

RESOLUTION NO. R-2006- 0913

RESOLUTION APPROVING ZONING APPLICATION DOA2005-1727
(CONTROL NUMBER 1978-273)
DEVELOPMENT ORDER AMENDMENT
APPLICATION OF COMMERCE BANK
BY RUDEN, MCCLOSKEY, AGENT
(COMMERCE BANK AT PINE TRAIL SHOPPING CENTER)

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 2 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Application DOA2005-1727 was presented to the Board of County Commissioners at a public hearing conducted on May 25, 2006; 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 2.E (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 has considered the findings in the staff report and 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 2.K.3.b 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 Application DOA2005-1727, the petition of Commerce Bank, by Ruden, McClosky, agent, for a Development Order Amendment to redesignate land uses 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 May 25, 2006, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

Tony Masilotti, Chair	¥	Aye
Addie L. Greene, Vice Chairperson	¥	Aye
Karen T. Marcus	¥	Aye
Jeff Koons	¥	Aye
Warren H. Newell	¥	
Mary McCarty	¥	Aye
Burt Aaronson	¥	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on May 25, 2006.

Filed with the Clerk of the Board of County Commissioners on 25th day of May, 2006.

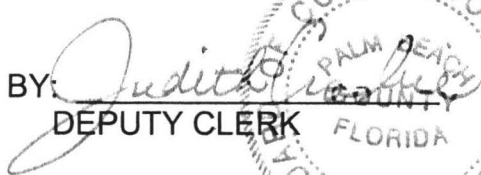
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON BOCK, CLERK &
COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK




EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land lying in the Northeast One-Quarter of the Northwest One-Quarter of Section 25, Township 43 South, Range 42 East, PALM BEACH County, Florida, and being more particularly described as follows:

COMMENCING at a found PALM BEACH County Concrete Monument marking the North One-Quarter of said Section 25; thence run South 00°43'36"West (the centerline of Military Trail is assumed to bear South 00°43'36"West and all other bearings are relative to said bearing.

Along the East line of the Northwest One-Quarter of said Section 25 and the centerline of Military Trail, a distance of 97.90 feet; thence North 89°16'24"West, a distance of 60.00 feet to the Westerly right-of-way line of said Military Trail; thence South 00°43'36"West, along said Westerly right-of-way line, a distance of 488.02 feet; thence South 89°52'06"West, departing from said Westerly right-of-way line, a distance of 158.90 feet; thence South 00°41'33"West, a distance of 150.00 feet; thence North 89°52'06"East, a distance of 158.81 feet to said Westerly right-of-way line of Military Trail; thence South 00°43'36"West, along said Westerly right-of-way line, a distance of 537.57 feet to the beginning of a curve, with a radius of 28.00 feet; thence Southerly and Westerly along the arc of said curve, having a central angle of 89°24'29", a distance of 43.69 feet; thence (the following three bearings and distances are along the Northerly right-of-way line of Elmhurst Road) North 89°51'55"West, along the tangent to the preceding curve, a distance of 263.08 feet; thence South 88°51'43"West, a distance of 90.04 feet; thence North 89°51'55"West, a distance of 568.61 feet to the East line of the West One-Half of the West One-Half of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 00°37'25"East, along said line, a distance of 89.48 feet to the South line of the North 129.48 feet of the South 258.96 feet of the West One-Half of the Southwest One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 89°51'55"West, along said South line, a distance of 336.52 feet to the West line of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 00°35'21"East, along said West line, a distance of 279.68 feet; thence South 89°59'55"East, a distance of 336.70 feet to the East line of the West One-Half of the West One-Half of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 00°37'25"East, along said line, a distance of 727.89 feet to the South line of the North 200.00 feet of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 89°52'06"East, along said South line, a distance of 132.01 feet to the East line of the West 132.00 feet of the East One-Half of the Northwest One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter of said Section 25; thence North 00°37'25"East, along said line, a distance of 130.01 feet to the South right-of-way line of Lake Worth Drainage District Canal L-1; according to the lands recorded in Official Record Book 1732, Page 612, of the Public Records of PALM BEACH County, Florida; thence North 89°52'06"East, along said right-of-way line, a distance of 626.63 feet to the West line of the East 253.00 feet of the Northwest One-Quarter of said Section 25; thence (the following three bearings and distances are along the Southerly right-of-way line of Okeechobee Boulevard) North 00°43'36"East, a distance of 8.00 feet; thence North 89°52'06"East, a distance of 158.02 feet; thence South 44°42'09"East, a distance of 49.12 feet to the POINT OF BEGINNING.

