

CITY OF GREENACRES

Council Agenda Memo
2016.08TL3.008

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

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

SUBJECT: **Ordinance 2016-18, ANX-16-01**
Voluntary Annexation of Soma Medical Center
City Council Agenda Item for 08-15-16

DATE: August 8, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: ANX-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, has submitted a voluntary annexation request. 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 comprehensive plan amendment (CPA-16-02), 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 Planning Commission recommending approval by a vote of 5-0 at their meeting on July 20, 2016. The City Council approved this petition on first reading August 1, 2016 by a unanimous vote of 5-0.

Analysis:

The subject property is contiguous to the City's municipal boundaries to the south and east, is within the City's identified future annexation area, and annexation will reduce the size of an existing pocket. The Palm Beach County Planning Division had no objection to

this proposal. Annexation of this property will not create an excess burden on the City. After reviewing this petition, staff has determined that the voluntary 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.

Financial:

N/A.

Legal:

Ordinance 2016-18 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ANX-16-01 through the adoption of Ordinance 2016-18.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-18
3. Aerial Location Map
4. Survey