

CITY OF GREENACRES

Council Agenda Memo
2016.01TL3.029

TO: Mayor and City Council

FROM: Thomas J. Lanahan, Acting City Manager

SUBJECT: **Ordinance 2016-03, ANX-15-02**
Annexation of Lake Worth Road / South Jog Road
City Council Agenda Item for 02-01-16

DATE: January 25, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: ANX-15-02

Background:

The City of Greenacres Planning and Engineering Department has initiated the annexation of approximately 7.27 acres located on the southwest and northwest corner of Jog Road and Lake Worth Road at 6530, 6535, 6548, 6566, 6584, 6602, and 6620 Lake Worth Road and 3810 South Jog Road. Currently the subject area has a Palm Beach County future land use designation of Commercial High with an underlying 8 units per acre (CH/8), a County zoning designation of PBC General Commercial (CG), and is a mixture of developed Retail, Restaurant, Auto Repair, Bank, Gas Station, and Office uses. Requests for comprehensive plan amendment (CPA-15-06) and zoning change (ZC-15-06) are also being processed concurrently with this application.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 5-0 at their meeting on January 20, 2016.

Analysis:

The subject area is contiguous to the City's municipal boundaries to the west and north and is within the City's identified future annexation area. The City has received written consent for annexation from owners of more than 50% of the parcels and of more than 50% of the land area of the proposal. Thus, in accordance with Chapter 171.0413(5) and (6) of the Florida Statutes, annexation is appropriate at this time. Annexation will reduce the size on an existing pocket and improve service delivery efficiency. Furthermore, as demonstrated in the Urban Services Report, the City will be able to

serve the subject area and it will not place an undue burden on the City. After reviewing this petition, staff has determined that the annexation is consistent with all of the provisions of Chapter 171, Florida Statutes, as well as the City's Comprehensive Plan and Zoning Code governing annexations.

The Property Data List (Exhibit "1") contains the address, owner name, legal description, existing future land use designation, existing zoning designation, apparent existing use, and taxable value of each parcel. The list also contains a calculation of the property tax increase due to annexation based on deletion of the PBC Fire Rescue FY 2016 MSTU millage of 3.4581 and addition of the City's total FY 2016 millage of 6.0854 (a net increase in millage of 2.6273).

Financial:

N/A.

Legal:

Ordinance 2016-03 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ANX-15-02 through the adoption of Ordinance 2016-03.

Thomas J. Lanahan
Acting City Manager

Attachments:

1. Staff Report
2. Ordinance 2016-03
3. Aerial Location Map
4. Parcel Map
5. Urban Services Report
6. Property Data List (Exhibit "1")