

RESOLUTION NO. R-2013- 0004

RESOLUTION APPROVING ZONING APPLICATION ZV/DOA/R-2012-01839  
(CONTROL NO. 1993-00035)  
a Development Order Amendment  
APPLICATION OF BHC Holdings LL, LLC  
BY Gentile Glas Holloway O'Mahoney & Assoc Inc., AGENT  
(Bethesda Health Care MUPD)

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, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended), have been satisfied; and

WHEREAS, Zoning Application ZV/DOA/R-2012-01839 was presented to the Board of County Commissioners at a public hearing conducted on January 3, 2013; and

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

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request; and

WHEREAS, this approval is subject to Article 2.E (Monitoring), 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 hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a Development Order Amendment.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 ZV/DOA/R-2012-01839, the petition of BHC Holdings LL, LLC, by Gentile Glas Holloway O'Mahoney & Assoc Inc., agent, for a Development Order Amendment to reconfigure the site plan, add square footage, and delete a Condition of Approval (Signs) in the MUPD Zoning District, 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 3, 2013, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Taylor moved for the approval of the Resolution.

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

Commissioner Steven L. Abrams, Chairman	-	Aye
Commissioner Priscilla A. Taylor, Vice Chair	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Paulette Burdick	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Jess R. Santamaria	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on January 3, 2013.

Filed with the Clerk of the Board of County Commissioners on January 8, 2013.

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 R. BOCK,  
CLERK & COMPTROLLER

BY:

  
COUNTY ATTORNEY

BY:

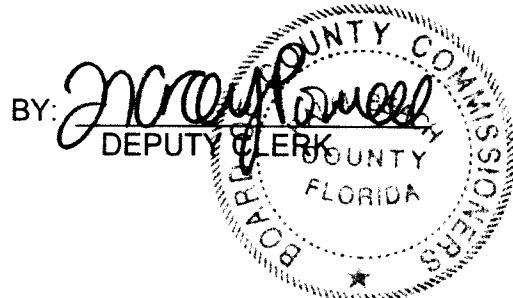
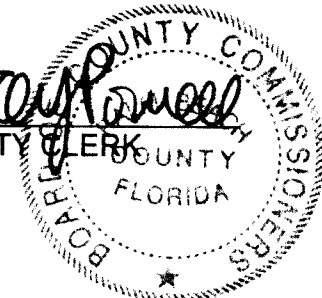
  
DEPUTY CLERK  


EXHIBIT A

LEGAL DESCRIPTION

BETHESDA WEST HEALTH CITY MUPD  
LEGAL DESCRIPTION

**Parcel One:**

A Parcel of land lying in section 28, township 45 south, range 42 east, Palm Beach County, Florida, and being a portion of the plat of Boynton Beach Enterprise Center plat No. 2 as recorded in Plat Book 79, Page 152, and being more particularly described as follows:

