

CITY OF GREENACRES

Interoffice Memorandum
2016.06TL3.014

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Thomas J. Lanahan, Assistant City Manager/ Planning and Engineering Director

SUBJECT: **SP-15-02B**
Site Plan Amendment for Greenacres Nissan
City Council Agenda Item for 6-20-16

DATE: June 13, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: SP-15-02(B)

Background:

Urban Design Kilday Studios, as agent for the owner TT of Jennings, Inc., is requesting an amendment to the site and development plan for a Motor Vehicle Dealership. The Special Exception (SE-15-02) and Site Plan (SP-15-02) were originally approved by the City Council on September 3, 2015. Since that time, the developer has started clearing the site and has been working to obtain development permits. An amendment [SP-15-02(A)] was previously approved to add 3,861 square feet of mezzanine parts storage.

Analysis:

The proposed amendment will modify Condition #33 of the original approval of SP-15-02 which prohibited the issuance of the building permit until the pole serving 130 Martin Avenue was relocated off of the Nissan site. The new condition will establish a "No Work Zone" around the pole to minimize the risk of service disruptions and allow time for FPL to undertake the installation of the multiple poles necessary to complete this relocation. This would allow building construction to proceed in the meantime.

Overall, staff finds that the proposed modifications are in compliance with the City of Greenacres Zoning Code, the parameters of the originally approved Special Exception and Site and Development Plan (SE-15-02 and SP-15-02, respectively), and the City Council's intent in placing the original condition.

Legal:

The site and development plan amendment has been reviewed in accordance with applicable City Code requirements.

Financial:

N/A.

Staff Recommendation:

Approval of SP-15-02(B) subject to staff conditions as contained in the staff report dated June 13, 2016.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

- 1) Staff Report
- 2) Exhibit "1" No Work Zone map
- 3) Exhibit "2" FPL drawings
- 4) Exhibit "3" 130 Martin Avenue homeowner concurrence