

SP-21-01 (Resolution 2022-12)
Exhibit "A"
Date: February 17, 2022

Revised: 02/24/2022



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

Subject/Agenda Item:

Resolution 2021-12: SP-21-01 Sunset Springs (fka Macy Estates)

Consideration of Approval: A request from Yoan Machado of WGI, agent for approval of the proposed Sunset Springs project. The project consists of twenty-five (25) single-family homes. The site is located 6645 Chickasaw Road.

☒ 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:

Paper:

Mailing

☐ Required

☒ Not Required

Notice Distance:

Attachments:

- Survey
- Development and Site Plans
- Aerial Map

City Council Action:

☐ Approval

☐ Approve with conditions

☐ Denial

☐ Continued to: _____

I. Executive Summary

The applicant is requesting approval for 25 single-family homes located within the Residential Medium - 2 (RM-2) zoning district. The site is located at the terminus of Chickasaw Road, west of South Jog Road.

II. Site Data

Existing Use:	Vacant
Proposed Use:	Twenty-five (25) Single-Family Residences
Parcel Id:	00-42-43-27-05-022-0360
Parcel Size:	Approximately 4.99 acres (217,495 sq. ft)
Existing Future Land Use Designation:	City Residential-Medium Density (RS-MD)
Existing Zoning:	City Residential Medium-2 (RM-2)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Park Pointe	City Residential-Medium Density (RS-MD)	City Residential Medium-2 (RM-2)
<i>South</i>	Suncrest Ridge	PBC Low Residential 3 (LR 3)	PBC Agricultural Residential (AR)
<i>East</i>	Chickasaw Manor	City Residential-Medium Density (RS-MD)	City Residential Low-3 (RL-3)
<i>West</i>	Poinciana Place	PBC High Residential 12 (HR 12)	PBC Residential (RS)

III. Annexation/Zoning History:

The 4.99 acre site was granted approval for annexation into the City (*ANX-04-03*) via *Ordinance 2004-13*, a change in the future land use designation from Palm Beach County Low Residential 3 (LR-3) to City Residential-Medium Density (RS-MD) (*CPA-04-03*) via *Ordinance 2004-14*, a rezoning from Palm Beach County Agricultural Residential (AR) to City Residential Medium-2 (RM-2) (*ZC-04-02*) via *Ordinance 2004-15* and site plan approval for the construction of twenty-five (25) detached single-family residences (*SP-04-01*), to be located west of Chickasaw Circle,

north of the L-11 Canal at 6645 Chickasaw Road, were **approved** by the City Council on October 4, 2004. The project was never platted and the development order expired October 4, 2006.

IV. Applicable City Code Provisions:

Sec. 16-196 through 16-202 pertaining to site and development plan.

Sec. 16-331 through 16-342 pertaining to the Residential Medium-2 (RM-2) zoning district

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 plan documents depict the following:

1. A total land area of 217,364 square feet (+/-4.99 acres).
2. Twenty-five (25), Single-Family Homes. Each unit has a two-car garage and sits on an individual platted lot with a 2-car driveway.
3. A 40-foot-wide private road right-of-way with sidewalks and buildings located on each side of the roadway.
4. A total of 100 parking spaces, 50 in garages and 50 in driveways with, each house meeting parking requirements individually.
5. One ingress/egress point at the south property line off Chickasaw Road.
6. Landscape buffers and easements around the entire perimeter of the project as well as landscaping on each individual lot.
7. Landscaping Plan and Conceptual Engineering Plan.
8. Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Site	217,495	4.993	100%
Site Impervious Area	67,518	1.55	31%
Site Pervious Area [including landscape & open area]	149,997	3.44	69%
Total	217,495	4.993	100%

VI. Staff Analysis:

Background:

The applicant is proposing the construction of 25 single-family dwellings on this 4.993± acre site. A Homeowners Association will maintain all the landscape buffers and stormwater tracts of the project and the private roadway. The applicant has provided architectural elevations for three different models, along with architectural details such as bands on the front elevation and shingle roofs. Ingress and egress to the site will be provided from Chickasaw Road.

On April 30, 2021, Land Development Staff reviewed this petition and recommended approval subject to the conditions of approval contained within this staff report.

Land Development Staff Comments:

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

Standards And Staff Findings:

1. Minimum Lot Requirements: Lot areas averaging 5,700 square feet **meet** the minimum area of 5,000 square feet. Width of 50' **meets** the minimum width of 50'.
2. Maximum Lot Coverage: Individual building lot coverages **will not exceed** the maximum of 35%.

