



ITEM SUMMARY

MEETING DATE: April 7, 2025

FROM: Denise Malone, AICP, Director Development and Neighborhood Services

SUBJECT: **Resolution 2025-11, SP-23-03**

Garden Square Townhouse Development Site & Development Plans

BACKGROUND

Jeanne Ducharme of Cotleur & Hearing, agent for the owners, MF Associates Greenacres, LLC, is requesting approval for Site and Development Plans to construct forty-four (44) two-story townhouse residential units. The site is located approximately 1,384 feet west of Jog Road on the north side of Chickasaw Road at 6645 Chickasaw Road.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 4-0 at their meeting on March 13, 2025.

ANALYSIS

The applicant is requesting approval for the Site and Development Plans to construct a Townhouse Development consisting of forty-four (44) two-story townhouse units on a 4.99-acre site. The development will feature townhouses designed with four (4) buildings typologies consisting of five-units and six (6) building typologies consisting of four-units, two-story building configuration, each unit consisting of four (4) bedrooms and two (2) bathrooms and one (1) powder room for a total of ten (10) building groupings. A Homeowners Association will maintain the common areas of the project to include the private amenity, which is a 3,403 square foot tot lot playground area.

The site will have one (1) ingress and egress point onto Chickasaw Road for vehicular access with pedestrian access by sidewalk connections on both sides of the ingress and egress points; the applicant has provided concrete crosswalks within the development. The parking for the development consists of a total of 174 parking spaces. Parking for the townhouses includes three (3) to four (4) parking spaces located at each unit, comprising one (1) and two (2) garage parking space(s) and two (2) driveway parking spaces per unit.

The proposal has satisfied the City Code requirements for approval of the Site and Development Plans and Staff's findings of fact are indicated in the staff report with twenty-nine (29) conditions of approval. Specifically, the proposed project meets yard setback requirements, and the buildings do not exceed the allowable height. The applicant has obtained all outside agency concurrency requirements, including the Traffic Performance Standards from Palm Beach County, which has a build-out date of December 31, 2027.

FINANCIAL INFORMATION

Prior to the issuance of any Building Permits, the applicant will be required to pay all applicable impact fees including amounts due under the City's Arts in Public Places (AIPP) Program.

LEGAL

Resolution 2025-11 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SP-23-03 through the adoption of Resolution 2025-11.