

PALM BEACH COUNTY

STATUS REPORT SR 89-47  
(For Zoning Petition 89-47)

Staff Recommendation

Staff recommends the approval of a time extension until December 31 1992 This recommendation is based on the following

- 1 The project meets the Countywide Traffic Performance Standard
- 2 The property owner has documented expenditures related to this project
- 3 Condition number 9 prohibits the issuance of building permits after December 31 1992

Development Approval Being Reviewed. Zoning Petition 89-47 was approved by the adoption of Resolutions R-89-1641 and 89-1642 on September 12 1989 The resolutions rezoned the property to RM-Medium Family Residential Zoning District and granted a Special Exception to allow a Planned Residential Development (PRD) The zoning action is now being reviewed pursuant to Unified Land Development Code Section 5.8 "Compliance with Time Limitations " as development has not commenced

Property Description. The subject property is approximately 37.5 acres in size and is on the east side of Military Trail approximately 0.2 of a mile North of 67th Place South and is bounded on the East by South Guava Lane and the South by Lake Worth Drainage District Lateral Canal No. 17

Property Owner(s). Bill R. Winchester and Ernest Klatt

Required Action. Unified Land Development Code Section 5.8 requires that the Board of County Commissioners take one or more of the following actions: grant a time extension of up to twelve months; rezone the property and/or revoke the Special Exception; impose entitlement density/intensity; add or modify conditions of approval; permit the property owner to file a petition to add or modify conditions of approval.

REVIEW FACTORS

Consistency with Land Use Plan

The Land Use Plan category for the subject property is High Residential 8. The current approval RM-Multiple Family Residential Zoning District (Medium Density) with a Special Exception to allow a Planned Residential Development for 300 dwelling units is not consistent with the Comprehensive Plan. The maximum dwelling units per acre permitted is six. This allows a maximum of 225 dwelling units for this parcel of land. Eight dwelling units per acre is only allowed in those planned zoning districts which allow a density bonus.

Performance Standards

The current approval meets the Countywide Traffic Performance Standard.

Supplemental Information

Condition number 6 which required the conveyance of right-of-way for a turn lane. This has been done.

Condition number 7 which required the conveyance of right-of-way to

Condition number 9 prohibits the issuance of building permits after December 31 1992 based on the Countywide Traffic Performance Standard

The property owner received a one year administrative time extension based on documented expenditures a utility crossing of Military Trail (\$20 000 00) and payments for permits to the Palm Beach County Health Department ERM Palm Beach County Water Utilities and Palm Beach County Engineering

November 1992