

CITY OF GREENACRES

Council Agenda Memo
2016.07TL3.027

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

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

SUBJECT: **Ordinance 2016-20, ZC-16-01**
Zoning Change 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: ZC-16-01

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 zoning change. 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), comprehensive plan amendment (CPA-16-02), 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 Planning Commission recommending approval by a vote of 5-0 at their meeting on July 20, 2016.

Analysis:

The proposed rezoning from Palm Beach County Commercial General (CG) to City Commercial General (CG) is consistent with the site's proposed Commercial (CM) future land use designation. In addition, the proposed CG zoning designation is compatible with the surrounding existing and future land uses in the area by continuing the pattern established along this commercial corridor. The proposal also meets all concurrency

requirements and is consistent with the City's Comprehensive Plan and Zoning Code including the 10 zoning change criteria.

Financial:

N/A.

Legal:

Ordinance 2016-20 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ZC-16-01 through the adoption of Ordinance 2016-20.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-20
3. Conceptual Site Plan
4. Zoning Map