

PALM BEACH COUNTY

STATUS REPORT SR 89-110
(For Zoning Petition 89-110)

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 current approval is consistent with the Comprehensive Plan
- 2 The project meets the Countywide Traffic Performance Standard
- 3 The required right-of-way for Hypoluxo Road has been conveyed

Development Approval Being Reviewed. Zoning Petition 89-110 was approved by the adoption of Resolutions R-90-581 and R-90-582 on April 3 1990 The resolutions rezoned the property to CG-General Commercial Zoning District and granted a Special Exception to permit an auto service station 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 0.9 of an acre in size and is on the north side of Hypoluxo Road approximately .07 of a mile west of Military Trail (S R #809)

Property Owner(s). Ament 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 CH-Commercial High with an underlying designation of Medium Residential-5 The current approval CG-General Commercial Zoning District and Special Exception to permit an auto service station is consistent with the Comprehensive Plan Service stations are not required to locate at major intersections in the Commercial High land use category

Performance Standards

The current approval meets the Countywide Traffic Performance Standard

Supplemental Information

Condition number 17 required the conveyance of right-of-way for Hypoluxo Road This has been done

A six month administrative time extension expired on October 3 1992