

RESOLUTION APPROVING ZONING PETITION DOA97-027(A)
DEVELOPMENT ORDER AMENDMENT
PETITION OF CONCORDE INVESTMENTS, INC.
BY ROBERT BASEHART, AGENT
(ECKERD DRUGS)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA97-027(A) was presented to the Board of County Commissioners at a public hearing conducted on January 28, 1999; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition DOA97-027(A), the petition of Concorde Investments, Inc., by Robert Basehart, agent, for a Development Order Amendment (DOA) to add land area (1.03 acres) and building square footage on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on January 28, 1999, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Masilotti moved for the approval of the Resolution.

The motion was seconded by Commissioner Roberts and, upon being put to a vote, the vote was as follows:

Maude Ford Lee, Chair	--	Aye
Warren Newell, Vice Chair	--	Aye
Karen T. Marcus	--	Absent
Carol A. Roberts	--	Aye
Mary McCarty	--	Aye
Burt Aaronson	--	Aye
Tony Masilotti	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on January 28, 1999.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

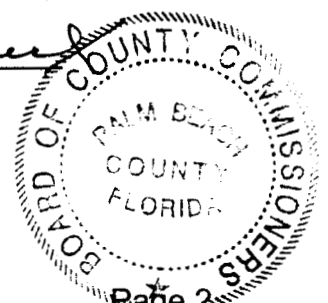


EXHIBIT A
LEGAL DESCRIPTION

ECKERD DRUGS (OVERALL PARCEL)
LAND DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, BLOCK 1, LOTS 1, 2, 55, 56, BLOCK 2 **AND** A PORTION OF MASSACHUSETTS DRIVE LYING SOUTH OF **FLORAL** ROAD AND NORTH OF HYPOLUXO ROAD, "FLORAL PARK" ACCORDING TO THE PLAT THEREOF **AS** RECORDED **IN** PLAT BOOK 23, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF **PALM BEACH COUNTY, FLORIDA.**

LESS

A PORTION OF *SAID* BLOCK 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST **10 FEET OF** BLOCK 1, AS **SHOWN** ON THE PLAT OF "FLORAL PARK" AS RECORDED **IN** PLAT BOOK 23, PAGE 129, PUBLIC RECORDS **OF** PALM BEACH COUNTY;

ALSO LESS

A TRIANGULAR SHAPED PARCEL OF LAND BOUNDED:

1. ON THE SOUTH BY THE **SOUTH** LINE OF **SAID** BLOCK 1;
2. ON THE WEST BY A LINE PARALLEL WITH **AND 10 FEET** EASTERLY FROM WHEN MEASURED AT RIGHT ANGLES TO **THE** WEST LINE OF *SAID* BLOCK 1;
3. ON **THE** NORTHEAST BY THE CHORD OF A TANGENT CURVE HAVING A **25 FOOT RADIUS AND** BEING TANGENT TO THE ABOVE DESCRIBED BOUNDS:

ALSO LESS

A TRIANGULAR SHAPED PARCEL OF LAND BOUNDED:

1. **ON** THE WEST BY A LINE PARALLEL WITH **AND 10 FEET** EASTERLY **FROM** WHEN MEASURED AT RIGHT ANGLE TO THE WEST LINE OF *SAID* BLOCK 1;
2. **ON** THE NORTH BY THE NORTH LINE OF **SAID** BLOCK 1;
3. **ON** **THE** SOUTHEAST BY THE CHORD OF A CURVE HAVING A **25 FOOT RADIUS** AND BEING TANGENT TO THE **ABOVE** DESCRIBED BOUNDS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 90,420 SQUARE FEET / 2.0676 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B
VICINITY SKETCH

