

CITY OF GREENACRES

Council Agenda Memo
2016.01TL03.013

TO: Mayor and City Council

FROM: Thomas J. Lanahan, Acting City Manager

SUBJECT: **Ordinance 2016-01, CPA-15-07**
Future Land Use Amendment for Family Dollar
City Council Agenda Item for 01-19-16

DATE: January 11, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: CPA-15-07

Background:

Thomas Engineering Group, as agent for G.P. and Louise C. Suggs, the owners of one parcel of land totaling approximately 0.746 acres, is requesting a small-scale future land use amendment. The parcel is located at 609 Jackson Avenue. Currently, the parcel has a Residential-Medium Density (RS-MD) future land use designation, is zoned Residential Medium - 1 (RM-1), and is developed with a single family residence. Requests for an abandonment (AB-15-01), zoning change (ZC-15-07), and site and development plan (SP-15-05) are also under review by the City.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Local Planning Agency recommending approval by a vote of 6-0 at their meeting on January 6, 2016.

Analysis:

Staff has determined that the proposed Mixed Use (MU) designation is compatible with the adjacent designations and uses to the north, south, east, and west of the site; and as such, they will not be adversely impacted by the proposed future land use amendment. The proposed change also supports redevelopment and infill in the Original Section of the City in conjunction with the new MXD-OS zoning district.

In addition, the amendment meets Level of Service (LOS) standards for concurrency and is consistent with the provisions of the Comprehensive Plan and Chapter 163, Florida Statutes. Overall, the proposed Mixed Use (MU) future land use category is compatible

with adjacent land uses, meets concurrency requirements, and is consistent with the City's Comprehensive Plan, the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan and Chapter 163, Florida Statutes.

Financial:

N/A.

Legal:

Ordinance 2016-01 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of CPA-15-07 through the adoption of Ordinance 2016-01.

Thomas J. Lanahan
Acting City Manager

Attachments:

1. Staff Report
2. Ordinance 2016-01
3. Future Land Use Map
4. Aerial Location Map