

CITY OF GREENACRES

Council Agenda Memo
2016.07TL3.026

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

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

SUBJECT: **Ordinance 2016-19, CPA-16-02**
Future Land Use Amendment for Soma Medical Center
City Council Agenda Item for 08-01-16

DATE: July 25, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: CPA-16-02

Background:

Fernando Prieto, AIA of Team Architecture, as agent for Soma Lake Worth Investor, LLC, the owner of one parcel of land totaling approximately 0.895 acres, is requesting a small-scale future land use amendment. The parcel is located in unincorporated Palm Beach County on the north side of Lake Worth Road approximately 1,400 feet east of S. Jog Road at 6239 Lake Worth Road. Currently, the parcel has a Palm Beach County future land use designation of Commercial High with an underlying 5 units per acre (CH/5) a County zoning designation of Commercial General (CG) and is vacant. It is the former site of Checkers restaurant. Requests for a voluntary annexation (ANX-16-01), a zoning change (ZC-16-01) and a site and development plan (SP-16-01) 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 5-0 at their meeting on July 20, 2016.

Analysis:

Staff has determined that the proposed Commercial (CM) future land use designation is compatible with the Commercial (CM) designation to the east and south, the Medium Residential (MR-5) designation to the north, and with the Palm Beach County Commercial High/5 (CH/5) designation to the west. The Advisory Future Land use for the site is

Commercial, as it is for the adjacent property to the north, and the proposed designation matches this recommendation.

In addition, the applicant meets the level of service (LOS) standards for concurrency and the proposal is consistent with the provisions of the Comprehensive Plan and with Chapter 163, Florida Statutes.

Overall, the proposed Commercial (CM) 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 2016-19 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of CPA-16-02 through the adoption of Ordinance 2016-19.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-19
3. Future Land Use Map
4. Aerial Location Map