Containing 28,06496 Acres or 1,222,510 Square Feet, more or less.

EXHIBIT B
VICINITY SKETCH

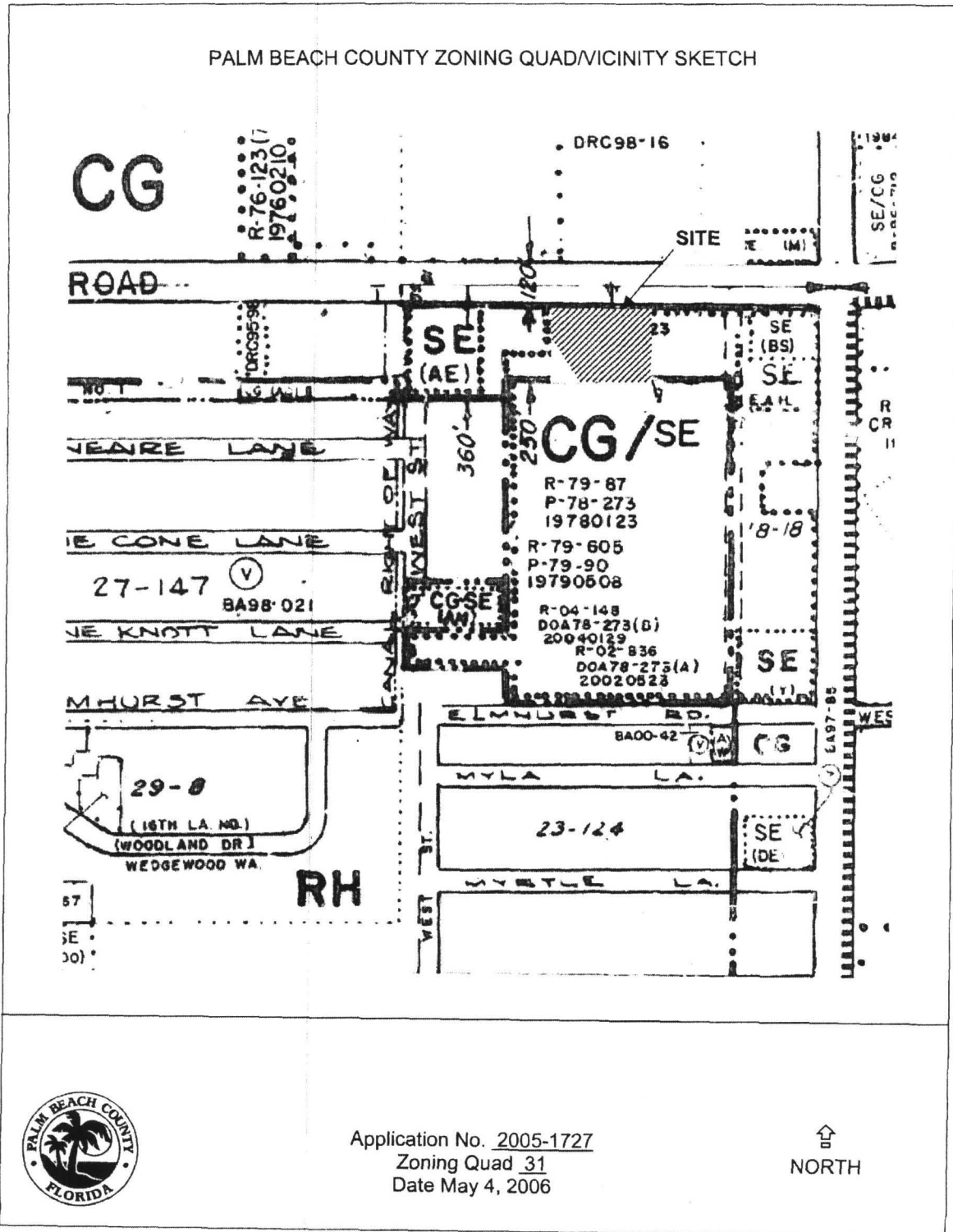


EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Condition A.1 of Resolution R-2004-148, Control No. 1978-273 which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-76-494 (Petition 76-48), R-89-608 (Petition 76-48(B)), R-91-1222 (Petition SR 76-48(B)), R-93-1024 (Petition 76-48C)), R-76-1029 (Petition 76-155), R 78-977(Petition 78-124), R-79-87 (Petition 78-273), R-79-605 (Petition 79-90), R 79-1764,R79-1765 (Petition 79-265) R-2002-0836, Petition DOA1978-273(A) 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.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-76-494 (Petition 76-48), R-89-608 (Petition 76-48(B)), R-91-1222 (Petition SR 76-48(B)), R-93-1024 (Petition 76-48C)), R-76-1029 (Petition 76-155), R 78-977(Petition 78-124), R-79-87 (Petition 78-273), R-79-605 (Petition 79-90), R 79-1764, R79-1765 (Petition 79-265) R-2002-0836, Petition DOA1978-273(A) and R-2004-148 Petition DOA1978-273B, have been consolidated as contained herein. The property owner/applicant shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. Condition A.2 of Resolution R-2004-148, Control No. 1978-273 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 November 10, 2003. 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.

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 March 2, 2006. 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-Zoning)

ENGINEERING

3. The Developer shall pave or astroturf the Triangular Waiting Station at the corner. Hedge and landscaping to be behind the property line of the twenty-five (25) foot diagonal safe corner at the intersecting right-of-way lines. (ONGOING: ENG-Eng) (Previous Condition 3 of Resolution R-76-494, Petition 76-48)

4. The Developer shall provide a wheelchair ramp in the curb when constructing the curb and sidewalk at the south-east corner of Military Trail and Okeechobee Boulevard. (Previous Condition 4 of Resolution R-76-494, Petition 76-48) [COMPLETED].

5. The Developer shall place Restrictive Covenant" on the property to insure auto facility will post signs and stripe the sidewalk on their entrance by September 1, or prior to building permit of sales office, which ever is first. (Previous Condition 5 of Resolution R-76-494, Petition 76-48) [COMPLETED].
6. The Developer shall construct sidewalks and curb gutters along Military Trail and Okeechobee Boulevard. (Previous Condition 6 of Resolution R-76-494, Petition 76-48) [COMPLETED].
