

CITY OF GREENACRES

Council Agenda Memo
2016.07TL3.011

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

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

SUBJECT: **SP-16-01**
Site Plan for 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: SP-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 site and development plan approval for a medical office building. 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 voluntary annexation (ANX-16-01), comprehensive plan amendment (CPA-16-02), and a zoning change (ZC-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 petition is for site and development plan approval to construct a one-story 5,438 square foot medical office building. The building is oriented perpendicular to Lake Worth Road. The medical office building parking consists of 28 parking spaces including two (2) handicap spaces, and two (2) ingress and egress points from Scott Road (a private road), which connects to Lake Worth Road. A pedestrian connection to the Lake Worth Road sidewalk will also be provided. The existing six (6) foot high masonry wall along

the north and east property lines will be enhanced with landscaping, as well as the rest of the perimeter, to meet buffer requirements. The building will feature architectural treatment on all elevations, a clearly defined entrance, and is placed on the site in response to its unique shape.

Financial:

N/A.

Legal:

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

Staff Recommendation:

Approval of SP-16-01, subject to the conditions of approval listed in the staff report.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Site and Development Plans
3. Aerial Location Map