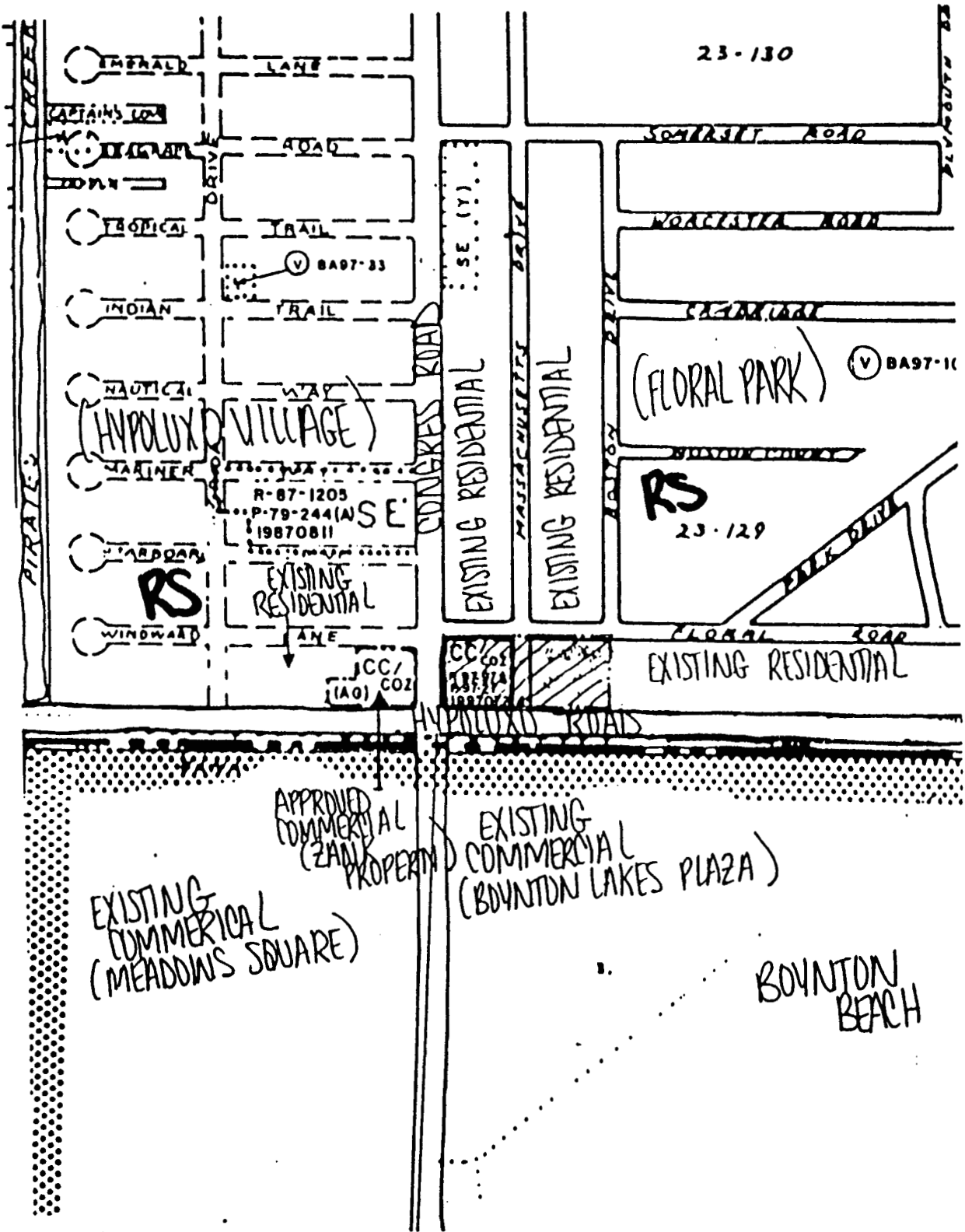


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in BOLD and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-97-973 (Petition 97-027) have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)
2. Condition A.1 of Resolution 97-973, Petition 97-027 which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated April **25, 1997**. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING)

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated November 6, 1998 and the architectural elevations (drawing dated September 22, 1998 and received by the Zoning Division dated October 13, 1998). All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING)

B. BUILDING AND SITE DESIGN

1. Similar architectural character and treatment shall be provided on all sides of the building including roof treatment. (BLDG PERMIT: BLDG - Zoning) (Previous Condition B.1 of Resolution 97-973, Petition 97-027).
2. Condition B.2 of Resolution 97-973, Petition 97-027 which currently states:

Total gross floor area shall be limited to a maximum of 9,000 square feet.
(DRC: ZONING)

Is hereby amended to read:

Total gross floor area shall be limited to a maximum of 12,200 square feet with the following breakdown:

- a. 11,200 square feet of retail use (ground level); and
- b. 1,000 square feet of storage/office use (mezzanine). (DRC: ZONING)

