

PALM BEACH COUNTY

STATUS REPORT SR 89-77  
(For Zoning Petition 89-77)

Staff Recommendation

Staff recommends the approval of a twelve month time extension to record a plat from October 19 1992 to October 19 1993 and the amendment of condition number 5 of Resolution R-90-537 as follows

Condition number 5 which currently states

The facility shall be limited to a maximum of 258 residents including live-in staff

Is hereby amended to state

The facility shall be limited to a maximum of 235 residents including live-in staff

This recommendation is based on the following

- 1 With the amendment of condition number 7 the approval will be consistent with the Comprehensive Plan and Land Development Code
- 2 The project meets the Countywide Traffic Performance Standard

Development Approval Being Reviewed. Zoning Petition 89-77 was approved by the adoption of Resolutions R-90-534 and R-90-535 on March 27 1990. The resolutions rezoned the property to RM-Multiple Family Residential Zoning District and granted a Special Exception to permit a Planned Unit Development (PUD) consisting exclusively of a Congregate Living Facility (Type 3). The zoning action is now being reviewed pursuant to Unified Land Development Code Section 5.8 "Compliance with Time Limitations" for failure to meet platting requirements.

Property Description. The subject property is approximately 12.31 acres in size and is on the north side of Summit Boulevard approximately .02 of a mile East of Military Trail (S.R. #809).

Property Owner(s). Glenn W. Dempsey Trustee

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 with an underlying designation of High Residential 8. The Land Development Code permits a maximum of 19.1 residents per acre for a PUD/CLF in the HR-8 category. Therefore the maximum number of residents allowed on this 12.31 acre parcel is 235. The current approval for 258 residents is not consistent with the Comprehensive Plan or Land Development Code. The appropriate zoning district for this Plan category is RS-Single Family Residential.

Performance Standards

The current approval meets the Countywide Traffic Performance Standard

Supplemental Information

There were no time certain conditions of approval

An administrative time extension expired on October 19 1992

November 1992