

STATUS REPORT SR 84-187.2
(For Zoning Petition 84-187)

Staff Recommendation

Staff recommends the approval of a ten month time extension from October 19 1992 to August 19 1993 for commencement of development and from August 19 1992 to August 19 1993 for compliance with condition number 11 of Resolution R-85-333. This recommendation is based on the following:

- 1 The approval is consistent with the Comprehensive Plan
- 2 The approval meets the Countywide Traffic Performance Standard
- 3 The property owner has complied with one condition of approval the conveyance of right-of-way to the Lake Worth Drainage District
- 4 The Engineering Department does not object to the recommendation of a time extension for compliance with condition number 11

Development Approval Being Reviewed. Zoning Petition 84-187 was approved by the adoption of Resolutions R-85-332 and R-85-333 on February 19 1985. The resolutions rezoned the property to CG-General Commercial Zoning District and granted a Special Exception for a Planned Commercial Development (PCD). 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 3.4 acres in size and is on the south side of Okeechobee Boulevard approximately 0.1 of a mile east of Skees Road.

Property Owner(s). Paul Inger and John Rosatti

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 Industrial. The current approval is consistent with the Comprehensive Plan.

Performance Standards

The current approval meets the Countywide Traffic Performance Standard.

Supplemental Information

Condition number 11 of Resolution R-85-333 required the payment of \$70,926.00 to the Roadway Improvement Program by August 19 1986. This payment has not been made. This petition was approved prior to the establishment of the condition monitoring program and the condition has not yet been subject to the payment of interest for late payment. If the Board of County Commissioners approves a time extension for compliance with condition number 11 at time of payment interest will be

Condition number 13 of Resolution R-85-333 required the conveyance of right-of-way to the Lake Worth Drainage District by April 19 1985 This has been done

November 1992