



ITEM SUMMARY

MEETING DATE: September 14, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2022-02, ANX-20-03**
Lake Worth Plaza West Annexation

BACKGROUND

The 20.1183-acre site proposed for annexation contains one (1) parcel with a 46,967 square foot retail shopping center. The site is contiguous to the City's boundary on the north, east and south perimeters. City Future Land Use and Zoning designations will be applied to the properties after annexation. The subject site is currently in unincorporated Palm Beach County. The development was built in 1979 and includes restaurants, retail, personal services, and food supermarkets. The site is located at 4180 Jog Road.

ANALYSIS

The approximately 20.1183-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 reduce the size of the existing unincorporated pocket.

The applicant is proposing a voluntary annexation as provided for in Section 171.044, Florida Statutes. The subject site is included within the area of an Interlocal Service Boundary Agreement (ISBA) that is being approved concurrently. Through the ISBA, the City will have access to additional tools and statutory provisions for annexation such as annexation that creates pockets or temporary new enclaves, and these are expected to facilitate the expansion of the City towards the ultimate annexation boundary. The voluntary annexation will create an enclave of the outparcels that are located within the plazas master site that mostly have access only through the entrance to the plaza. An enclave will also be created of the two parcels located across Lake Worth Road on the north of the subject site. The outparcels and parcels across the street will be annexed through an Enclave Interlocal Agreement with Palm Beach County.

The Planning and Zoning Board of Appeals reviewed this staff-initiated text amendment on July 14, 2022, and recommended approval by a vote of 5-0. The City Council approved this petition on first reading July 18, 2022 by a vote of 4-0.

FINANCIAL INFORMATION

An Urban Services report was completed by the City and sent to Palm Beach County to address the City's responsibility of providing services to the parcel based on the City's adopted Level of Services in the Comprehensive Plan. The report determined that an increase in personnel would not be required to serve the parcel.

In accordance with the ISBA, the City will be required to pay the Palm Beach County Fire Rescue MSTU rate against the Property Appraisers taxable value for a limited time and upon expiration of that Agreement, the City Fire Rescue Department would provide full services.

LEGAL

Ordinance 2022-02 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed by the City Attorney.

The application has been advertised in accordance with State Statutes and all required notification has been met.

STAFF RECOMMENDATION

Approval of ANX-20-03 through the adoption of Ordinance 2022-02.