

RESOLUTION NO. R-2016- 0404

RESOLUTION APPROVING ZONING APPLICATION ZV/ABN/DOA-2015-02363
(CONTROL NO. 1989-00127)
a Development Order Amendment
APPLICATION OF Comac Waterford LLC
BY Urban Design Kilday Studios, AGENT
(Waterford Crossing 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;

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

WHEREAS, Zoning Application ZV/ABN/DOA-2015-02363 was presented to the Board of County Commissioners at a public hearing conducted on March 24, 2016;

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;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, THE Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Process) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring) of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) of the ULDC 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/ABN/DOA-2015-02363, the Application of Comac Waterford LLC, by Urban Design Kilday Studios, Agent, for a Development Order Amendment to reconfigure the site plan and add square footage, on a parcel of land generally described as shown on the legal description 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 March 24, 2016, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Vana moved for the approval of the Resolution.

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

| | | |
|---|---|-----|
| Commissioner Mary Lou Berger, Mayor | - | Aye |
| Commissioner Hal R. Valeche, Vice Mayor | - | Aye |
| Commissioner Paulette Burdick | - | Aye |
| Commissioner Shelley Vana | - | Aye |
| Commissioner Steven L. Abrams | - | Aye |
| Commissioner Melissa McKinlay | - | Aye |
| Commissioner Priscilla A. Taylor | - | Aye |

The Mayor thereupon declared that the resolution was duly passed and adopted on March 24, 2016.

Filed with the Clerk of the Board of County Commissioners on April 14th, 2016.

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 COUNTY
FLORIDA



EXHIBIT A

LEGAL DESCRIPTION

PROPERTY:

Waterford Crossing MUPD
SW Corner/Okeechobee Boulevard/Jog Road

LEGAL DESCRIPTION:

Parcels 1 and 2, **WATERFORD CROSSINGS, A P.C.D.**, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 66, Page 118.

TOGETHER WITH;

A portion of Parcel 3, **WATERFORD CROSSINGS, A P.C.D.**, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 66, Page 118, being more particularly described as follows:

COMMENCE at the Northeast corner of Parcel 3; thence South 00°56'52" East along the East line of said Parcel 3, for a distance of 41.15 feet to the **POINT OF BEGINNING**; thence South 00°56'52" East along the Westerly Right-of-Way line of Jog Road for 304.71 feet to the Southeast corner of said Parcel 3; thence South 89°03'08" West for 221.66 feet to the Southwest corner of said Parcel 3; thence North 00°56'52" West for 354.34 feet to the Northwest corner of said Parcel 3 said Point being on the Southerly Right-of-Way line of Okeechobee Boulevard; thence South 88°45'24" East, along said Southerly Right-of-Way line for 180.67 feet to a point; thence South 44°50'06" East for 59.28 feet to the **POINT OF BEGINNING**.

TOGETHER WITH;

Parcel "A", **WATERFORD CROSSINGS M.U.P.D.**, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 110, Page 110.

Containing in all, 11.33 acres, more or less.

EXHIBIT B
VICINITY SKETCH

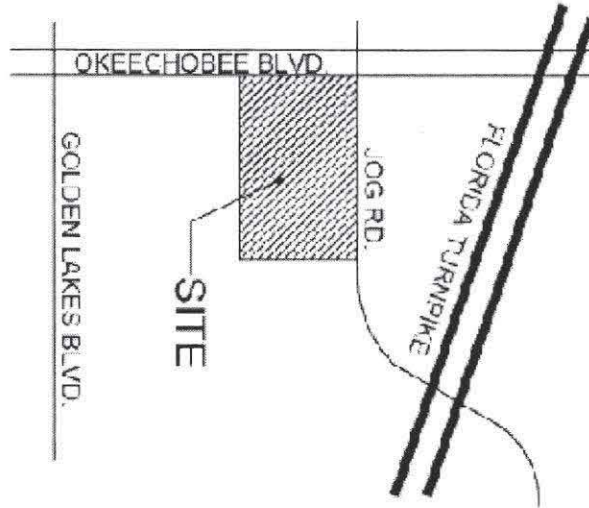


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2011-564, Control No.1989-00127, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-1999-1153, Control No. 1989-127, R-2004-0717, Control No. 1989-127, and R-2004-1646, Control No. 1989-127, 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.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-1999-1153, Control No. 1989-127, R-2004-0717, Control No. 1989-127, R-2004-1646, Control No. 1989-127, and R-2011-0564, Control No. 1989-127, 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. Previous ALL PETITIONS Condition 2 of Resolution R-2011-564, Control No.1989-00127, which currently states:

