

RESOLUTION NO. R-2019- 1694

RESOLUTION APPROVING ZONING APPLICATION ZV/DOA-2018-00995
(CONTROL NO. 1987-00152)
a Development Order Amendment
APPLICATION OF Public Storage, Inc.
BY Keith and Associates, Inc., Saul Ewing Arnstein & Leher LLP, AGENT
(Southern Self Storage)

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 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code (ULDC), Ordinance 2003-067, Supplement 25, have been satisfied;

WHEREAS, Zoning Application ZV/DOA-2018-00995 was presented to the Board of County Commissioners at a public hearing conducted on October 24, 2019;

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 (Application Processes and 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 Processes) 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.B.6.C (Board Action) 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/DOA-2018-00995, the Application of Public Storage, Inc., by Keith and Associates, Inc., Saul Ewing Arnstein & Leher LLP, Agent, for a Development Order Amendment to reconfigure the Site Plan, to eliminate an accessory use and add a new building and square footage; and, to modify Conditions of Approval, 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 October 24, 2019, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Kerner moved for the approval of the Resolution.

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

Commissioner Mack Bernard, Mayor	- Aye
Commissioner Dave Kerner, Vice Mayor	- Aye
Commissioner Hal R. Valeche	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Robert S. Weinroth	- Absent
Commissioner Mary Lou Berger	- Aye
Commissioner Melissa McKinlay	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 24, 2019.

Filed with the Clerk of the Board of County Commissioners on October 30th, 2019


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

PARCEL 3: (BOYNTON)

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PART OF PARCEL NO. 1 OF THE TRAILS-END PLAZA, AS RECORDED IN PLAT BOOK 31, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER (N 1/4) CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID POINT LYING ON THE CENTER LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE ALONG THE NORTH SOUTH ONE-QUARTER (N S 1/4) LINE OF SAID SECTION 12, WITH A BEARING OF SOUTH 04 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 2014.67 FEET TO A POINT ON SAID QUARTER SECTION LINE; THENCE NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 60.23 FEET TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF SOUTH 04 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 222.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809), SAID LINE LYING 60.00 FEET EAST OF AND PARALLEL TO THE NORTH SOUTH ONE-QUARTER LINE (N S 1/4) OF SECTION 12; THENCE WITH A BEARING OF NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 230.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 46 SECONDS EAST, A DISTANCE OF 219.93 FEET TO A POINT LYING ON THE NORTH LINE OF PARCEL NO. 1 OF THE TRAILS-END PLAZA; THENCE ALONG THE NORTH LINE OF PARCEL NO. 1 OF THE TRAILS-END PLAZA WITH A BEARING OF SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING,

AND

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PART OF PARCEL NO. 1 OF THE TRAILS-END PLAZA, AS RECORDED IN PLAT BOOK 31, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID POINT LYING ON THE CENTER LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE ALONG THE NORTH SOUTH ONE-QUARTER (N S 1/4) LINE OF SAID SECTION 12, WITH A BEARING OF SOUTH 04 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 2014.67 FEET TO THE POINT ON SAID ONE-QUARTER SECTION LINE; THENCE NORTH 89 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 60.23 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID MILITARY TRAIL; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY OF MILITARY TRAIL WITH A BEARING SOUTH 04 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 222.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL, A DISTANCE OF 125.78 FEET; THENCE WITH A BEARING OF NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 635.47 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 1 OF THE TRAILS-END PLAZA; THENCE WITH A BEARING OF NORTH 03 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF PARCEL NO. 1 OF THE TRAILS-END PLAZA, A DISTANCE OF 343.68 FEET TO A POINT ON THE WEST LINE OF PLAT NO. 2, HOMES AT LAWRENCE, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL NO. 1 OF THE TRAILS-END PLAZA; THENCE ALONG THE NORTH LINE OF PARCEL 1 OF THE TRAILS-END PLAZA, WITH A BEARING OF SOUTH 89 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 416.22 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 219.93 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 17 SECONDS WEST, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

