



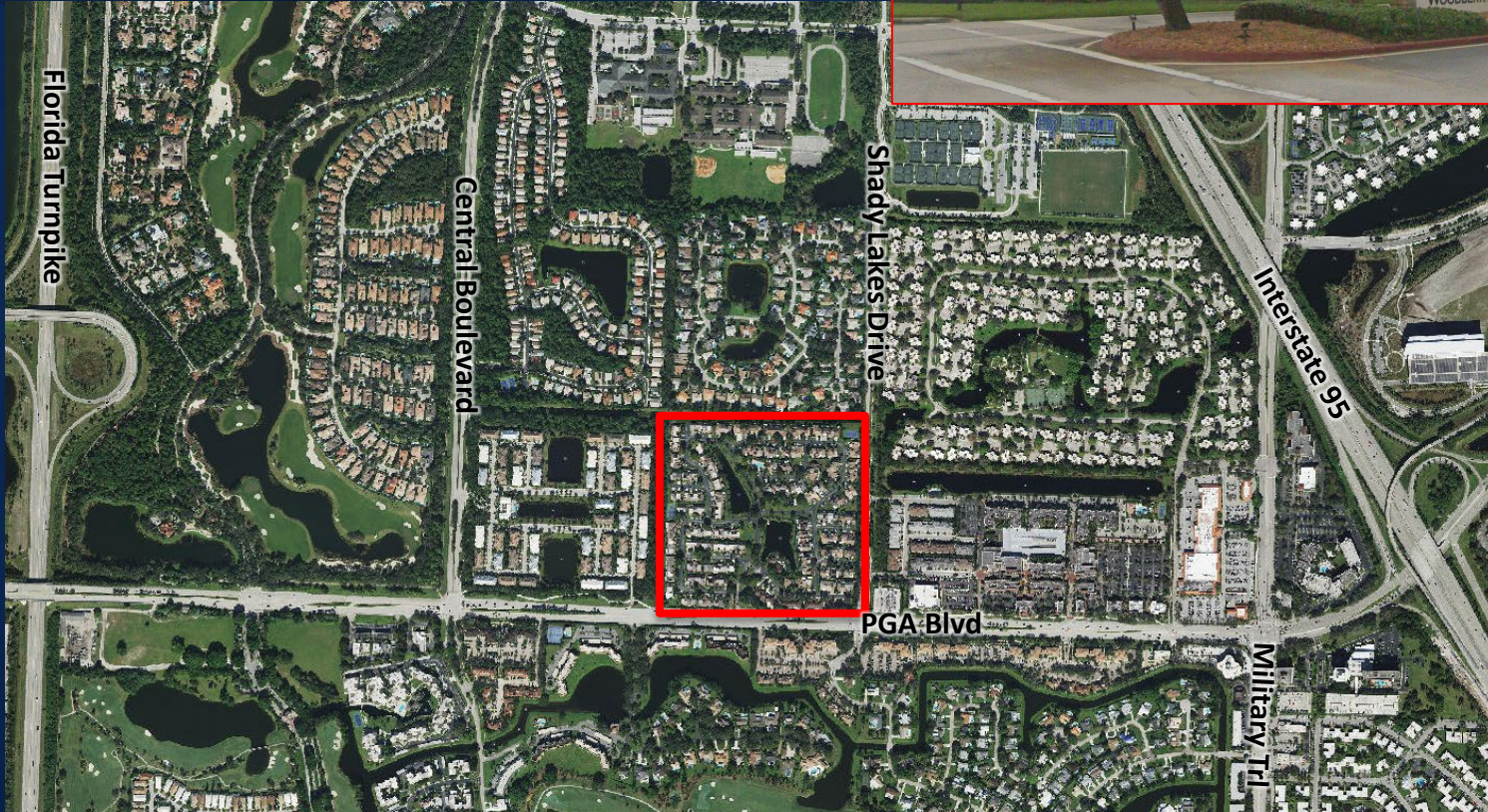
PALM BEACH
Gardens

Gardens of Woodberry

Ordinance 14, 2024
Resolution 58, 2024

City Council
December 5, 2024

Location



Location

Gardens of Woodberry is an existing townhome community:

- 240 units in 66 buildings
- 37.29 acres total
- Density is less than 7 du/ac
- Each building varies between 2 to 6 units
- Various lot sizes
- Multiple architectural themes/floorplans



Background

- In 1978, the neighborhood (formerly known as Cinnamon and Woodberry Lakes) was originally approved by Palm Beach County.
- In 1988, Gardens of Woodberry was annexed into the City and assigned a Residential Medium (RM) zoning designation based on the density of the built development (less than 7 dwelling units per acre).
- In 1998, a 10-foot-wide buffer easement was created along all properties adjacent to PGA Boulevard that included a wall and landscaping.