7. The Developer shall convey the twenty-five (25) foot safe corner" to the County at the intersection of Military Trail and Okeechobee Boulevard. (Previous Condition 7 of Resolution R-76-494, Petition 76-48) [COMPLETED].
9. Developer shall construct sidewalk along Military Trail. (Previous Condition 1 of Resolution R-79-605, Petition 79-90) [COMPLETED].
10. Within ninety (90) days off Special Exception approval, petitioner shall convey to Palm Beach County forty (40) feet from existing centerline for Elmhurst Road right-of-way. (Previous Condition 1 of Resolution R-79-87, Petition 78-273) [COMPLETED].
11. Within ninety (90) days off Special Exception approval, petitioner shall convey to Palm Beach County an additional seven (7) feet of right-of-way, and further reserve a maximum of another nine (9) feet for the ultimate right-off-way for Military Trail; as approved by the County Engineer. The petitioner has agreed to waive compensation for the reserved right-of-way area and any improvements thereon. (Previous Condition 2 of Resolution R-79-87, Petition 78-273) [COMPLETED]
12. Petitioner shall construct Elmhurst Road from Military Trail westerly to the west property line to County Standards. (Previous Condition 3 of Resolution R-79-87, Petition 78-273) [COMPLETED].
13. Petitioner shall construct an additional travel lane for both eastbound and westbound traffic on Okeechobee Boulevard from Military Trail to west property line. (Previous Condition 4 of Resolution R-79-87, Petition 78-273) [COMPLETED].
14. Petitioner shall extend right turn lane, east approach, at the intersection of Okeechobee Boulevard and Military Trail easterly to the intersection with Zip Code Place. (Previous Condition 5 of Resolution R-79-87, Petition 78-273) [COMPLETED].
15. Petitioner shall reconstruct and lengthen left turn lane, south approach, at the intersection of Military Trail and Elmhurst Road. (Previous Condition 6 of Resolution R-79-87, Petition 78-273) [COMPLETED].
16. Petitioner shall construct left turn lane, east approach, at intersection of Okeechobee Boulevard and west driveway entrance. (Previous Condition 7 of Resolution R-79-87, Petition 78-273) [COMPLETED].
21. Unless prevented by factors beyond the control of the developer, the construction of Elmhurst Road, as noted the proposed condition #3 and #11, shall proceed simultaneously with the construction of the proposed shopping center and shall be completed prior to the issuance of any Certificate of Occupancy. (Previous Condition 12 of Resolution R-79-87, Petition 78-273) [COMPLETED]
25. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Elmhurst Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E.25 of Resolution R-2004-148, Control No. 1978-273)

26. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. Building Permits for the proposed 4,222 square foot bank shall not be issued after January 1, 2008. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study, which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)

27. Landscape Within the Median of Okeechobee Boulevard

a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of both Okeechobee Boulevard and Military Trail. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by the Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph d below.

b. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

c. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)

d. At the Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner.

e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along both Okeechobee Boulevard and Military Trail. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended.

LAKE WORTH DRAINAGE DISTRICT

1. Petitioner shall provide the right-of-way of seventy (70) feet for Lateral Canal No. 1 or an approved culvert system with a lesser width right-of-way. Developer may furnish the necessary right-of-way either by Easement Deed or Quit Claim Deed, as recommended by the Lake Worth Drainage District. (DRO: LWDD - LWDD) (Previous Condition B.5 of Resolution R-2004-148, Control No. 1978-273) [COMPLETED].

ZONING - LANDSCAPING-STANDARD

1. Prior to issuance of the Certificate of Occupancy for the fitness center, all dead, missing or damaged plant materials in the entire shopping center shall be replaced. Landscape shall be installed pursuant to planting plans prepared by Winston Lee & Associates, Inc. dated April 16, 2002. (CO: LANDSCAPE- Zoning) (Previous Condition C.1

of Resolution R-2004-148, Control No. 1978-273)

2. Petitioner shall construct the six (6) foot high privacy wall shown on plans submitted (Exhibit #7) along the project's entire west property line prior to the issuance of any building permit.(s). (BLDG PERMIT: LANDSCAPE – Zoning) (Previous Condition C.2 of Resolution R-2004-148, Control No. 1978-273)
3. All cabbage palms of desirable size and condition shall be relocated and used as landscape material for this project. (CO: LANDSCAPE – Zoning) (Previous Condition C.3 of Resolution R-2004-148, Control No. 1978-273)
4. All oak trees and specimen trees located in areas where parking spaces can be eliminated shall be preserved in place. Those trees of too large a size to be moved and which are located in proposed driveways and building sites, however, may be removed upon approval of the Urban Forester. (CO: LANDSCAPE-Zoning) (Previous Condition C.4 of Resolution R-2004-148, Control No. 1978-273) [COMPLETED].
5. Pine trees located within proposed median strips five (5) feet or wider, exclusive off required parking overhang areas, shall be preserved in place. (CO: LANDSCAPE-Zoning) (Previous Condition C.5 of Resolution R-2004-148, Control No. 1978-273)
6. Fifty (50) percent of canopy trees to be planted in the landscape buffers by this approval (Petition 1978-273B) shall meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. Trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
 - c. Canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and
 - d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous Condition C.6 of Resolution R-2004-148, Control No. 1978-273)
7. All palms required to be planted on the property by this approval (Petition 1978-273B) shall meet the following minimum standards at installation:
 - a. palm heights: twelve (12) feet clear trunk;
 - b. clusters: 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 C.7 of Resolution R-2004-148, Control No. 1978-273)
8. All shrub or hedge materials required to be planted on the property by this approval (Petition 1978-273B) shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:
 - a. eighteen (18) to twenty-four (24) inches groundcover and small shrub;
 - b. twenty-four (24) to thirty-six (36) inches medium shrub; and
 - c. forty-eight (48) to seventy-two (72) inches large shrub. (CO: LANDSCAPE - Zoning) (Previous Condition C.8 of Resolution R-2004-148, Control No. 1978-273)
9. Field adjustment of plant materials may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE - Zoning) (Previous Condition C.9 of Resolution R-2004-148, Control No. 1978-273)

10. All canopy trees to be planted within overhead utilities easement shall be consistent with FP&L's tree list suggested in the "Plant the Right Tree in the Right Place" guidelines and pursuant to Section 7.3.E.12.a of the ULDC. (CO: LANDSCAPE - Zoning) (Previous Condition C.10 of Resolution R-2004-148, Control No. 1978-273)