ALL LESS AND EXCEPT THAT CERTAIN RIGHT OF WAY CONVEYED TO PALM BEACH COUNTY IN O.R. BOOK 5794 PAGE 1252, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PART OF PARCEL NO. 1 OF THE TRAILS END PLAZA, AS RECORDED IN PLAT BOOK 31, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID POINT LYING ON THE CENTER LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE ALONG THE NORTH SOUTH 1/4 LINE OF SAID SECTION 12, WITH A BEARING SOUTH 4 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 2014.67 FEET TO A POINT ON SAID 1/4 SECTION LINE; THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 60.23 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID MILITARY TRAIL; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY OF MILITARY TRAIL, WITH A BEARING OF SOUTH 4 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 347.80 FEET TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 635.74 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 1 OF THE TRAILS END PLAZA; THENCE WITH A BEARING OF SOUTH 03 DEGREES 59 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF PARCEL NO. 1 OF THE TRAILS END PLAZA, A DISTANCE OF 315.23 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LWDD CANAL L-19, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL NO. 1 OF THE TRAILS END PLAZA, THENCE WITH A BEARING SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF LWDD CANAL L-19, SAID LINE BEING PARALLEL WITH AND LYING AT A DISTANCE OF 15.00 FEET NORTH OF THE EAST WEST 1/4 LINE OF SECTION 12, A DISTANCE OF 436.96 FEET; THENCE WITH A BEARING OF NORTH 4 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 208.67 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 201.67 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE ALONG THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL, WITH A BEARING OF NORTH 4 DEGREES 37 MINUTES 39 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY FOR RIGHT OF WAY OF MILITARY TRAIL IN O.R. BOOK 5794 PAGE 1252.

SAID LANDS LYING IN UNINCORPORATED, PALM BEACH COUNTY, FLORIDA AND 8.443 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

