



ITEM SUMMARY

MEETING DATE: November 18, 2024

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

SUBJECT: **Plat Approval for Blossom Trail (SP-20-03)**
Resolution 2024-65
Blossom Trail

BACKGROUND

The Blossom Trail (aka Nash Trail) project was approved on January 3, 2022, through Resolutions 2021-30 and 2021-31 and is to be located on the west side of Haverhill Road, north of Nash Trail, south of the Lake Worth Drainage District L-15 Canal, and east of 52nd Drive South. The project will consist of seventy-six (76) Single-Family homes with a Zero-Lot Line design and 154 townhouse units, all within a Planned Unit Development (PUD) on a 33.06-acre site. The plat was submitted pursuant to the requirements of the City Code and is consistent with the approved Site and Development Plans.

ANALYSIS

The plat was reviewed by the City's Consulting Engineer. The review indicates that the attached plat accurately reflects the approved Site and Development Plans and complies with the City's Subdivisions and Land Development Regulations and Chapter 177, Florida Statutes.

FINANCIAL INFORMATION

Prior to the issuance of any Building Permits, the developer is required to pay the Parks and Recreation fee of \$928,058.92 and the Government Services fee of \$447,095.81, either as a one-time lump sum payment or as a portion per unit prior to the issuance of each building permit, in accordance with the respective Parks and Recreation and Government Services sections contained in Article IV of the Subdivisions and Land Development Regulations.

LEGAL

The plat has been reviewed in accordance with the requirements of Chapter 12 of the City Code and Chapter 177, Florida Statutes. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of the plat through Resolution 2024-65 for Blossom Trail.