



ITEM SUMMARY

MEETING DATE: February 5, 2024

FROM: Denise Malone, AICP, Development and Neighborhood Services Director

SUBJECT: **Ordinance 2023-18, ANX-23-01**
6297 Lake Worth Road

BACKGROUND

This application is for the voluntary annexation of a county owned property as provided for in a previously approved annexation interlocal adopted by Palm Beach County. On December 20, 2022, Palm Beach County Board of County Commissioners adopted Resolution 2022-1532, which provided for the enclave annexation of the seven (7) outparcels of Lake Worth Plaza West via Interlocal Agreement. The Interlocal Agreement included consent to voluntarily annex an adjacent 0.0143-acre County-owned utility parcel developed with a lift station and located at 6297 Lake Worth Road. Voluntary annexation of this utility site is the final parcel within an enclave that will incorporate an area completely surrounded by the City of Greenacres, which will allow for better service provision within the area.

ANALYSIS

The approximately 0.014-acre site is located in unincorporated Palm Beach County within the identified Future Annexation Area of the City and is part of existing Palm Beach County pocket adjacent to the city. The site contains one (1) parcel having a Palm Beach County zoning designation of Commercial General (PBC CG). The site is contiguous to the City's boundary to the north, east and south. Consequently, the proposed annexation will remove the existing unincorporated pocket. The site is developed with a Palm Beach County lift station to serve the adjacent area and will require little to no service demand. Palm Beach County owns the property and maintains the site and the infrastructure.

The voluntary annexation meets all the guidelines specified in the City's Comprehensive Plan and Chapter 171 of the Florida Statutes for the annexation of property. It is a logical extension of the City's boundaries in a location identified as part of the City's future annexation area and will eliminate an existing enclave area.

The City Planning and Zoning Board of Appeals recommended approval by a vote of five (5) to zero (0) at their meeting on January 11, 2024.

FINANCIAL INFORMATION

N/A.

LEGAL

Ordinance 2023-18 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed by the City Attorney.

STAFF RECOMMENDATION

Approval of ANX-23-01 through the adoption of Ordinance 2023-18.