



## ITEM SUMMARY

**MEETING DATE:** March 20, 2023

**FROM:** Caryn Gardner-Young, Zoning Administrator

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

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### BACKGROUND

The subject sites were annexed into the City of Greenacres on December 20, 2022, through Resolution 2022-60 as well as part of an Interlocal Service Boundary Agreement with Palm Beach County. 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 Comprehensive Plan Map Amendment concurrently with this petition.

The Development Review Committee 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.

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### ANALYSIS

This is a City of Greenacres ("City") initiated zoning change request for six parcels of land totaling approximately 7.9636 acres from Palm Beach County Commercial General (CG) zoning district to the City Commercial Intensive (CI) zoning district as a result of a recent annexation and to eliminate an enclave. Five of the sites are located at the southeast corner of Lake Worth Road and Jog Road and the sixth site is located on the north side of Lake Worth Road located at 6323 Lake Worth Road.

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### FINANCIAL INFORMATION

N/A

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### LEGAL

Ordinance 2023-03 was prepared in accordance with all applicable State Statutes and City Code requirements.

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### STAFF RECOMMENDATION

*Approval* of ZC-22-03 through the adoption of Ordinance 2023-03.