BEGINNING at the southeasterly corner of said plat of Boynton Beach Enterprise Center Plat No. 2; thence along the southerly line of said plat of Boynton Beach Enterprise Center Plat No. 2, S89°36'32"W a distance of 2,615.10 feet to the southwesterly corner of said plat; thence, along the westerly line of said plat; N00°24'57"W a distance of 84.59 feet; thence leaving said westerly line; and along the northerly and westerly lines of parcel B-2 of said plat of Boynton Beach Enterprise Center Plat No. 2 the following four (4) courses N89°36'32"E a distance of 368.88 feet; thence N00°23'46"W a distance of 75.41 feet; thence N89°36'32"E a distance of 460.00 feet; thence N00°23'45"W a distance of 559.80 feet to a point on a curve concave to the northwest having a radius of 1,040.00 feet, and having a radial bearing of N35°05'55"W; said point also being on the southerly right-of-way line of Venture Center Way (80' wide right-of-way), as recorded in Plat Book 80, Page 160; thence along the southerly right-of-way line of Venture Center Way the following nine (9) courses, run northeasterly along said curve through a central angle of 00°57'45" a distance of 17.47 feet to the point of tangency; thence N53°56'19"E a distance of 68.64 feet to the point of curvature of a curve concave to the southeast and having a radius of 960.00 feet; thence northeasterly along said curve through a central angle of 35°40'13" a distance of 597.66 feet to the point of tangency; thence N89°36'32"E a distance of 445.07 feet to the point of curvature of a curve concave to the southwest and having a radius of 960.00 feet; thence southeasterly along said curve through a central angle of 09°09'02" a distance of 153.32 feet to the point of tangency; thence S81°14'26"E, a distance of 177.26 feet to the point of curvature of a curve concave to the north having a radius of 1,040.00 feet; thence southeasterly along said curve through a central angle of 09°08'42", a distance of 166.00 feet to the point of tangency; thence N89°36'52"E, a distance of 188.37 feet, thence S45°23'45"E, a distance of 41.02 feet to a point on the westerly line of Hagen Ranch Road, (varying width right-of-way); said line also being the easterly line of said plat of Boynton Beach Enterprise Center Plat No.2, thence along said easterly line the following 8 courses - S13°05'55"W, a distance of 47.15 feet, thence S00°23'45"E, a distance of 298.50 feet; thence S44°36'15"W, a distance of 42.43 feet; thence N89°36'15"E, a distance of 42.00 feet; thence S00°23'45"E, a distance of 52.00 feet; thence S89°36'15"W, a distance of 30.00 feet; thence S45°23'45"E, a distance of 42.43 feet thence S00°23'45"E, a distance of 411.00 feet to the POINT OF BEGINNING.

**Parcel Two:**

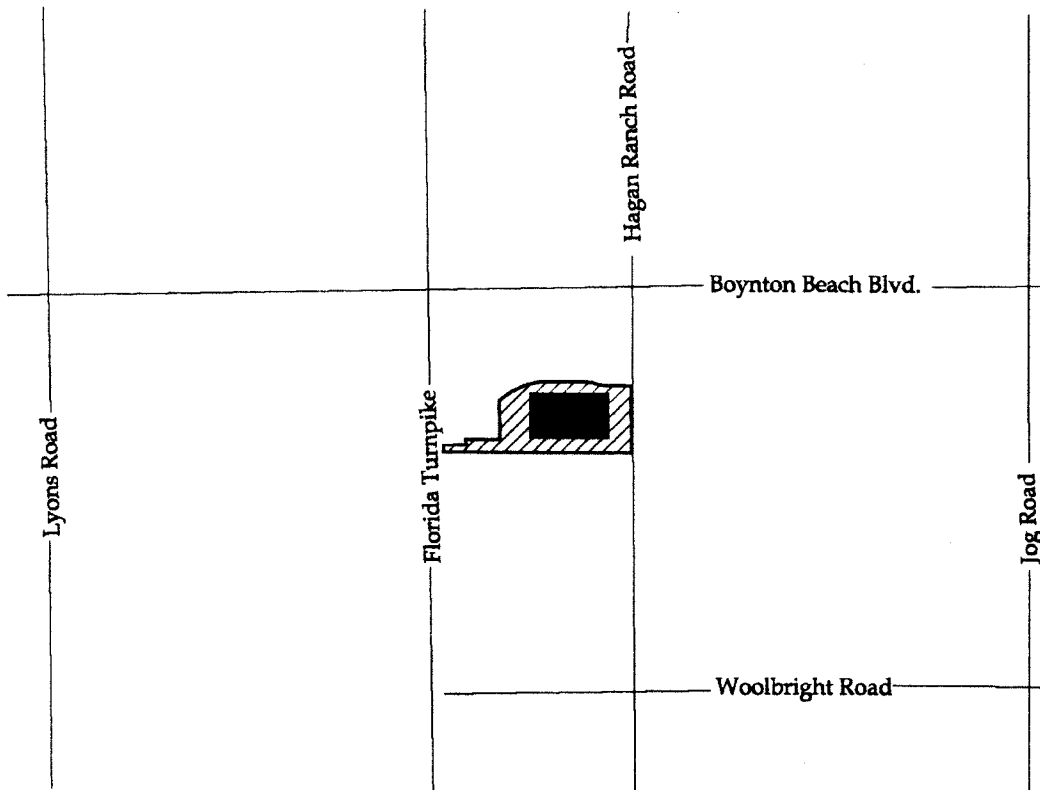
A portion of Parcel A-2, as shown on the plat of Boynton Beach Enterprise Center Plat No. 2, as recorded in Plat Book 79, Page 152, of the Public Records of Palm Beach County, Florida, lying South of the South Right of Way Line of Venture Center Way as shown on the plat of Boynton Beach Enterprise Center Replat No.3, as recorded in Plat Book 80, Page 160, of the Public Records of Palm Beach County, Florida, and lying north of the north line of Parcel B-2 as shown on the Plat of Boynton Beach Enterprise Center Plat No. 2 as recorded in Plat Book 79, Page 152 of the Public Records of Palm Beach County, Florida.