Request

This is a City-initiated request to rezone Gardens of Woodberry to a Planned Unit Development (PUD) Overlay with underlying Residential Medium (RM) to establish property development regulations based on the existing conditions.

Request – Why?

The City's Code does not directly address the development of townhome lots.

Why is this relevant to an existing community?

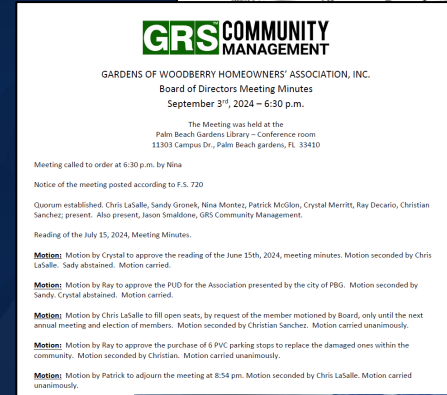
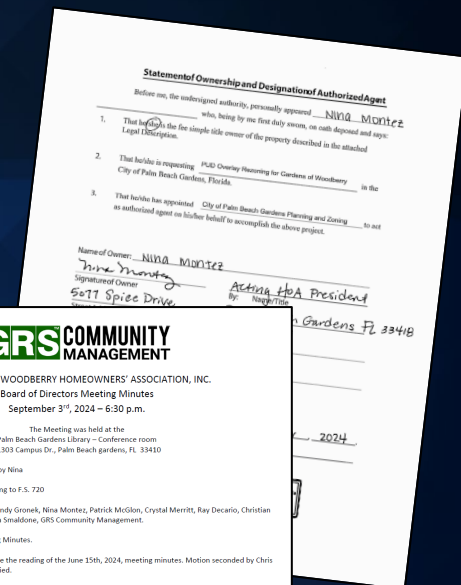
- The neighborhood does not adhere to the Code regulations for residential development.
- Permits cannot legally be issued for any structures (screen enclosures, covered patios, pergolas, etc.).
- If a townhome is destroyed due to a natural disaster or otherwise, they cannot be rebuilt as existing.

What is the purpose of the PUD Overlay?

- Existing nonconformities can be memorialized.
- Future improvements can be built to the same standards as those already existing in the community.

Coordination and Outreach

- Staff conducted on-site visits to gather information about the existing community conditions and held several meetings at City Hall to coordinate with various HOA members.
- The HOA provided meeting minutes as evidence of resident outreach and authorization to the City to process the PUD Overlay Rezoning.



Proposed Setbacks

The setbacks for the townhomes (principal structures), accessory structures, and fences were determined based on the conditions observed throughout the community.

Exhibit:	Setback:	Principal Structure:	Accessory Structure:	Fence:
	Front	23.5 ft	same as principal structure	
	Side: Attached	0 ft	0 ft	0 ft
A	Side	7.5 ft	3 ft	0 ft
B	Side: Street-Facing	15 ft	same as principal structure	3 ft
C	Side: Common Area	0 ft	0 ft	0 ft
D	Side: Perimeter	20 ft	10 ft	0 ft
E	Rear	10 ft	5 ft	3 ft
F	Rear: Common Area	10 ft	0 ft	0 ft
G	Rear: Perimeter	20 ft	3 ft	0 ft / 4 ft (PGA Blvd)

Proposed Setbacks

The setbacks were determined based on the commonality of the lots, such as their adjacency to:

- another private residential lot
- the street
- common property
- the perimeter of the community



