

PALM BEACH COUNTY

STATUS REPORT CR 91-44
(For Zoning Petition 91-44)

Staff Recommendation

Staff recommends the approval of a twelve month time extension from September 14 1992 to September 14 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 Engineering Department does not object to the approval of a time extension

Development Approval and Condition(s) Being Reviewed. Zoning Petition 91-44 was approved by the adoption of Resolution R-92-349 on March 10 1992 The resolution approved a Special Exception to allow bulk storage of gas and oil in an IG-General Industrial Zoning District The zoning action is now being reviewed pursuant to Unified Land Development Code Section 5 8 Compliance with Time Limitations because Condition Number E2 has not been fulfilled This condition states

Prior to May 14 1992 or prior to the issuance of the first Building Permit whichever shall first occur the property owner shall convey to Palm Beach County Roadway Production Division by road right-of-way warranty deed for Fairgrounds Road 80 feet north of the existing south right-of-way line for Fairgrounds Road free of all encumbrances and encroachments Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments Right-of-way conveyances shall also include Safe Sight Corners where appropriate at intersections as determined by the County Engineer

Property Description. The subject property is approximately 1.96 acres in size and is on the north side of Fairgrounds Road North approximately .05 of a mile east of State Road 7

Property Owner(s). Wright and Lopez of Florida Inc

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 revoke the Special Exception and possibly rezone the property impose entitlement density/intensity add or modify conditions of approval permit the property owner(s) to initiate a petition to modify or add conditions or direct staff to cite the property owner for Code violation

REVIEW FACTORS

Consistency with Land Use Plan

The Land Use Plan category for the subject property is Industrial The current approval is consistent with the Comprehensive Plan

Performance Standards

The current approval meets the Countywide Traffic Performance Standard The project will generate approximately 66 additional trips per day

Supplemental

The Engineering Department does not object to the approval of a

twelve month time extension

The BCC previously approved a four month time extension from May 14 1992 to September 14 1992

November 1992