3. The maximum height of the building shall be one story and not exceed twenty five (25) feet measured from finished grade to highest point. (BLDG PERMIT: BLDG -Zoning) (Previous Condition B.3 of Resolution 97-973, Petition 97-027).
4. All air conditioning and mechanical equipment shall be roof mounted and screened from view on all sides in a manner consistent with the color, character and architectural style of the principle structure. (BLDG PERMIT: BLDG - Zoning) (Previous Condition B.4 of Resolution 97-973, Petition 97-027).
5. Similar architectural character and treatment of the Ekerds store located at the northeast corner of Lucerne Avenue and Federal Highway shall be provided on all sides of this building including roof treatment. (BLDG PERMIT: BLDG - Zoning)

C. DUMPSTER

1. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within twenty five (25) feet of the residential property line and shall be confined to the area designated on the site plan. (DRC / ONGOING: ZONING / CODE ENF) (Previous Condition C.1 of Resolution 97-973, Petition 97-027).

D. HEALTH

1. Condition F.1 of Resolution 97-973, Petition 97-027 which currently states:

Application and engineering plans to construct an onsite sewage treatment and disposal system (OSTDS) in accordance with Rule 10D-6 and Palm Beach County ECR-1 must be submitted to the Palm Beach County Health Department prior to final site plan review. (DRC: HEALTH)

Is hereby deleted. Reason: not applicable.
2. Application and engineering plans to construct a lift station and force main extension must be submitted to the Palm Beach County Health Department prior to final site plan review. (DRC: HEALTH)

E. ENGINEERING

1. Condition E.1 of Resolution 97-973, Petition 97-027 which currently states:

Prior to January 1, 1998 or prior to the issuance of the first Building Permit, whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for:
 - a) Congress Avenue, 64 feet from centerline and
 - b) Hypoluxo Road, an additional 12 feet of right-of-way:

This additional right of way shall be along the project's entire frontage, free of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate at intersections as determined by the County Engineer. (DATE/BLDG PERMIT: MONITORING-Eng)

Is hereby amended to read:

Prior to January 1, 2000 or prior to the issuance of the first Building Permit, whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for:

- a) Congress Avenue, **64** feet from centerline and
- b) Hypoluxo Road, an additional 12 feet of right-of-way:

This additional right of way shall be along the project's entire frontage, free of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate at intersections as determined by the County Engineer. (DATE/BLDG PERMIT: MONITORING-Eng)

2. Prior **to** the issuance of a building the property owner shall convey a roadway construction easement along the projects entire frontage **of** Hypoluxo Road and Congress Avenue to Palm Beach County. Construction within this easement shall conform to Palm Beach County Standards (BLDG PERMIT: MONITORING-Eng) (Previous Condition E.2 of Resolution 97-973, Petition 97-027).
3. The Developer shall plat the subject property in accordance with provisions of Article **8** of the Unified Land Development Code prior to the issuance **of** the first building permit. (BLDG PERMIT: MONITORING-Eng.) (Previous Condition E.3 of Resolution 97-973, Petition 97-027).
4. The Developer shall abandon the existing utility easement on the subject site prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING - Eng.) (Previous Condition E.4 of Resolution 97-973, Petition 97-027).
5. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
 - a) No Building Permits for the site shall be issued until construction has begun for the widening of Congress Avenue as a 6 lane facility from Miner Road to Hypoluxo Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - b) No Building Permits for the site shall be issued until the construction has begun for a right turn lane south approach on Lawrence Road at Hypoluxo Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

6. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROADWAYS

- A. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Hypoluxo Road right-of-way and shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng.)
- B. All required median landscaping, including an irrigation system if required, shall be installed at the property owner's expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy. (CO: MONITORING - Eng)
- C. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation, prior to issuance of a building permit to reflect this obligation. (BLDG.PERMIT: MONITORING - Eng.)

