & Neighborhood Services (DNS)</p> <p>_____</p> <p>Denise Malone, AICP, Director DNS</p>
<p>Approved By:</p> <p>City Manager</p> <p>_____</p> <p>Andrea McCue</p>	<p>Public Notice:</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Dates:</p> <p>Paper: The Lake Worth Herald</p> <p>Mailing</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Notice Distance: ____</p>
<p>Attachments:</p> <ul style="list-style-type: none"> • Resolution 2024-09 • Site and Development Plans • Aerial Map • Survey 	<p>City Council Action:</p> <p><input type="checkbox"/> Approval</p> <p><input checked="" type="checkbox"/> Approve with conditions</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Continued to: _____</p>

I. Executive Summary

A Site Plan approval request for approval of a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events in the Residential Low-3 (RL-3) Zoning District. In the RL-3 Zoning District, a Private Club is permitted subject to Special Exception approval. The project consists of a building with a 16 indoor court facility with a second-floor mezzanine, 3 outdoor pickleball courts and 2 outdoor bocce ball courts. The subject site is located approximately 2,300 feet south of the intersection of Melaleuca Lane and Haverhill Road on the east side.

II. Site Data

Existing Use: Vacant residential

Proposed Use: Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events

Parcel Control Number: 18-42-44-36-08-007-0050
18-42-44-36-08-007-0040
18-42-44-36-08-007-0030
18-42-44-36-08-007-0020

Parcel Size: 4.94 acres (215,329 S.F)

Future Land Use Designation: Residential-Low Density (RS-LD)

Zoning District: Residential Low-3 (RL-3)

Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Tradewinds Middle School	Public Institutional (PI)	Government Use (GU)
<i>South</i>	Diamond View Elementary School	Public Institutional (PI)	Government Use (GU)
<i>East</i>	Tradewinds Middle School	Public Institutional (PI)	Government Use (GU)
<i>West</i>	Nautica Isles PUD	Residential- Low Density (RS-LD)	Residential Low-3 (RL-3)

III. Annexation/Zoning History

The subject 4.94-acre property was annexed into the City of Greenacres in 2007 through an Interlocal Agreement with Palm Beach County (ANX-07-05) (City of Greenacres Resolution 2007-43). The Zoning Change (ZC-09-10) was approved by City Council on January 19, 2010 through the adoption of Ordinance 2009-34 that approved a City of Greenacres Residential Low-3 (RL-3) zoning designation from PBC Residential Single-Family (PBC RS). The site received a Future Land Use designation of Residential- Low Density (RS-LD) through a Comprehensive Plan Amendment (CPA-09-11) from PBC Medium Residential 5 (PBC, MR 5) through the adoption of Ordinance 2009-33 on January 19, 2010. The site originally consisted of four individual parcels, two of which were developed with single-family homes. The other two parcels are currently vacant.

The first single family home located on 4900 52nd Court is approximately 2,481 square feet, which was built in 1977. The second home located on 5208 Haverhill Road is approximately 1,616 square feet and was built in 1965, according to Palm Beach County Property Appraiser. On November 16, 2020, a Special Exception for a Private High School (SE-20-01), a Special Exception for a House of Worship (SE-20-02) and a Site and Development Plan approval (SP-20-01) were approved.

A concurrent petition for a Special Exception for a Private Club (SE-23-02) is being processed with the Site and Development Plan (SP-23-05). The proposed building's setbacks comply with the code's minimum standards, except for the setback to the north, where compliance is being concurrently pursued through the Administrative Variance process (BA-23-06).