The preliminary site plan is dated February 17, 2011. Modifications to the Development Order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The Preliminary Site plan is dated January 21, 2016 and the Preliminary Regulating Plan is dated January 14, 2016. Modifications to the Development Order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. All future development shall be consistent with Article 5.C of the ULDC, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (BLDG/PMT/ONGOING: ARCHITECTURAL REVIEW - Zoning) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2011-564, Control No.1989-00127)

2. At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for Building 1 shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2011-564, Control No.1989-00127)

3. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Building K the Limited Access Self Service Storage Facility 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 January 14, 2016. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO/ONGOING: ZONING - Zoning)

ENGINEERING

1. LANDSCAPE WITHIN MEDIAN OF STATE ROADS

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 Okeechobee Boulevard Right-of-Ways. This permit, to be completed by the Property Owner, shall name Palm Beach County as the applicant. As part of this permit process, the Property Owner shall enter into a Right of Way, Landscape Maintenance, Removal, and Indemnification Agreement. When landscaping is permitted by the Florida Department of Transportation, 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. (BLDGPMT/ONGOING: MONITORING - Engineering)

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 Homeowner'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 prior to the issuance of a Certificate of Occupancy. (BLDGPMT/CO/ONGOING: MONITORING - Engineering)

c. Declaration of Covenants and Restriction Documents evidencing this obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a building permit. (BLDGPMT/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2011-564, Control No.1989-00127)

2. CUTOUT LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF OKEECHOBEE BOULEVARD

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 provide for landscape cutouts within the concrete median of Okeechobee Boulevard Rights-of-Way contiguous to the site. This permit, to be completed by the Property Owner, shall name Palm Beach County as the Applicant. As part of this permit process, the Property Owner shall enter into a Right of Way Concrete Median Cutout; Landscape and Paver Block Installation Agreement, including appropriate Maintenance, Removal, and Indemnification agreements. When installation of paver blocks and landscape plantings are permitted by the Florida Department of Transportation, the landscape material within the concrete cutouts shall be consistent with the landscaping theme approved by Palm Beach County for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Streetscape Standards. Alternative species and paver block material other than those listed in the County standards may be allowed

subject to approval by the County Engineer.

b. All required median landscaping, including an irrigation system, the cost of cutting out the concrete median and the installation of the landscape material and paver block shall be funded at the Property Owner's expense. This new landscape material and paver block shall be the perpetual maintenance obligation of the Property Owner and its successors, or assignees or duly established Property Owner's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and irrigation to the cut out areas. All landscape material shall be installed within 90 days of notification to the Property Owner by the County Engineer that the permit from the Florida Department of Transportation has been issued.

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation, prior to issuance of a building permit. (BLDGPMT/ONGOING: MONITORING - Engineering) [Note: COMPLETED] + (Previous ENGINEERING Condition 2 of Resolution R-2011-564, Control No.1989-00127)

3. CUTOUT LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF JOG ROAD

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 provide for landscape cutouts within the concrete median of Jog Road Rights-of-Way for the area contiguous to the frontage. As part of this permit process, the Property Owner shall enter into a Right of Way Concrete Median Cutout; Landscape and Paver Block Installation Agreement, including appropriate Maintenance, Removal, and Indemnification agreements. When landscape plantings and the installation of paver blocks are permitted by the County Engineer, the landscape material within the concrete cutouts shall be consistent with the landscaping theme approved by Palm Beach County for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Streetscape Standards. Alternative species and paver block material other than those listed in the County standards may be allowed subject to approval by the County Engineer.

b. All required median landscaping, including an irrigation system, the cost of cutting out the concrete median and the installation of all landscape and paver block material shall be funded at the Property Owner's expense. All new landscape material shall also be the perpetual maintenance obligation of the Property Owner and its successors, or assignees or duly established Property Owner's Association Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation to the cut out areas. All landscape material shall be installed prior to the issuance of the first certificate of occupancy.

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation, prior to issuance of a building permit. (BLDGPMT/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2011-564, Control No.1989-00127)

4. The Property Owner shall construct median modifications on Jog Road at the south project entrance to restrict the entrance to left-in, right-in and right-out only. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for the Repair and Maintenance Use or Retail Buildings. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the Repair and Maintenance or Retail Buildings. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2011-564, Control No.1989-00127)

5. TPS PHASING

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

a. No Building Permits for the site may be issued after December 31, 2020. 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 Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

6. Prior to the issuance of a Building Permit, the Property Owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department, Permit Section. The drainage system for the self-storage building shall be designed so the fenced in area of the self-storage area shall be upstream of the master drainage system. Other areas within the MUPD but outside of the fenced in area shall not drain through the self-storage fenced in area. (BLDGPM: MONITORING - Engineering)

ENVIRONMENTAL

1. A portion of the property is located within a Wellfield Protection Zone. A Wellfield Affidavit of Notification shall be submitted to Environmental Resources Management prior to DRO site plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

