

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-25081 - APPLICANT: TERRITORY INC. - OWNER:
CENTENNIAL CENTRE, L.L.C.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-10128) will expire on January 18, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-10128) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-10128) for a proposed liquor establishment (tavern) adjacent to the west side of Centennial Center Boulevard, approximately 800 feet southeast of Tropical Parkway.

It is noted that there are two related extensions of time (EOT-25080 and EOT-25082) that will be hear concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a large area that included the subject property. The Planning Commission and staff recommended approval.
01/14/99	The Planning Commission approved the Centennial Center Tentative Map (TM0066-98) of a large area that included the subject property. The staff recommended approval.
02/08/99	The City Council approved a Site Development Plan Review [Z-0076-98(1)] for a proposed 1,217,000 square-foot retail commercial development with seven auto dealerships as part of a large area that included the subject property. The Planning Commission and staff recommended approval.
08/26/99	The Planning Commission approved the Centennial Center Unit-1 Final Map (FM0068-99) of a large area that included the subject property. The staff recommended approval.
12/05/01	The City Council approved a Special Use Permit (U-0138-01) for an Outdoor Sales Lot for a farmers market on the subject property. The Planning Commission and staff recommended approval.
01/18/06 *	The City Council approved items for a Special Use Permit (SUP-10129) for a proposed gaming (restricted) use, a Special Use Permit (SUP-10128) for a Pub, Bar, and Lounge (Tavern), and a Site Development Plan Review (SDR-10127) for a 10,000 square-foot building on the subject property. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.96

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial)	TC (Town Center)
North	Restaurant	GC-TC (General Commercial)	TC (Town Center)
South	Detention Basin	PF-TC (Public Facilities)	TC (Town Center)
East	US-95	US-95	US-95
West	Shopping Center	SC-TC (Service Commercial)	TC (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. While there has not been direct progress on the building that will house the proposed tavern, the building is part of a larger commercial subdivision. The commercial subdivision has seen significant progress and is nearly built out. An extension of time with a one year time limit will permit the applicant to begin construction on this portion of the development. Approval of this request is recommended with a one year time limit. Conditions of approval have been added.

FINDINGS

An extension of time with a one year time limit will permit the applicant to begin construction on this portion of the development. Approval of this request is recommended with a one year time limit. Conditions of approval have been added.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0