

CITY OF GREENACRES

Council Agenda Memo
2016.08TL3.014

TO: Mayor and City Council

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

SUBJECT: **Ordinance 2016-24, ZC-16-02**
Zoning Change 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: ZC-16-02

Background:

The City of Greenacres Planning and Engineering Department is requesting a zoning change from Palm Beach County Urban Infill (UI) to City Commercial Intensive (CI) 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 land use change (CPA-16-04) requests are 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 6-0 at their meeting on August 3, 2016.

Analysis:

This zoning change is required as a result of annexation of the parcels. Staff has determined that the proposed Commercial Intensive (CI) designation is a suitable replacement for the existing County designation based on the existing uses on site, the proposed Commercial future land use designation, adjacent zoning designations, and the busy commercial nature of the intersection of Lake Worth and South Military Trail. 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 in the Code.

Financial:

N/A.

Legal:

Ordinance 2016-24 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ZC-16-02 through the adoption of Ordinance 2016-24.

Thomas J. Lanahan
Assistant City Manager
Planning and Engineering Director

Attachments:

1. Staff Report
2. Ordinance 2016-24
3. Aerial Location Map
4. Zoning Map