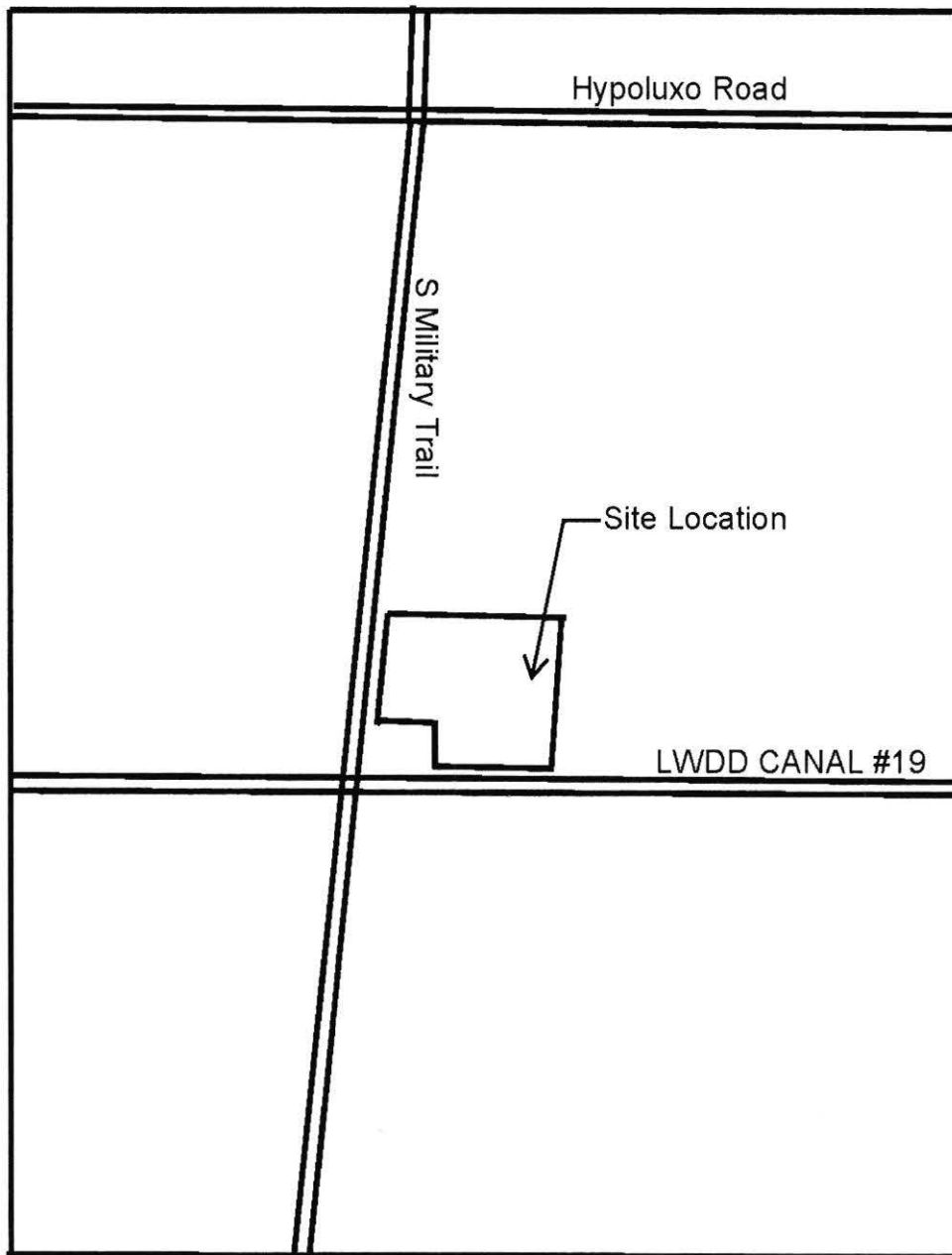


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment (Planned Development District/ Self Service Storage)

ALL PETITIONS

1. The approved Preliminary Site Plan is dated August 5, 2019. 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. (ONGOING: ZONING - Zoning)

2. Previous A Condition 1 of Resolution R-1994-778, Control No.1987-00152, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-89-336 have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-1994-778 (Control 1987-152), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Section 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. The property owner 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 at the time of the Building Permit presently is \$3080 for the outdoor storage area (56 trips X \$55.00 per trip) and \$7205 for the mini warehouse component (131 trips X \$55.00 per trip) [Note: COMPLETED] (Previous E Condition 1 of Resolution R-1994-778, Control No.1987-00152)

2. Engineering condition deleted in resolution R-1994-778 (Previous E Condition 2 of Resolution R-1994-778, Control No.1987-00152)

3. Engineering condition deleted in resolution R-1994-778 (Previous E Condition 3 of Resolution R-1994-778, Control No.1987-00152)

4. Engineering condition deleted in resolution R-1994-778 (Previous E Condition 4 of Resolution R-1994-778, Control No.1987-00152)

5. Engineering condition deleted in resolution R-1994-778 (Previous E Condition 5 of Resolution R-1994-778, Control No.1987-00152)

6. Within 90 days of approval of this project, the property owner shall convey to Palm Beach County by road right-of-way warranty deed additional right-of-way required for the construction of a right turn lane, south approach on Military Trail at the project's entrance road. This right-of-way shall be 72 feet from centerline, and free of all encumbrances and encroachments. Petitioner shall provide Palm Beach County with sufficient documentation acceptable to the Land Acquisition Division to ensure that the property is free of all encumbrances and encroachments. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous E Condition 6 of Resolution R-1994-778, Control No.1987-00152)

7. Property owner shall:

- a. Record an Unity of Control on the subject parcel; and
- b. Record a cross access agreement to the parcel to the south adjacent to Military Trail

prior to site plan approval, subject to approval by the County Attorney and County Engineer until provision 3 of Palm Beach County's Subdivision and Platting Regulations have been met. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous E Condition 7 of Resolution R-1994-778, Control No.1987-00152)

8. If required by the county Engineer, the property owner shall construct a left turn lane, north approach and a right turn lane, south approach on Military Trail at the project's entrance road, concurrent with paving and drainage improvements. [NOTE: THE LEFT TURN LANE IS NOW EXISTING AND THE RIGHT TURN LANE IS NO LONGER REQUIRED BASED UPON A REDUCTION IN THE PROPOSED TRAFFIC FROM THE SITE.] [Note: COMPLETED] (Previous E Condition 8 of Resolution R-1994-778, Control No.1987-00152)

9. The property owner shall fund the construction of a left turn lane, north approach, and a continuous right turn lane, south approach, on Military Trail at the project's entrance road. Acceptable surety for this construction shall be posted prior to April 1, 1988 or prior to Site plan approval, whichever shall first occur, and shall include all construction costs and plan revisions. [NOTE: THE LEFT TURN LANE IS NOW EXISTING AND THE RIGHT TURN LANE IS NO LONGER REQUIRED BASED UPON A REDUCTION IN THE PROPOSED TRAFFIC FROM THE SITE.] (DATE/DRO: LAND DEVELOPMENT - Land Development) [Note: COMPLETED] (Previous E Condition 9 of Resolution R-1994-778, Control No.1987-00152)

10. 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, or as amended. 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)

11. Prior to the issuance of the Building Permit, the Property Owner shall release the existing driveway easement on Military Trail north of the project driveway connection. (BLDGPM: MONITORING - Engineering)

