



## ITEM SUMMARY

**MEETING DATE:** January 9, 2023  
**FROM:** Caryn Gardner-Young, Zoning Administrator  
**SUBJECT:** **Ordinance 2022-40, ZC-22-02**  
Lake Worth Plaza West

### BACKGROUND

The subject site was annexed into the City of Greenacres on July 18, 2022, through Resolution 2022- 60 as an Interlocal Service Boundary Agreement. The site is comprised of one (1) parcel of land, that was developed as a 46,967 square foot shopping center plaza. The development was built in 1979 and includes restaurants, retail, personal services, and food supermarkets. There are no plans to change the existing shopping center.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 4-0 at their meeting on December 8, 2022. The City Council approved this petition as presented by staff on first reading December 19, 2022, by a unanimous vote of 4-0.

### ANALYSIS

A City of Greenacres ("City") initiated zoning change request for one parcel of land totaling approximately 20.1183 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. The proposed CI zoning designation is consistent with the proposed Commercial future land use designation. Since the existing uses are not proposed to change, the most similar City zoning designation to PBC CG is City CI. The site is located at southeast corner of Lake Worth Road and Jog Road.

### FINANCIAL INFORMATION

N/A

### LEGAL

Ordinance 2022-40 was prepared in accordance with all applicable State Statutes and City Code requirements.

### STAFF RECOMMENDATION

*Approval of ZC-22-02 through the adoption of Ordinance 2022-40.*