



ITEM SUMMARY

MEETING DATE: March 20, 2023

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Ordinance 2023-04, CPA-22-03**
Lake Worth Plaza West Outparcels/Shell Station

BACKGROUND

The subject sites were annexed into the City of Greenacres (City) on December 20, 2022, through Resolution 2022-60 and an Interlocal Service Boundary Agreement. The six (6) parcels are located at 4148 S Jog Road, 4080 S Jog Road, 4020 S Jog Road, 6492 Lake Worth Road, 6350 Lake Worth Road, and 6323 Lake Worth Road. There are no known changes to the existing uses.

The City is processing a Zoning Map Amendment concurrently with this petition.

The Development Review Committee has reviewed this proposal and recommended approval. This was followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on February 16, 2023. The City Council approved this petition as presented by staff on first reading March 6, 2023, by a unanimous vote of 4-0.

ANALYSIS

This small-scale future land use amendment is needed in order to replace the existing Palm Beach County Commercial High (PBC CH) future land use designation with an appropriate City designation as a result of an annexation and the elimination of an enclave. The Advisory Future Land Use Map Annexation Area (Map FLU 9) recommends Commercial (CM) for the subject parcel. This is the same as the proposed designation.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-04 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-22-03 through the adoption of Ordinance 2023-04.