

PALM BEACH COUNTY

STATUS REPORT SR 82-71
(For Zoning Petition 82-71)

Staff Recommendation

Staff recommends the approval of a twelve month time extension from September 28 1992 to September 28 1993 for the recording of the next plat. This recommendation is based on the following

- 1 The approval is consistent with the Comprehensive Plan
- 2 There are no unfulfilled time certain conditions of approval

Development Approval Being Reviewed. Zoning Petition 82-71 was approved by the adoption of Resolutions R-83-60 and 83-60A on January 18 1983. The resolutions rezoned the property to RS-Residential Single Family Zoning District and granted a Special Exception to allow a Planned Unit Development (PUD). 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 91.6 acres in size and is on the west side of Lawrence Road being bounded on the South by L W D D Lateral Canal No. 20 and being bounded on the North by L W D D Lateral Canal No. 19.

Property Owner(s). FNB Properties 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; 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 Medium Residential 5. The current approval for 420 dwelling units is consistent with the Comprehensive Plan.

Performance Standards

The current approval probably does not meet the Countywide Traffic Performance Standard because N W 22nd Avenue (Congress Avenue to Lawrence Road) does not meet Alternate Test #1.

Supplemental Information

Two plats have been recorded for the Manor Forest PUD the last on September 28 1990.

There are no unfulfilled time certain conditions of approval.