IV. Applicable City Code Provisions

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

Sec. 16-301 through 16-313 pertaining to Residential Low-3

Sec. 16-931 through 16-997 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 plans depict the following:

1. Total land area of 215,2329sq.ft. (4.94 acres).
2. A total proposed building floor area of 41,969 square feet for the Private Club.
3. 172 parking spaces including six (6) handicap spaces on site.
4. One vehicular and pedestrian ingress/ egress access points to Haverhill Road.
5. Building floor plans and elevations.
6. Landscape Plan.
7. Dumpster and Recycling area with masonry wall enclosure and opaque gates.
8. Conceptual Engineering Plan.
9. Boundary and Topographic Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Building Lot Coverage (including covered canopies over impervious area)	46,133	1.06	21.42%
Building Area	50,083	1.14	23.27%
Site Impervious Area (excluding building area)	69,133	1.59	32.10%
Site Landscape Area	49,980	1.15	23.21%
<i>Total</i>	<i>215,329</i>	<i>4.94</i>	<i>100%</i>
<i>Total Floor Area</i>	<i>41,969</i>	<i>0.96</i>	<i>0.20 FAR</i>

VI. Staff Analysis

Background:

The petition is for a Site and Development plan approval to construct a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events and includes a 16 indoor court facility with a second-floor mezzanine, 3 outdoor pickleball courts and 2 outdoor bocce ball courts for a total building floor area of 41,969 square feet. The proposed development includes a landscape plan consistent with the proposed use of the site. The architectural design of the new Private Club is consistent with the surrounding environment, offering a visually appealing and harmonious experience. Improvement to pedestrian and vehicular access will be constructed to connect to the public sidewalk system on South Haverhill Road.

The Development Review Committee on November 28 and December 20, 2023 reviewed the Site Plan request.

Development Review Committee Comments:

Traffic/Engineering:	Incorporated into the staff report.
Building Division:	No comments.
Planning Division:	Incorporated into the staff report.
PBSO District 16.:	No comments.
Public Works Dept.:	No comments
Fire Department:	Incorporated into the staff report
CRS Department:	No comments

Standards and Staff Findings:

1. Minimum Lot Requirements: The site area of 215,329 square feet (4.94 acres) **exceeds** the minimum area of three acres and lot width of 345 feet **exceeds** the minimum width of 50 feet.
2. Maximum Lot Coverage: Building lot coverage of 16% **does not exceed** the maximum allowable lot coverage of 30%.
3. Minimum Yard Requirements: Building setbacks **meet** yard requirements for: 50' front (South Haverhill Road), 100' side (south), and 100' rear (east). A request for reducing the 100' side (north) setback to 15' is concurrently being reviewed through an Administrative Variance (BA-23-06) and will be considered approved upon SP 23-05 approval.
4. Height Restrictions: The building height of each building **does not exceed** the maximum allowable height of 35' based upon the

definition of building height in Section 16-310 of the code.

5. Off-Street Parking & Loading: The 172 parking spaces provided **meet** the code requirement of 138 spaces based on the parking rate of 4 parking spaces per court (21*4=84) and adding that to the required parking based on the rate of 1 space per 200 square feet of GFA of the building (10,881 sq. ft. /200 sq. ft.) = 54.41).
6. Landscaping: The landscaping plan **complies** with the landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs and **shall conform** to the sign conditions listed below.
8. Utilities: The proposed water, sanitary sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project **meets** traffic concurrency. Water and Sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan: The proposed development **is consistent** with the Residential Low Density (RS-LD) future land use classification.
11. Color Scheme: The color of the buildings **shall be** in accordance with the submitted plans and colors: METAL PANEL FINISH: SW 7068 GRIZZLE GRAY; SW 7066 GRAY MATTERS; ACCENT COLOR: PANTONE 389C; ACCENT COLOR: PANTONE 648C; STOREFRONT SYSTEM: MILL FINISH ALUMINUM; THIN BRICK: ONYX BLACK; CONCRETE PAVERS: WHITE, NATURAL GRAY & CHARCOAL
12. Site and Building Design: The project layout and architectural design **comply** with the site and building design requirements of the code.