**TOTAL CONTAINING: 39.58 ACRES, MORE OR LESS**

EXHIBIT B  
VICINITY SKETCH

# Bethesda West Health City PUD

Palm Beach County, Florida



Vicinity  
Sketch



7/10/12

## EXHIBIT C

### CONDITIONS OF APPROVAL

#### ALL PETITIONS

1.All Petitions A.1 of Resolution R-99-1225, Control No. 1993-035, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-96-643 (Petition 93-35(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. (ONGOING: MONITORING-Zoning)

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-99-1225 (Control No. 1993-035), have been consolidated as contained herein. The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2.All Petitions A.2 of Resolution R-99-1225, Control No. 1993-035, 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 21, 1999. 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:

The approved Preliminary Site Plan is dated October 11, 2012. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

#### ARCHITECTURAL REVIEW

1.At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Medical Center use shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Architectural Elevations dated August 27, 2012. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

#### ENGINEERING

1.The property owner has voluntarily agreed to convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right-of-way required for a right turn lane north approach on Hagen Ranch Road at the project's entrance prior to July 1, 1994 or prior to the issuance of the first Building Permit, whichever shall first occur. This right of way shall be a minimum of 150 feet in length, 12 foot in width and a taper length of 180 feet, 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 "Safe Sight Corners" where

appropriate at intersections as determined by the County Engineer (ONGOING: MONITORING - Eng) (Previous Condition E.1 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED]

2.Previous Condition E.2 of Resolution R-99-1225, Control No. 1993-035, which currently states:

The Property owner shall construct concurrent with Phase 1 of the project:

- a. left turn lane, south approach on Hagen Ranch Road at the project's entrance road.
  - b. a right turn lane, north approach on Hagen Ranch Road at the project's entrance road.
- This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but not limited to, utility relocations, maintenance of existing drainage patterns and acquisition of any additional required right-of-way. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (ONGOING: BLDG - ENG) (Previous Condition ENG 2 of Resolution R-99-1225, Control No. 1993-035)

Is hereby amended to read:

The Property owner shall construct concurrent with Phase 1 of the project:

- i. left turn lane, south approach on Hagen Ranch Road at the project's entrance road.
  - ii. a right turn lane, north approach on Hagen Ranch Road at the project's entrance road.
- This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but not limited to, utility relocations, maintenance of existing drainage patterns and acquisition of any additional required right-of-way.

a.Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING - Eng)

b.Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng) [NOTE: COMPLETED]

3.The Developer shall install signalization if warranted as determined by the County Engineer at Boynton Beach Boulevard and Hagen Ranch Road. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition. (ONGOING: ENGINEERING -Eng) (Previous E.3 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED]

4.Previous Condition E.4 of Resolution R-99-1225, Control No. 1993-035, which currently states:

The Developer shall plat the entire 40.2 acre tract as one parcel property in accordance with provisions of Article 8 of the Unified Land Development Code. (BLDG PERMIT: MONITORING - Eng)

Is hereby amended to read:

Prior to issuance of the first building permit the property owner shall combine the property into a single lot of record to reflect changes in the property boundary in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)

5.Prior to Preliminary Development Plan (PDP) certification by the Development Review Committee, the property owner shall amend the PDP to indicate paved access to the loop road to the north. When this roadway has been constructed, the property owner shall provide the paved connection. (DRO: ENGINEERING - Eng) (Previous Condition E.5 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED]