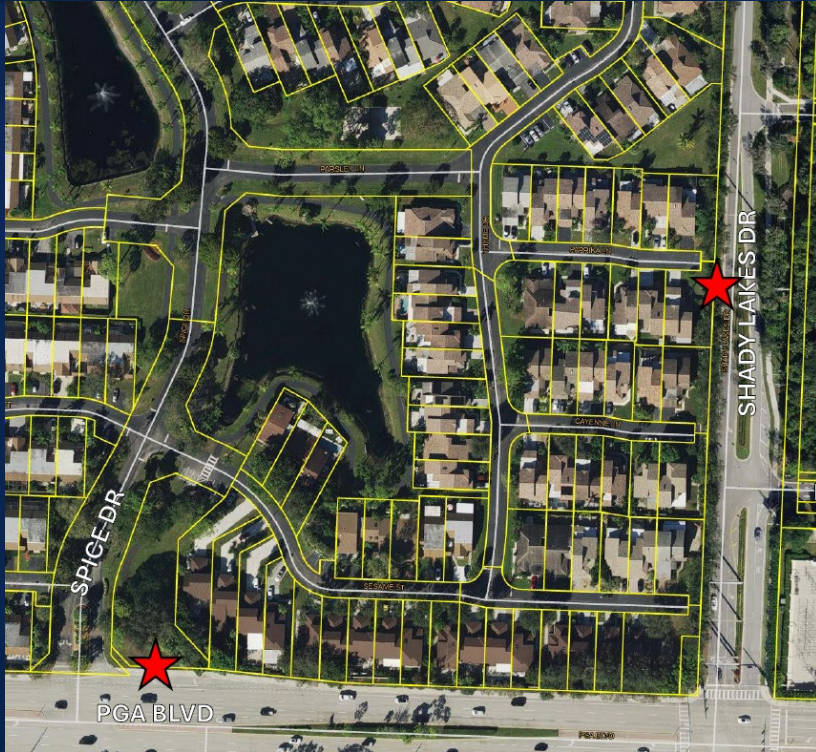
Consistency with the City's Code

The existing Residential Medium (RM) density of the development is being maintained with this PUD Overlay.

PUD Overlays are common for residential, non-residential, and mixed-use projects throughout the City, including all developments surrounding the Gardens of Woodberry.

Additionally, the proposed property development regulations are similar to other approved townhome communities within the City.

Public Notice



CITY OF PALM BEACH GARDENS CITY COUNCIL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the City Council of the City of Palm Beach Gardens, Florida, will conduct a Public Hearing and Second and Final Reading on December 5, 2024, at 6:00 p.m., or as soon thereafter as can be heard and continuing from time to time and place to place as necessary, in the Municipal Complex Building located at 10500 North Military Trail, Palm Beach Gardens, Florida, regarding:

ORDINANCE 14, 2024*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REZONING CERTAIN REAL PROPERTY, SUCH PROPERTY BEING COMPRISED OF 37.28 ACRES IN SIZE, MORE OR LESS, KNOWN AS GARDENS OF WOODBERRY, LOCATED NORTHWEST OF THE INTERSECTION OF PGA BOULEVARD AND SHADY LAKES DRIVE; PROVIDING THAT THESE PARCELS OF REAL PROPERTY, WHICH ARE MORE PARTICULARLY DESCRIBED HEREIN, SHALL BE REZONED FROM RESIDENTIAL MEDIUM (RM) TO A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH AN UNDERLYING ZONING DESIGNATION OF RESIDENTIAL MEDIUM (RM); PROVIDING THAT THE ZONING MAP OF THE CITY OF PALM BEACH GARDENS BE AMENDED ACCORDINGLY; PROVIDING A CONFLICTS CLAUSE; A SUSTAINABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Second and Final Reading)

RESOLUTION 58, 2024*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING PROPERTY DEVELOPMENT REGULATIONS FOR THE GARDENS OF WOODBERRY PLANNED UNIT DEVELOPMENT (PUD) BASED ON EXISTING CONDITIONS, THE SUBJECT SITE BEING GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF PGA BOULEVARD AND SHADY LAKES DRIVE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

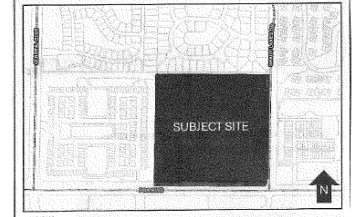
*QUASI-JUDICIAL

All members of the public are invited to attend and participate in this public hearing. All documents pertaining to this Ordinance and Resolution may be inspected by the public in the City Clerk's office (561-799-4122) located at the Municipal Complex Building during regular business hours, Monday through Friday, 8:00 a.m. – 5:00 p.m., except for holidays.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested party wishes to appeal any decision made by the City Council with respect to any matter considered at this public hearing, such interested parties will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations in order to participate in this proceeding are entitled to the provision of certain assistance at no cost. Please call the City Clerk's Office at 561-799-4122 no later than five (5) days prior to the hearing if this assistance is required. For hearing impaired assistance, please call the Florida Relay Service Numbers: 800-955-8771 (TDD) or 800-955-8770 (VOICE).

Patricia Snider, CMC, City Clerk
Publication Date: Monday, November 25, 2024



Recommendation

On October 8, 2024, the Planning, Zoning, and Appeals Board (PZAB) recommended approval with a vote of 7 to 0.

On November 7, 2024, the City Council approved Ordinance 14, 2024 on first reading with a vote of 4 to 0.

Staff recommends approval of Ordinance 14, 2024 and Resolution 58, 2024 as presented on second reading.