VII. Staff Recommendation

Approval of SP-23-05 through adoption of Resolution 2024-09 with the following conditions:

1. The most stringent requirements of Exhibit "A" DNS Staff Report and Recommendation dated January 5, 2024 and strict compliance with the Site and Development Plan Exhibits listed

below, which are attached hereto and made part hereof as Exhibit "B"

- A) SP-23-05 The Pickleball Club **Site Plan**, Sheet C1.00, prepared by Michael Miles of Dynamic Engineering, revised dated December 12, 2023
 - B) SP-23-05 The Pickleball Club **Site Details**, Sheet C1.03 and C1.04, prepared by Michael Miles of Dynamic Engineering, revised dated December 12, 2023
 - C) SP-23-05 The Pickleball Club **Signing & Striping Plan**, Sheet C1.02, prepared by Michael Miles of Dynamic Engineering, revised date December 12, 2023
 - D) SP-23-05 The Pickleball Club **Paving, Grading & Drainage Plan A**, Sheet C2.00, revised December 12, 2023
 - E) SP-23-05 The Pickleball Club **Paving, Grading & Drainage Plan B**, Sheet C2.01, prepared by Michael Miles of Dynamic Engineering, revised December 12, 2023
 - F) SP-23-05 The Pickleball Club **Paving, Grading & Drainage Details**, Sheet C2.02-C2.04, prepared by Michael Miles of Dynamic Engineering, revised December 12, 2023
 - G) SP-23-05 The Pickleball Club **Cross Sections**, Sheet C2.05, prepared by Michael Miles of Dynamic Engineering, revised December 12, 2023
 - H) SP-23-05 The Pickleball Club **Utility Plan A**, Sheet C3.00, prepared by Michael Miles of Dynamic Engineering, revised December 12, 2023
 - I) SP-23-05 The Pickleball Club **Utility Plan B**, Sheet C3.01, prepared by Michael Miles of Dynamic Engineering, revised December 12, 2023
 - J) SP-23-05 The Pickleball Club **Photometric Plan, Sheet 1**, prepared by Steve Norris of Sesco Lighting, revised December 8, 2023
 - K) SP-23-05 The Pickleball Club **Photometric Plan, Sheet 2**, prepared by Steve Norris of Sesco Lighting, revised December 8, 2023
 - L) SP-23-05 The Pickleball Club **Landscape Plan, Sheet 1**, prepared by Jeff Curl of Emerge Design, revised December 15, 2023
 - M) SP-23-05 The Pickleball Club **Irrigation Plan, Sheet 2**, prepared by Jeff Curl of Emerge Design, revised December 15, 2023
 - N) SP-23-05 The Pickleball Club **Landscape/Irrigation Details, Sheet 3**, prepared by Jeff Curl of Emerge Design, revised December 15, 2023
 - O) SP-23-05 The Pickleball Club **Architectural Plans, Sheet D1**, prepared by Albert Dambrose of Studio AD Architect, dated November 17, 2023
 - P) SP-23-05 The Pickleball Club **Architectural Plans, Sheet D2**, prepared by Albert Dambrose of Studio AD Architect, dated November 17, 2023
 - Q) SP-23-05 The Pickleball Club **Architectural Plans, Sheet D3**, prepared by Albert Dambrose of Studio AD Architect, dated November 17, 2023
2. The site shall be developed in accordance with the approved Special Exception (SE-23-02). (PLANNING-ZONING)
 3. Permits from the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Palm Beach County Land Development, as required, for the stormwater management system must be obtained prior to the issuance of building permits. (ENGINEERING AND BUILDING)
 4. Permits from the Health Department for the water and sewer system must be obtained prior to the issuance of building permits. (ENGINEERING AND BUILDING)