6. The Developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$225,170 (4,094 trips X \$55.00 per trip). The cost of signalization as required in Condition E.3. above shall be credited against the impact fee established herein if a suitable request is approved by the Board of County Commissioners per ULDC Section 10.8.G. (Special Provisions for Road Credits) (IMPACT FEE COORDINATOR) (Previous Condition E.6 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED]

7. On or before September 1, 1999, the property owner shall convey to Palm Beach County sufficient road drainage easement(s) through the project's internal drainage system and into legal positive outfall. This drainage easement shall accommodate 2.5 acres of road right of way for Hagen Ranch Road. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. (DATE: MONITORING-Eng) (Previous Condition E.7 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED]

8. Prior to issuance of the first Certificate of Occupancy for Buildings B, C or D, the property owner shall construct a modified entrance onto Venture Center Way at Enterprise Center Way to provide for an increased throat distance, as approved on the final site plan by the DRO and by the County Engineer. (BLDG PERMIT: MONITORING - Eng)

9. The property owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The property owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING-Eng)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (PLAT/BLDG PERMIT: MONITORING-Eng)

#### LANDSCAPE - GENERAL

1. Landscape Condition F.2 of Resolution R-99-1225, Control No. 1993-035, which currently states:

To ensure adequate buffering with adjacent properties, 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. Clear trunk: Five (5) feet. (DRO: ZONING - Landscape)

Is hereby amended to read:

To ensure adequate buffering with adjacent properties, 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. (BLDG PERMIT: ZONING - Landscape)

#### LANDSCAPE - PERIMETER-LANDSCAPING ALONG ALL PROPERTY LINES

2. To ensure adequate buffering with adjacent properties, landscaping along all property lines shall be upgraded to include:

- a. One (1) native canopy tree planted every twenty (20) feet on center;
- b. One (1) native palm tree for each thirty (30) linear feet. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location. No more than twenty five percent of the required trees may be superseded by this requirement; and
- c. Thirty (30) inch high shrub or hedge material spaced twenty-four (24) inches on center at installation to be maintained a minimum of sixty (60) inches in height. (ONGOING: ZONING - Landscaping) (Previous Landscape Condition G.1 of Resolution R-99-1225, Control No. 1993-035)

#### LANDSCAPE - PERIMETER-LANDSCAPING ALONG 560 FEET OF THE WEST PROPERTY LINE (ABUTTING RESIDENTIAL/CLF & THE TOWER PARCEL)

3. Landscaping and buffering along the 560 feet of the west property line shall be upgraded to include:

- a. A minimum fifteen (15) foot wide landscape buffer strip;
- b. One (1) canopy tree planted every twenty (20) feet on center. A group of three (3) or more palm or pine trees may supersede the requirement for a canopy tree in that location. A maximum twenty-five (25) percent of the required canopy trees within the buffer may be replaced by the palm or pine tree clusters;
- c. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet between clusters; and,
- d. Seventy-two (72) 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. (CO: BLDG - Landscaping) (Previous Landscape Condition H.1 of Resolution R-99-1225, Control No. 1993-035) [NOTE: COMPLETED.]

4. Landscape Condition F.1 of Resolution R-99-1225, Control No. 1993-035, which currently states:

Type C perimeter landscape buffer shall be relocated to the new western perimeter property line upon the issuance of a building permit for the communication tower. In addition, all trees within the new land area shall meet the standards of condition B.2 below. (DRO: BLDG - Zoning) (Previous Condition Landscape F.1 of Resolution R-99-1225, Control No. 1993-035)

Is hereby deleted. [REASON: Completed. No longer applicable.]

