

CITY OF GREENACRES

Council Agenda Memo
2016.08TL3.012

TO: Mayor and City Council

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

SUBJECT: **Ordinance 2016-22, ANX-16-02**
Annexation of Lake Worth Road / South Military Trail
City Council Agenda Item for 08-15-16

DATE: August 8, 2016

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

Background:

The City of Greenacres Planning and Engineering Department has initiated the annexation of 5 parcels totaling approximately 10.773 acres located on the southwest corner of Lake Worth Road and South Military Trail at 4558 and 4562 Lake Worth Road and 4065, 4101 and 4215 South Military Trail. Currently the subject area has a Palm Beach County future land use designation of Urban Infill (UI), a County zoning designation of Urban Infill (UI), and is a mixture of developed Retail, Commercial, Restaurant and Offices. Requests for a plan amendment (CPA-16-04) and zoning change (ZC-16-02) for 4 of the 5 parcels are also being processed concurrently with this application.

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 August 3, 2016.

Analysis:

The subject area is contiguous to the City's municipal boundaries to the west and north and is within the City's identified future annexation area. The City has received written consent for annexation from owners of more than 50% of the parcels and of more than 50% of the land area of the proposal. Thus, in accordance with Chapter 171.0413(5) and (6) of the Florida Statutes, annexation is appropriate at this time. Annexation will reduce the size on an existing pocket and improve service delivery efficiency. Furthermore, as demonstrated in the Urban Services Report, the City will be able to

serve the subject area and it will not place an undue burden on the City. After reviewing this petition, staff has determined that the 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.

The Property Data List (Exhibit "1") contains the address, owner name, legal description, existing future land use designation, existing zoning designation, apparent existing use, and taxable value of each parcel. The list also contains a calculation of the property tax increase due to annexation based on deletion of the PBC Fire Rescue FY 2016 MSTU millage of 3.4581 and addition of the City's total FY 2016 millage of 6.0854 (a net increase in millage of 2.6273).

Financial:

The City will be provided with property tax revenue from the annexed area.

Legal:

Ordinance 2016-22 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ANX-16-02 through the adoption of Ordinance 2016-22.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-22
3. Aerial Location Map
4. Urban Services Report
5. Property Data List (Exhibit "1")