5. Driveway connection and/or right-of-way construction permits, as necessary, from Palm Beach County Land Development must be obtained prior to issuance of building permits. Any existing driveway connections on site that will become redundant shall be removed and replaced with curbing, etc. to match adjacent conditions. (ENGINEERING AND BUILDING)
6. Complete drainage calculations addressing water quality and quantity in accordance with the requirements of SFWMD must be submitted for review along with complete paving and drainage construction plans and subsurface investigation with percolation test prior to the issuance of building permits. (ENGINEERING AND BUILDING)
7. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits, if required. (PLANNING-ZONING)
8. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), best management practices shall be used to control runoff from construction activities. (BUILDING AND PUBLIC WORKS)
9. The project shall participate in the City Tree Dedication Program per Section 16-1293; at the time of issuance of building permits one (1) tree to be donated per 1,000 sq. ft. of building area or fraction thereof, therefore fifty (50) Live Oaks or equivalent cash payment shall be donated to the City subject to the following specification: Live Oak, Florida Grade #1 Container Grown; minimum 12 ft. high; 2 inch diameter trunk at 4 ft.; and 5 ft. spread. (PLANNING-ZONING and BUILDING)
10. The project shall be required to pay the City's impact fee of \$2.80 per square foot of gross floor area per Section 16-201. The amount of \$117,513.20 shall be paid at the time of issuance of building permits. The existing single-family houses were originally constructed in unincorporated Palm Beach County and later annexed into the City and it has always been a non-commercial use. Therefore, the building was not subject to the City's commercial impact fee, no fees were originally paid, and no credits are available with its demolition or conversion. (BUILDING)
11. Utilities shall be provided underground and sufficient in size to properly serve the site. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (PLANNING-ZONING, ENGINEERING, and BUILDING)
12. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (ENGINEERING AND BUILDING)
13. The building must be provided with a monitored fire alarm system. The building shall also have a Knox box keyed for the City of Greenacres at the entrance. The order form shall be obtained from the City's Fire Marshal. (PUBLIC SAFETY)
14. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four

sides; no equipment shall be taller than the proposed screening. (PLANNING-ZONING and BUILDING)

15. The freestanding sign shall be consistent in color with the building sign, shall feature decorative architectural elements and colors consistent with the building, and shall include the numerical street address with minimum 6” high numbers in contrasting color on both faces. (PLANNING-ZONING)
16. The dumpster enclosure walls shall match the finish, color and design elements of the building walls and trim. (PLANNING-ZONING)
17. 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-ZONING)
18. Development must remain consistent with all exhibits provided within this approval unless a City amendment is approved based on City Code. Non-compliance may result in the City pursuing any and all appropriate legal remedies. (PLANNING-ZONING)
19. As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development. (PLANNING-ZONING)
20. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the property owner to maintain the site free from invasive plants. (PLANNING-ZONING and BUILDING)
21. 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-ZONING)
22. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (PLANNING-ZONING and BUILDING)
23. The project shall be required to participate in the City’s Arts in Public Places (AIPP) program if the construction value is two hundred fifty thousand dollars (\$250,000) or greater per Section 16-661. Please evaluate the art component of your project, ensuring it aligns with the city's Art in Public Places Program guidelines. Alternatively, you may opt to contribute 1% of the total construction costs to the city's public art fee in lieu of providing the art on site. The fee is collected in two parts: 30% at building permit issuance and 70% prior to the

issuance of the certificate of occupancy. Please see Sections 16-660 - 16-676 of the City Code for requirements and regulations regarding Art in Public Places. (PLANNING-ZONING)

24. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the City. (PLANNING-ZONING)
25. Outdoor storage of materials and equipment (i.e., merchandise, pallets, etc....) is prohibited. (PLANNING-ZONING)
26. 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, 2024 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. (PLANNING-ZONING)
27. The site plan shall be revised to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (PLANNING-ZONING)
28. Concurrent approval of Administrative Variance (BA-23-06) to reduce the 100' side (north) setback to 15' through Administrative Variance (BA-23-06) will be considered approved upon SP 23-05 approval.

PLANNING & ZONING BOARD OF APPEALS RECOMMENDATION
January 11, 2024

The Planning and Zoning Board of Appeals on a motion made by Board Member Edmundson and seconded by Board Member Hayes voting five (5) to zero (0), *recommended approval* of Site Plan **SP-23-05** through Resolution **2024-09**, as presented by staff.

CITY COUNCIL ACTION -