F. LANDSCAPING - STANDARD

- 1. **All trees required to be planted on site by this approval shall meet the following minimum standards at installation:**
 - a. **Tree height: fourteen (14) feet.**
 - b. **Trunk diameter: 3.5 inches measured 4.5 feet above grade.**
 - c. **Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.**
 - d. **Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)**(Previous Condition F.1 of Resolution 97-973, Petition 97-027).
- 2. **All palms required to be planted on site by this approval shall meet the following minimum standards at time of installation:**

- a. Palm heights: twelve **(12)** feet clear trunk;
 - b. Clustering: staggered heights twelve **(12)** to eighteen **(18)** feet; and
 - c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous Condition F.2 of Resolution 97-973, Petition 97-027).
3. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location. (CO: LANDSCAPE - Zoning)

G. LANDSCAPING ALONG THE WEST 115 FEET OF NORTH PROPERTY LINE (ABUTTING FLORAL ROAD)

1. Condition G.I of Resolution 97-973, Petition 97-027 which currently states:

Landscaping and buffering along the north and east property lines shall be upgraded to include:

- a. A minimum ten **(10)** foot wide landscape buffer strip; and
- b. A six **(6)** foot high opaque concrete wall on the inside edge of the required landscape buffer along the north and east sides, and connecting through the safe corner triangle/corner clip of the property. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (DRC / CO: ZONING / LANDSCAPE)

Is amended to read:

Landscaping and buffering along the above property line shall be upgraded to include:

- a. A minimum fifteen (15) foot wide landscape buffer strip;
- b. One (1) canopy tree planted every thirty (30) feet on center;
- c. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center; and
- d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of seventy two (72) inches. (DRC / CO: ZONING / LANDSCAPE)

H. LANDSCAPING ALONG THE EAST 225 FEET OF NORTH PROPERTY LINE (ABUTTING FLORAL ROAD)

1. Landscaping and buffering along the above property line shall be upgraded to include:

- a. A minimum fifteen (15) foot wide landscape buffer strip;
- b. A six (6) foot high opaque concrete wall shall be installed along the above property line. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (CO: LANDSCAPE)

2. The following landscaping requirements shall be installed on the exterior side of the required wall:

- a. One (1) canopy tree planted every thirty (30) feet on center;
 - b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and
 - c. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches. (CO: LANDSCAPE)
3. Along the interior side of the required wall, the property owner shall install the following:
- a. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)
4. The above planting may be exempted in the portion where the lift station is located. (CO: LANDSCAPE)

I. LANDSCAPING ALONG THE DETENTION AREA

1. Landscaping and buffering along the western limit of the detention area shall include:
- a. A minimum ten (10) foot wide landscape buffer strip; and
 - b. A six (6) foot high opaque concrete wall. This wall shall connect the wall as described in Condition H.1, this wall shall measure no less than 130 feet in length and as per site plan dated November 6, 1998. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development.
2. The following landscaping requirements shall be installed on the west side of the required wall:
- a. One (1) canopy tree planted every twenty (20) feet on center;
 - b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and
 - c. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of seventy-two (72) inches. The entire hedge shall measure no less than 190 feet in length and as per site plan dated November 6, 1998. (CO: LANDSCAPE)
3. Along the interior side of the required wall, the property owner shall install twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center, to be maintained at a minimum height of thirty-six (36) inches. This hedge shall measure the same length of the required wall. (CO: LANDSCAPE)

J. LANDSCAPING ALONG THE SOUTH AND THE WEST PROPERTY LINES (HYPOLUXO ROAD AND CONGRESS AVENUE FRONTAGES)

1. Landscaping and buffering along the above property lines shall include:

- a. A minimum twenty (20) foot wide landscape buffer strip;
- b. A minimum two to four foot high undulating berm with an average height of three (3) feet measured from top of curb;
- c. One (1) canopy tree for each thirty (30) linear feet of frontage with a maximum spacing of twenty-five (25) feet on center;
- d. One (1) palm for each twenty (20) linear feet of property line with a maximum spacing of sixty (60) feet on center between clusters. A group of three (3) palms shall not be substituted for a perimeter canopy tree; and
- e. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty six (36) inches. (CO: LANDSCAPE)

K. LANDSCAPING ALONG THE EAST PROPERTY LINE (ABUTTING RESIDENTIAL)

- 1. Landscaping and buffering along the above property line shall include:
 - a. A minimum five (5) foot wide landscape buffer strip;
 - b. One (1) canopy tree for each twenty (20) linear feet of frontage with a maximum spacing of twenty-five (25) feet on center;
 - c. Twenty four (24) inch high shrub or hedge material and shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of seventy two (72) inches. (CO: LANDSCAPE)

