



ITEM SUMMARY

MEETING DATE: January 9, 2023
FROM: Caryn Gardner-Young, Zoning Administrator
SUBJECT: **Ordinance 2022-39, CPA-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 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

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. 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 2022-39 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-22-02 through the adoption of Ordinance 2022-39.