3. Minimum Yard Requirements: Building setbacks for yard requirements of 25' front, 15' rear, 7.5' side interior and 15' side corner **will be met**.
4. Height Restrictions: The building heights **will not exceed** the maximum height of 35'.
5. Off-Street Parking & Loading: The 100 parking spaces **meet** the minimum code requirement of 75 spaces (based on 3 spaces per each 3 or more bedroom unit X 25 units).
6. Landscaping: The landscaping plan **complies** with the landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs.
8. Utilities: The proposed water, sanitary, sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project traffic **meets** traffic concurrency. Water and sewer service and capacities are available to serve the site.
10. Comprehensive Plan: The proposed development net density of 5.7 du/acre (based on 4.993 gross – 0.61 private road pavement = 4.383 net acres) **is consistent** with the Residential Medium Density (RS-MD) future land use category, which provides for a maximum density of 7 dwelling units per net acre.

11. Color Scheme: The colors of the buildings **shall be** in accordance with the site and development plans submitted.

VII. Staff Recommendation:

Approval of SP-21-01 with the following conditions.

1. The most stringent requirements of Exhibit “A” Land Development Staff Report and Recommendation dated February 17, 2022 and Exhibit “B” Site and Development Plan, stamp-dated October 1, 2021, as hereafter defined shall apply. (Planning)
2. Any unused existing easements and rights-of-way on the subject property shall be abandoned prior to platting. (Engineering)
3. The site plan shall be revised as necessary to reflect all conditions of approval and resubmitted prior to the approval of the plat. (Planning)
4. The project shall be subject to the City's required parks and recreation and governmental services land dedication in accordance with section 26-51 of the Subdivision Regulations. The requirements are 2 acres per 1,000 population for governmental services and 5 acres per 1,000 population for parks and recreation. Based upon 25 single-family units x 3 persons per unit = $75 / 1,000 = .075 \times (5 + 2) = .525$ acres. In lieu of land dedication, the developer shall be required to pay a fee equal to the combined value of the required land dedication to be determined in accordance with Sections 12-83 and 12-93 of the City's subdivision regulations. The fee shall be paid prior to approval of the plat. (Engineering)
5. Permits from the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County Land Development, and the City of Greenacres, as required, for the storm water management system must be obtained prior to approval of the plat. (Engineering)
6. Permits from the Health Department for the water and sewer system must be obtained prior to approval of the plat. (Engineering)
7. The site must be platted prior to the issuance of building permits. (Engineering and Building)
8. Complete drainage calculations addressing water quality and quantity in accord with the requirements of the SFWMD must be submitted for review along with complete paving

and drainage, and water and sewer construction plans prior to the issuance of building permits. (Engineering and Building.

9. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the City prior to the issuance of building permits. (Building and Public Works)
10. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Engineering and Planning)
11. All existing invasive non-native plants shall be removed from the property. It shall be the responsibility of the Homeowners Association to maintain the site free from invasive plants. (Planning and Building)
12. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity in accord with the tree credits in Table 16-1271 of the City of Greenacres Code. (Planning)
13. Fences shall not be allowed in any front yards. (Planning)
14. 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. (Building and Planning)
15. The applicant shall provide the city with color palette options for the development prior to issuance of the first building permit. Diversity in architectural elevations and exterior color schemes shall be achieved by compliance with the following (Planning):
 - a. No identical homes shall be placed next to one another (i.e. same elevation with same exterior color scheme).
 - b. No more than three (3) homes with the same elevation shall be placed next to each other; and,
 - c. No more than three (3) homes with the same exterior color scheme may be placed next to each other.
 - d. A monitoring report with updated information shall be submitted by the developer with each building permit application to ensure compliance with this condition. This obligation shall be included in the Homeowners Association's documentation.
16. The site must be platted prior to the issuance of building permits except for a clearing

permit. 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)

17. Certificates of Occupancy shall not be issued until all conditions of approval have been complied with. (Building)
18. The developer shall enter into a Traffic Control Jurisdiction Agreement with City of Greenacres to provide for the enforcement of parking and traffic regulations within the development. This agreement must be approved by the City prior to the issuance of more than 20 Certificates of Occupancy (80% of project total). (Building and PBSO)
19. Documentation establishing a Homeowners Association governing aspects of the project such as uniformity of exterior colors, coordinated roof replacement, access to the private road right-of-way and parking, uniformity in fencing and accessory structures such as screen enclosures, and prohibitions against habitable space additions shall be provided to the City in a form acceptable to the City Attorney prior to approval of the plat. (Engineering and City Attorney)
20. The Homeowners Association documents shall clearly establish the responsibility of the Association to maintain all common areas including drainage and the perimeter landscape easements on the north, south, east and west perimeters of the property. The Association documents shall be approved by the City Attorney prior to approval of the plat. (Engineering and City Attorney)
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)

PLANNING COMMISSION RECOMMENDATION – February 24, 2022

The Planning Commission on a motion made by Commissioner Edmundson and seconded by Commissioner Hayes, voting five (5) to zero (0), ***recommended approval*** of Site Plan ***SP-21-01*** (*Sunset Springs*), as presented by staff.

CITY COUNCIL ACTION – March 21, 2022