#### LANDSCAPE - PERIMETER-EAST 420 FEET OF THE SOUTH PROPERTY LINE ADJACENT TO BUILDING C

5. A twenty (20) foot wide Type 3 Incompatibility without a wall shall be provided for the east 420 feet of the south property line. (ONGOING: ZONING - Zoning)

#### LIGHTING

1. Street lights a maximum of twenty (20) feet in height, measured from average finished grade to highest point, shall be installed, maintained and operated by the property owner along all entry roads. (ONGOING: BLDG - Code Enf) (Previous Site Design Condition J.1 of Resolution R-99-1225, Control No. 1993-035)

#### PALM TRAN

1. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT:ENG -Palm Tran)



## SIGNS

1. Signs Condition 1, of Resolution R-99-1225, Control No. 1993-035, which currently states:

To ensure consistency with the proposed development, entry or project identification signs shall be limited as follows:

a. Point of purchase sign:

- (1) Maximum sign height, measured from finished grade to highest point - ten (10) feet;
- (2) Maximum total sign face area per side - 100 square feet;
- (3) Maximum number of signs - one on Hagen Ranch Road; and,
- (4) Type - monument style only.

b. Entry wall sign:

- (1) Maximum sign height, measured from finished grade to highest point - five (5) feet;
- (2) Maximum total sign face area per side - 50 square feet;
- (3) Maximum number of signs - two (2) on Hagen Ranch Road; and,
- (4) Type - monument style only. (BLDG PERMIT: BLDG - Zoning)

Is hereby deleted. [REASON: Existing nonconforming signs are allowed to change sign face only. All new signs must comply with Code.]

## SITE DESIGN

1. Street trees shall be planted no more than fifty (50) feet on center along both sides of all entry roads that are interior to the MUPD, subject to approval by the County Engineer. All required landscaping shall be installed prior to release of the performance bond or issuance of a certificate of completion, whichever occurs first, for the road intended to be landscaped. (ONGOING: ZONING - ENG) (Previous Site Design Condition J.2 of Resolution R-99-1225, Control No. 1993-035)

2. Condition J.3 of Resolution R-99-1225, Control No. 1993-035, which currently states:

All utilities shall be underground pursuant to Article 6.8.23.d(5) of the Palm Beach County Unified Land Development Code. (ZONING/ENG)

Is hereby deleted. [REASON: Code Requirement.]

## TOWERS

1. Palm Beach County and the State of Florida shall have the right to co-locate communication equipment on the subject tower at no charge, provided the placement of County or State equipment does not interfere with the petitioner's equipment or operations. (ONGOING: PREM - PREM) (Previous Tower Condition K.1, Resolution R-99-1225, Control No. 1993-035)

2. Additional square footage on the site of the tower approval, to accommodate additional unmanned users only, may be permitted administratively subject to approval by the DRC. (DRO: ZONING - Zoning) (Previous Tower Condition K.2, Resolution R-99-1225, Control No. 1993-035)

3. All liquid propane tanks associated with the use of the communication tower shall be double walled and installed underground in accordance with Palm Beach County Fire Rescue and Environmental Resource Management requirements. (BLDG PERMIT: BLDG - ERM) (Previous Tower Condition K.3, Resolution R-99-1225, Control No. 1993-035)

4. Temporary diesel powered generators shall only be permitted on site in the event of natural disaster and shall be removed once power and operations are restored to the tower. (ONGOING: CODE ENF - Code Enf) (Previous Tower Condition K.4, Resolution R-99-1225, Control No. 1993-035)

5. If tower lighting is required by the requisite authority such as the FAA, the lighting shall include a screening device to direct light away from the ground. The lighting shall

also include a dual lighting system consisting of red lights for nighttime and high or medium intensity flashing white lights for daytime and twilight. (CO: BLDG - Airports) (Previous Tower Condition K.5, Resolution R-99-1225, Control No. 1993-035)

6. The communication tower shall be limited to a guyed structure, a maximum of 300 feet high, measured from finished grade to highest point. Only one tower shall be permitted on the subject property. (DRO: ZONING - BLDG) (Previous Tower Condition K.6, Resolution R-99-1225, Control No. 1993-035)

#### UTILITIES

1. When irrigation quality water is available within 500 feet of the property, the petitioner shall connect to the system subject to permitting and/or requirements of the Florida Department of Environmental Regulations and/or the South Florida Water Management District. The cost for connection shall be borne by the property owner. (ONGOING: WUD - WUD) (Previous Condition D.1 of Resolution R-99-1225, Control No. 1993-035)

#### COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the property owner/applicant 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: ZONING - 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 (CO); 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 Unified Land Development Code (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 the 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 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)