L. LANDSCAPING - INTERIOR

- 1. Condition H.I of Resolution 97-973, Petition 97-027 which currently states:

Foundation landscape planter strip shall be provided along the south and west facades of the building. The minimum width of the required planter shall be five (5) feet with a combined length shall be of no less than 40% of the total length of the applicable side of the building. All required landscape islands shall be planted with a minimum of one (1) tree or palm every 20 feet on center and appropriate ground cover. (DRC/CO: ZONING / LANDSCAPE)

Is hereby amended to read:

Foundation plantings or grade level planters shall be provided along the front and side facades of all structures to consist of the following:

- a. The minimum width of the required landscape areas shall be five (5) feet;
 - b. The length of the required landscaped areas shall be no less than 50% of the total length of each side of the structure; and,
 - c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. Trees are exempted under building canopy. (CO: / LANDSCAPE)
- 2. One landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (DRC: ZONING)

M. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG / CODE ENF -Zoning) (Previous Condition 1.1 of Resolution 97-973, Petition 97-027).
2. All outdoor light poles over six **(6)** feet in height shall be located a minimum of **thirty (30)** feet from any residential property line. (CO: BLDG - Zoning) (Previous Condition 12 of Resolution 97-973, Petition 97-027).
3. Condition **13** of Resolution 97-973, Petition 97-027 which currently states:

All outdoor lighting, except security lighting, shall be extinguished no later than **10:00 p.m.** daily. (ONGOING: CODE ENF)

Is hereby amended to read:

All outdoor lighting, except security lighting, shall be extinguished no later than **12:30 p.m.** daily. (ONGOING: CODE ENF)

Reason: [petitioner requested for extension of business hours].

N. SIGNS

1. Freestanding point of purchase signs on Congress Avenue and Hypoluxo Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - **ten (10)** feet;
 - b. Maximum sign face area per side - **60** square feet;
 - c. Maximum number of signs - **one (1)** each on Congress Avenue and Hypoluxo Road; and
 - d. Style - monument style only. (CO: BLDG) (Previous Condition J.1 of Resolution 97-973, Petition 97-027).
2. Wall signs shall be limited to the south and west facades of the building. (CO: BLDG) (Previous Condition J.2 of Resolution , Petition 97-027).

O. USE LIMITATIONS

1. Condition 1.1 of Resolution , Petition 97-027 which currently states:

The subject property shall be limited to the following:

- a. **9,000** square foot building of retail or financial institution use.(BLDG PERMIT/ONGOING:ZONING/BUILDING)

Is hereby amended to read:

The subject property shall be limited to the following:

- a. **12,200** square foot building of retail (drugstore) use.(BLDG PERMIT/ONGOING:ZONING/BUILDING)

2. Condition K.2 of Resolution 97-973, Petition 97-027 which currently states:

Hours of business operation (open to the public) shall be limited to 8:00 a.m. to 9:00 p.m. daily. (ONGOING: ZONING/CODE ENF)

Is hereby amended to read:

Hours of business operation (open to the public) shall be limited to 8:00 a.m. to 11:00 p.m. daily. The drive thru lane adjacent to the building may be open twenty four (24) hours daily and for the sale of pharmaceutical items only. (ONGOING: ZONING/CODE ENF)

Reason: [petitioner requested for extension of business hours].

3. Condition K.3 of Resolution 97-973, Petition 97-027 which currently states:

Prior to final site plan certification, the petitioner shall list the uses permitted in the CC district on the mylar submitted to Palm Beach County. (DRC: ZONING)

Is hereby deleted. [Not applicable].

P. PLANNING

1. The eastern 50' of the property (cross-hatched portion) shall be limited to landscaping and/or drainage. (ONGOING/PLANNING)

Q. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the conditions of approval for the **subject** property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; and/or
 - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or

- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of **PZ&B** or a majority vote of the Code Enforcement Board to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested **Use**, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section **5.8** of the ULDC, in response to any flagrant violation **and/or** continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder **may** be taken to the Palm Beach County Board of Adjustment or as **otherwise** provided in the Unified Land Development Code (ULDC), as **amended**. Appeals of any revocation of an Official Zoning Map **Amendment**, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision **shall** be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING) (Previous Condition L.1 of Resolution 97-973, Petition 97-027)