

PALM BEACH COUNTY

STATUS REPORT SR 89-69
(For Zoning Petition 89-69)

Staff Recommendation

Staff recommends the approval of a twelve month time extension from October 3 1992 to October 3 1993. This recommendation is based on the following:

- 1 The approval is consistent with the Comprehensive Plan
- 2 The project meets the Countywide Traffic Performance Standard
- 3 The property owner has conveyed the required right-of-way

Development Approval Being Reviewed. Zoning Petition 89-69 was approved by the adoption of Resolutions R-90-585 and R-90-586 on April 3 1990. The resolutions rezoned the property to CS-Specialized Commercial Zoning District and granted a Special Exception to permit a Planned Office Business Park. 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 5.1 acres in size and is on the southwest corner of the intersection of Lantana Road (SR #812) and Lawrence Road.

Property Owner(s). J. and Grace Roma

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 Commercial High with an underlying designation of High Residential 8. The current approval CS-Specialized Commercial Zoning District and Special Exception for a Planned Office Business Park is consistent with the Comprehensive Plan.

Performance Standards

The current approval meets the Countywide Traffic Performance Standard.

Supplemental Information

Condition number 9 required the conveyance of right-of-way for Lantana Road and Lawrence Road. This has been done.

November 1992