12. 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 the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)
- b. Any required drainage easements shall be recorded prior to issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

ENVIRONMENTAL

1. Generation and disposal of hazardous effluents into sanitary sewerage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Regulation (FDER) and Agency responsible for sewage works are constructed and used by project tenants or owners generating such effluents. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT – Environmental Resources Management) [Note: COMPLETED] (Previous C Condition 1 of Resolution R-1994-778, Control No. 1987-00152)

HEALTH

1. Since sewer service is available to the property, septic tank shall not be approved for use on the property. (ONGOING: HEALTH – Health) (Previous D Condition 1 of Resolution R-1994-778, Control No. 1987-00152)
2. Because water service is available to the property, a well shall not be approved for potable water use. (ONGOING: HEALTH – Health) (Previous D Condition 2 of Resolution R-1994-778, Control No. 1987-00152)

LANDSCAPE - PERIMETER

1. The petitioner shall provide a minimum fifteen (15) foot wide Type C Buffer pursuant to Section 6.8.A.23. (Design Objectives) on the east and north property line of parcel A. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous B Condition 2 of Resolution R-1994-778, Control No.1987-00152)
2. The petitioner shall, concurrent with the installation of the eastern buffer of parcel A, install the equivalent of one (1) Palm with a minimum of eight (8) feet of clear trunk for every thirty (30) linear feet of buffer within the eastern buffer of parcel B. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous B Condition 3 of Resolution R-1994-778, Control No.1987-00152)
3. The petitioner shall install ten (10) to twelve (12) foot canopy trees along the south, east and west perimeters of parcel B.
All trees required to be planted on site by this approval for Parcel A 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. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous B Condition 5 of Resolution R-1994-778, Control No.1987-00152)

LIGHTING

1. Security outdoor lighting shall be of low intensity and light standards will meet a minimum fifteen foot setback requirement from residential developments. (ONGOING: BUILDING DIVISION - Zoning) (Previous A Condition 4 of Resolution R-1994-778, Control No.1987-00152)

PLANNING

1. Prior to Final Site Plan approval, the applicant shall indicate on the site plan the location of the vehicular cross access easement to the commercial parcel south of the subject site consistent with the recorded cross access agreement. Should the location need to be adjusted, a new or amended reciprocal cross access easement shall be required, subject to approval by the County Attorney, and recorded prior to final site plan approval. (DRO-planning-planning)
2. Prior to the issuance of the first Certificate of Occupancy, the owner shall construct the vehicular cross access to the south property line, as depicted on the site plan. (CO: MONITORING - Planning)

SIGNS

1. No off-premise signs shall be permitted on the site. (ONGOING: BUILDING DIVISION - Zoning) (Previous A Condition 7 of Resolution R-1994-778, Control No.1987-00152)

SITE DESIGN

1. Previous A Condition 2 of Resolution R-1994-778, Control No.1987-00152, which currently states:

The maximum height for all structures, measured from finished grade to highest point, shall not exceed thirty five (35) feet.

Is hereby amended to read:

The maximum height for all structures, measured from finished grade to highest point, shall not exceed forty (40) feet. (ONGOING: ZONING - Zoning)

2. Previous A Condition 3 of Resolution R-1994-778, Control No.1987-00152, which currently states:

Petitioner shall submit two (2) copies of properly executed (Cross-Access/Unity of Control) documents to the Zoning Division simultaneously with the Site Plan Review Committee Meeting.

Is hereby amended to read:

Prior to Final Approval by the Development Review Officer, the Site Plan shall be revised to re-design and re-align the cross-access between the site and the commercial property to the south. Re-alignment of this cross access may require updating the existing cross access agreement. (DRO:ZONING - Zoning)

3. Architectural character and treatment which is compatible and harmonious with abutting development shall be provided on all sides of the building. (ONGOING: BUILDING DIVISION - Zoning) (Previous A Condition 5 of Resolution R-1994-778, Control No.1987-00152)

4. No outdoor storage of disassembled vehicles or parts thereof shall be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous A Condition 6 of Resolution R-1994-778, Control No.1987-00152)

5. Previous A Condition 8 of Resolution R-1994-778, Control No.1987-00152, which currently states:

Outdoor storage shall be prohibited until all of the structures adjacent to the perimeter of the site (parcel A) are constructed.

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: 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; 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: MONITORING - Zoning)

DISCLOSURE

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