LANDSCAPE - GENERAL-LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINE (ABUTTING OKEECHOBEE BOULEVARD AND JOG ROAD)

1. Landscaping and buffering along the north and east property line, of the affected area, shall be upgraded to include:

- a. a minimum twenty (20) foot wide landscape buffer strip;
- b. a minimum two to three foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb;
- c. one (1) canopy tree planted every twenty-five (25) feet on center. a group of three (3) or more palm or pine trees may supersede the requirement for twenty-five (25) percent of the canopy trees in that location;
- d. one (1) additional palm or pine tree for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet between clusters; and,
- e. 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 thirty-six (36) inches. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2011-564, Control No.1989-00127)

LANDSCAPE - INTERIOR

2. Divider and vehicular medians shall be planted a minimum of one (1) tree per twenty (20) feet on center. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 2 of Resolution R-2011-564, Control No.1989-00127)

3. Prior to final approval of the site plan by the Development Review Officer (DRO), all pedestrian crosswalks within the affected area shall be upgraded to a minimum of seven (7) feet in width and consist of decorative pavers blocks or stamped decorative concrete. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 3 of Resolution R-2011-564, Control No.1989-00127)

4. Prior to final approval by the Development Review Officer (DRO), the pedestrian amenities/trellis indicated between Buildings 1 and 2 as indicated on the preliminary site plan dated February 17, 2011, shall be subject to review and approval by the Architectural Review Section and to be generally consistent with the detail provided on the preliminary regulating plan dated February 17, 2011. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 4 of Resolution R-2011-564, Control No.1989-00127)

LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, minimum necessary to satisfy the Palm Beach County Security Code, shielded and directed down and away from adjacent properties and streets. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2011-564, Control No.1989-00127)

2. All outdoor lighting fixtures shall not exceed twenty-five (25) feet in height, measured from finished grade to highest point. (ONGOING: BUILDING – Zoning) (Previous LIGHTING Condition 2 of Resolution R-2011-564, Control No.1989-00127)

3. All outdoor lighting shall be extinguished no later than one half hour after the closing of each individual use, excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2011-564, Control No.1989-00127)

4. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2011-564, Control No.1989-00127)

PALM TRAN

1. Previous PALM TRAN Condition 1 of Resolution R-2011-564, Control No.1989-00127, which currently states:

A. Prior to final certification of the preliminary development plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate one or more of the following: mass transit access, mass transit shelter(s) and/or a bus stop(s) on or adjacent to the subject property, if required by the Palm Beach County School Board and/or the County Engineer.

Is hereby deleted. [REASON: No longer required.]

2. Prior to Plat Recordation or issuance of the first Building Permit, whichever shall first occur, 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: ENGINEERING - Palm-Tran) [Note: COMPLETED] (Previous PALM TRAN Condition 2 of Resolution R-2011-564, Control No.1989-00127)

SIGNS

1. Ground mounted freestanding signs fronting on Okeechobee Boulevard shall be consistent with Signage Program by Kilday and Associates dated June 3, 1999 and shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point ten feet (10);
- b. Maximum sign face area per side - 80 square feet sign A;
- c. Maximum sign face area per side - 100 square feet sign C;
- d. Maximum number of signs - two (2) and the one (1) existing fast food restaurant sign; and,
- e. Style - monument style only. (BLDGPMPT: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 1 of Resolution R-2011-564, Control No.1989-00127)

2. The existing sign for the fast food restaurant fronting on Okeechobee Boulevard shall meet the standards above of a 10 (ten) foot high and eighty (80) square foot monument sign if any alterations on the sign occur. If this condition is not met, then previous Condition B.2. R-91-364, Petition 89-127(B) shall continue to apply which restricts the sign to a maximum sign face area of eighty six (86) square feet and a maximum height of fifteen (15) feet. (BLDGPMPT: BUILDING - INSPECTIONS - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 2 of Resolution R-2011-564, Control No.1989-00127)

3. Ground mounted freestanding signs fronting on Jog Road shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - ten feet (10);
- b. Maximum sign face area per side - 100 square feet;
- c. Maximum number of signs - three (3); and,
- d. Style - monument style only. (BLDGPMT: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 3 of Resolution R-2011-564, Control No.1989-00127)

SITE DESIGN

1. Previous SITE DESIGN Condition 1 of Resolution R-2011-564, Control No.1989-00127, which currently states:

Prior to final Development Review Officer (DRO) approval, the Property Owner shall complete the following:

- a. Revise the site plan to include a decorative canopy or an architectural facade at both the east and west ends of buildings 3 and 4. The canopies or architectural facade shall be designed consistent with the color and architectural design of the principal buildings. (DRO: ZONING - Zoning)

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

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; 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; the 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 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 of Approval; 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: ZONING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.