

# CITY OF GREENACRES

Council Agenda Memo  
2016.08TL3.013

TO: Mayor and City Council

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

SUBJECT: **Ordinance 2016-23, CPA-16-04**  
Future Land Use Amendment for Lake Worth Road and 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: CPA-16-04

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## **Background:**

The City of Greenacres Planning and Engineering Department is requesting a small-scale future land use amendment from Palm Beach County Urban Infill (UI) to City Commercial (CM) for four parcels of land totaling approximately 7.493 acres, located on the southwest corner of Lake Worth and South Military Trail at 4558 and 4562 Lake Worth Road and 4065 and 4101 South Military Trail. City initiated annexation (ANX-16-02) and zoning change (ZC-16-02) requests are being processed concurrently with this application.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Local Planning Agency recommending approval by a vote of 6-0 at their meeting on August 3, 2016.

## **Analysis:**

This small-scale future land use amendment is required as a result of annexation of the parcels. Staff has determined that the proposed Commercial (CM) designation is a suitable replacement for the existing County designation based on the Advisory Future Land Use Map (Map FLU 9 in the Comprehensive Plan), adjacent future land use designations, the busy commercial nature of the intersection of Lake Worth Road and South Military Trail, and the City's desired development pattern.

Overall, the proposed Commercial (CM) future land use designation 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 2016-23 was prepared in accordance with all applicable State statutes and City Code requirements.

**Staff Recommendation:**

*Approval* of CPA-16-04 through the adoption of Ordinance 2016-23.

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Thomas J. Lanahan  
Assistant City Manager  
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-23
3. Aerial Location Map
4. Future Land Use Map