

~~CONFIDENTIAL~~  
(For Zoning Petition 89-21)

Staff Recommendation

Staff recommends the approval of a twelve month time extension from August 1 1992 to August 1 1993 This recommendation is based on the following

- 1 The approval is consistent with the Comprehensive Plan
- 2 After road improvements scheduled for FY 1992-93 are made the project will comply with the Countywide Traffic Performance Standard

Development Approval Being Reviewed. Zoning Petition 89-21 was approved by the adoption of Resolutions R-89-1442 and R-89-1443 on August 1 1989 The resolutions rezoned the property to a CG-General Commercial Zoning District and granted a Special Exception to permit 1) a Planned Commercial Development (PCD) including an 2) office warehouse combination 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 4.81 acres in size and is on the south side of Delray West Road (S R #806) approximately 0.3 of a mile East of Carter Road

Property Owner(s). William R Tinnerman

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 High with an underlying designation of High Residential 8 The current approval is consistent with the Comprehensive Plan

Performance Standards

The current approval cannot meet the Countywide Traffic Performance Standard unless development is phased to the following road construction currently scheduled for FY 1992-93 in the County 5-Year Road Program West Atlantic Avenue (Jog Road to Military Trail) and Jog/Carter Road (Linton Boulevard to West Atlantic Avenue)

Supplemental Information

When the project was approved in 1989 there was a condition of approval that permitted no building permits to be issued until construction commenced on West Atlantic Avenue (Military Trail to Carter/Jog Road) The condition was amended in November 1990 to limit development to 26,040 square feet of office/warehouse space until construction is commenced on West Atlantic Avenue (Military Trail to Carter/Jog Road)

There were no time certain conditions of approval

The property owner has told staff that he is trying to lease space in the proposed project but that the economy and planned road construction in the area are making this difficult

November 1992