ZONING - LANDSCAPING-ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF ELMHURST ROAD) AFFECTED AREA ONLY

11. Landscaping and buffering along the south property line (affected portion only) shall be upgraded to include:

- a. a minimum of seven (7) foot wide landscape buffer strip pursuant to the Board of Adjustment approval (BA2003-00223);
- b. one (1) native canopy tree for each thirty (30) linear feet of the property line;
- c. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
- d. one (1) small shrub for each two (2) linear feet of the property line, and shall be planted on both sides of the existing wall. Shrub shall be a minimum height of eighteen (18) inches at installation. (CO: LANDSCAPE - Zoning) (Previous Condition D.1 of Resolution R-2004-148, Control No. 1978-273)

ZONING - LANDSCAPING-INTERIOR

12. Landscaping along the interior driveway (western access point off Elmhurst Road) shall be upgraded to provide the following:

- a. within the existing landscape medians (approximately the south 130 linear feet of the median), one (1) flowering tree or canopy tree for each twenty (20) linear feet of the median;
- b. a continuous hedge between all trees within the islands where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE - Zoning) (Previous Condition F.1 of Resolution R-2004-148, Control No. 1978-273)

13. A divider median shall be provided between each adjacent drive-thru lane as follows:

- a. a minimum width of three (3) feet excluding curb. This median shall extend a minimum distance of five (5) feet beyond the east and west boundaries of the overhead canopy;
- b. the east and west extensions of this median beyond the overhead canopy shall be planted with a palm having a minimum grey wood height of ten (10) feet and appropriate ground cover; and,
- c. the remaining portions of this median lying beneath the overhead canopy shall be surfaced with brick, precast paving block, or other decorative paving surface. (BLDG PERMIT: LANDSCAPE - Zoning)

PLANNING

1. Prior to final Development Review Officer (DRO) site plan approval, the site plan shall be revised to include notations indicating the existing or proposed/future location of sidewalks along Military Trail, Okeechobee Boulevard, and Elmhurst Road. In addition, the site plan shall include a pedestrian access connection from the fast food parcel in the southwest corner of the site to the existing or proposed/future sidewalk along Elmhurst Road. (DRO: PLANNING - Planning) (Previous Condition H.1 of Resolution R-2004-148, Control No. 1978-273)

SIGNS

1. Prior to final DRC certification of the site plan, the four (4) freestanding multi-tenant (non-conforming) signs located on Okeechobee Boulevard and Military Trail shall be identified on the site plan as Signs A through D. (DRC: ZONING - Zoning) (Previous Condition G.1 of Resolution R-2004-148, Control No. 1978-273)
2. Non-conforming signs A through D shall be allowed to be altered as indicated on the drawings prepared by SignCraft Schematics dated April 5, 2002. The existing bases and structural supports of the non-conforming signs shall be utilized. (BLDG PERMIT: BLDG-Zoning) (Previous Condition G.2 of Resolution R-2004-148, Control No. 1978-273)
3. Non-conforming signs A through D shall be limited to the advertising of a maximum number of twelve (12) tenants per sign. (BLDG. PERMIT - BLDG-Zoning) (Previous Condition G.3 of Resolution R-2004-148, Control No. 1978-273)
4. Prior to final DRC certification of the site plan, the existing overall dimensions, sign face area, and heights of the four (4) freestanding non-conforming signs A through D shall be submitted in accordance with Condition F.2. (DRC: ZONING - Zoning) (Previous Condition G.4 of Resolution R-2004-148, Control No. 1978-273)
5. Replacement, relocation or renovation of all other signs shall be in accordance with the ULDC. (BLDG PERMIT: BLDG - Zoning) (Previous Condition G.5 of Resolution R-2004-148, Control No. 1978-273)

UTILITIES

1. If any relocations/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: WUD – WUD)

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) (Previous Condition I.1 of Resolution R-2004-148, Control No. 1978-273)
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; revocation of any concurrency; 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 Code Enforcement Special Master 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. (ONGOING: MONITORING-Zoning) (Previous Condition I.2 of Resolution R-2004-148, Control No. 1978-273)

This resolution is effective when filed with the Clerk of the Board of County Commissioners