

I. Executive Summary

A Special Exception request from the applicant for approval of a Private Club with associated outdoor recreational facilities, and ancillary club café, retail, and events within Residential Low -3 (RL-3) zoning district. In the RL-3 Zoning District, a Private Club is permitted subject to Special Exception approval by City Council.

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. An associated Site Plan approval is being sought concurrently.

II. Site Data:

Existing Use: Vacant residential

Proposed Use: Private Club with associated outdoor recreational facilities

Parcel Control Number(s) : 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)

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

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

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: Subject Parcel and Plaza			
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).

IV. Applicable Code Provisions:

- Sec. 16-171 through 178 pertaining to Special Exception.
- Sec. 16-304 (7) pertaining to Private Clubs.
- Sec. 16-301 through 16-330 pertaining to the RL zone.
- Sec. 16-1266 through 16-1312 pertaining to landscaping.
- Sec. 16-1331 through 16-1340 pertaining to off-street parking.

V. Summary of Proposed Development Concept Plan Details:

Plan Details: The petitioner's Conceptual Site Layout Plan (stamp-dated June 20, 2023) depicts 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%

Total	215,329	4.94	100%
Total Floor Area	41,969	0.96	0.20 FAR

V. Staff Analysis:

Background:

The petition is for a Special Exception to construct a Private Club with a 16 indoor court facility and 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. City Code Article III District Regulations, Section 16-304 Special Exception requires the following:

(7) Private clubs:

- a. All buildings shall be setback at least fifty (50) feet from any street and one hundred (100) feet from all other lot lines.
- b. Such use shall be operated for the benefit of members only and not as a business concern.
- c. Sleeping facilities shall be prohibited.
- d. The minimum site size for a private club shall be three (3) acres.

The proposed Pickleball Club adheres to the specific requirements for private clubs in the RL-3 zone. The club is intended for member benefits and no sleeping facilities are included in the club’s design. The total site size for the private club exceeds the minimum 3-acre requirement. The building’s setbacks comply with the code’s minimum setbacks, except for the setback to the north, where compliance is being concurrently pursued through the Administrative Variance process.

Site and Development plans are being processed concurrently. The proposed development includes a landscape plan consistent with the proposed use of the site. The architectural design of the new Private Club as depicted in the Elevations 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 Special Exception and Site Plan requests.

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

VI. Special Exception Criteria and Findings Of Fact:

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

Finding: The proposed Private Club aligns with the relevant elements of the City of Greenacres' Comprehensive Plan. The application for the Private Club is in accordance with the goals, objectives, and policies outlined in the Comprehensive Plan, which is designed to direct growth and development towards suitable areas within the City. A Private Club is subject to Special Exception approval in the Residential Low Density Zoning District to ensure that any potential impacts arising from the Private Club's establishment and operation are thoroughly addressed and adequately mitigated.

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: The proposed Special Exception will have adequate ingress and egress to the site through one (1) vehicular access point from Haverhill Road and one (1) sidewalk connection to Haverhill Road. 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.

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: Provided off-street parking meets or exceeds the City's code requirements. A defined loading area has been provided adjacent.

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

Finding: The City's franchise hauler will serve the site for all refuse collection. The recycling and refuse area will be to the eastern portion of the site, will provide an adequate storage area for refuse, and will not adversely affect public health and safety. The refuse area meets the City's code requirements.

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

Finding: The proposed development has existing public schools to the north, east and south and existing single-family residences to the west across Haverhill Road. The property to the south is an existing public elementary school (Diamond View) and the property to the north and east is a middle school (Tradewinds) and both are zoned Government Use

(GU). The proposed operating hours for the Private Club, primarily concentrated on weekends, align well with the character and activities of the surrounding area and are well-suited to the local area's dynamics, ensuring minimal disruptions, particularly given their non-overlapping nature with the activities of the adjacent schools. The property will be landscaped around the perimeter as well as interior to the site in accordance with Zoning Code requirements. The 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. The proposed development will not generate off-site nuisances such as odor, smoke, electrical interference, or mechanical vibrations. Based on these considerations, the proposed use will not be a nuisance or detriment. The applicant has provided a description of Club amenities and operations "Exhibit A", as a detailed insight into the operations and their compatibility with the surrounding environment, please refer to the attached justification statement provided by the applicant

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

Finding: All utilities will be provided underground. The site will be served by Palm Beach County Water Utilities for water and sewer. All other utilities will also be provided to the site. Utility easements shall be provided, as necessary.

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

Finding: The Landscape buffers meet the Code requirements related to the type, dimension and character.

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

Finding: The proposed signs will meet the requirements of the City's Zoning Code. All exterior lighting shall meet City code requirements for limiting spills onto adjacent properties and the adjacent roadway.

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

Findings: The project complies with interior and perimeter landscaping and open space requirements of the Zoning Code. The lot coverage is well below the maximum 35%. The 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.

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

Finding: The proposed Private Club is compatible with the residential uses in the

surrounding area and it will not create any adverse impacts. In addition, the proposed Private Club, as buffered and conditioned, will help transition from the prevailing residential character to the west to the school development to the east, north and south of this property. A Private Club is permitted as a Special Exception in the Residential Low-3 (RL-3) zoning district.

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

Finding: The proposed Private Club is in scale with the surrounding needs. The proposed use will be available to serve the residents of the surrounding neighborhoods.

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: The Private Club within the Residential Low-3 (RL-3) zoning district adheres to the specific requirements for private clubs in the RL-3 zone. The club is intended for member benefits and no sleeping facilities are included in the club's design. The total site size for the private club exceeds the minimum 3-acre requirement. The building's setbacks comply with the code's minimum setbacks, except for the setback to the north, where compliance is being concurrently pursued through the Administrative Variance process.

VII. Staff Recommendation:

Approval of SE 23-02 through the adoption of Resolution 2024-08, with the following conditions:

1. The most stringent requirements of this staff report "Development Review Committee Staff Report and Recommendations dated January 5, 2024" and Exhibit "D" Conceptual Site Plan, stamp-dated December 12, 2023, as hereafter defined shall apply. (Planning & Zoning)
2. Site and development plan approval shall be required prior to issuance of development permits. (Planning and Zoning)
3. The Special Exception is limited to a Private Pickleball Club Recreational use. Changes to another Club use or expansion of the Private Pickleball Club use will require a modified and/or new Special Exception. (Planning and Zoning)
4. Non-compliance with any of the conditions of approval will result in withholding of building permits or a Certificate of Occupancy. (Planning & Zoning)
5. Approval of this Special Exception renders all previously issued Special Exceptions for this property null and void. (Planning & Zoning)

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, by a vote of five (5) to zero (0) ***recommended approval*** of ***SE-23-02 (The Pickleball Club)*** as presented by staff.

CITY COUNCIL ACTION -

Attachments:

Aerial

Description of Club Amenities and Operations

Proposed Conceptual Elevations

Proposed Conceptual Site Plan