

STATUS REPORT SR 89-44  
(For Zoning Petition 89-44)

Staff Recommendation

Staff recommends the approval of a twelve month time extension from September 12 1992 to September 12 1993. This recommendation is based on the following:

1. The approval is consistent with the Comprehensive Plan.
2. The project can meet the Countywide Traffic Performance Standard.

Development Approval Being Reviewed. Zoning Petition 89-44 was approved by the adoption of Resolutions R-89-1622 and 89-1623 on September 12 1989. The resolutions rezoned the property to CS-Specialized Commercial Zoning District and granted a Special Exception to permit a Planned Office Business Park. 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 1.8 acres in size and is on the north side of Glades Road (S R #808) approximately 0.1 of a mile west of Lyons Road.

Property Owner(s). John J. Tully

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 Medium Residential 5. The current approval (CS-Specialized Commercial zoning district and Special Exception for an office/warehouse) is consistent with the Comprehensive Plan.

Performance Standards

The current approval meets the Countywide Traffic Performance Standard by qualifying for a portion of five percent additional traffic available to new development on an overcapacity road segment (Glades Road from Boca Rio Road to Lyons Road).

Supplemental Information

There were no time certain conditions of approval.

A twelve month administrative time extension expired on September 12 1992.

November 1992