

RESOLUTION NO. R-2009- 1045

RESOLUTION APPROVING ZONING APPLICATION DOA-2009-00216  
(CONTROL NUMBER 1998-00023)  
DEVELOPMENT ORDER AMENDMENT  
APPLICATION OF INDIAN TRAIL IMPROVEMENT DISTRICT  
BY PALM BEACH COUNTY AND URBAN DESIGN KILDAY STUDIOS, AGENT  
(PRATT AND ORANGE 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, and the Palm Beach County Unified Land Development Code, as amended, 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 Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) have been satisfied; and

WHEREAS, Zoning Application DOA-2009-00216 was presented to the Board of County Commissioners at a public hearing conducted on June 29, 2009; 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, 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 has considered the findings in the staff report and the following findings of fact:

1. This Development Order Amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use;
2. This Development Order Amendment complies with applicable standards and provisions of the ULDC for use, layout, function, and general development characteristics, including appropriate portions of Article 4.B, Supplementary Use Standards;
3. This Development Order Amendment with conditions as adopted, is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;
4. This Development Order Amendment with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the property use on adjacent lands;
5. 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;
6. This Development Order Amendment with conditions as adopted, will result in logical, timely and orderly development patterns;
7. This Development Order Amendment is consistent with applicable neighborhood plans in accordance with BCC policy;

8. This Development Order Amendment has a concurrency determination and complies with Article 2.F, Concurrency of the ULDC; and
9. This Development Order Amendment has demonstrated changed conditions or circumstances that necessitate a modification.

WHEREAS, Article 2.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 DOA-2009-00216, the application of Indian Trail Improvement District, by Palm Beach County and Urban Design Kilday Studios, agent, for a Development Order Amendment to to reconfigure the site plan, add square footage, relocate two access points, modification and deletion conditions of approval (Architectural, Building and Site Design, Lighting, Planning, and Use Limitations). 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 June 29, 2009, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Burt Aaronson moved for the approval of the Resolution.

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

Commissioner John F. Koons, Chairman	-	Aye
Commissioner Burt Aaronson, Vice Chairman	-	Aye
Commissioner Karen T. Marcus	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Jess R. Santamaria	-	Aye
District 7	-	

The Chairperson thereupon declared that the resolution was duly passed and adopted on June 29, 2009.

Filed with the Clerk of the Board of County Commissioners on July 8th, 2009.


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

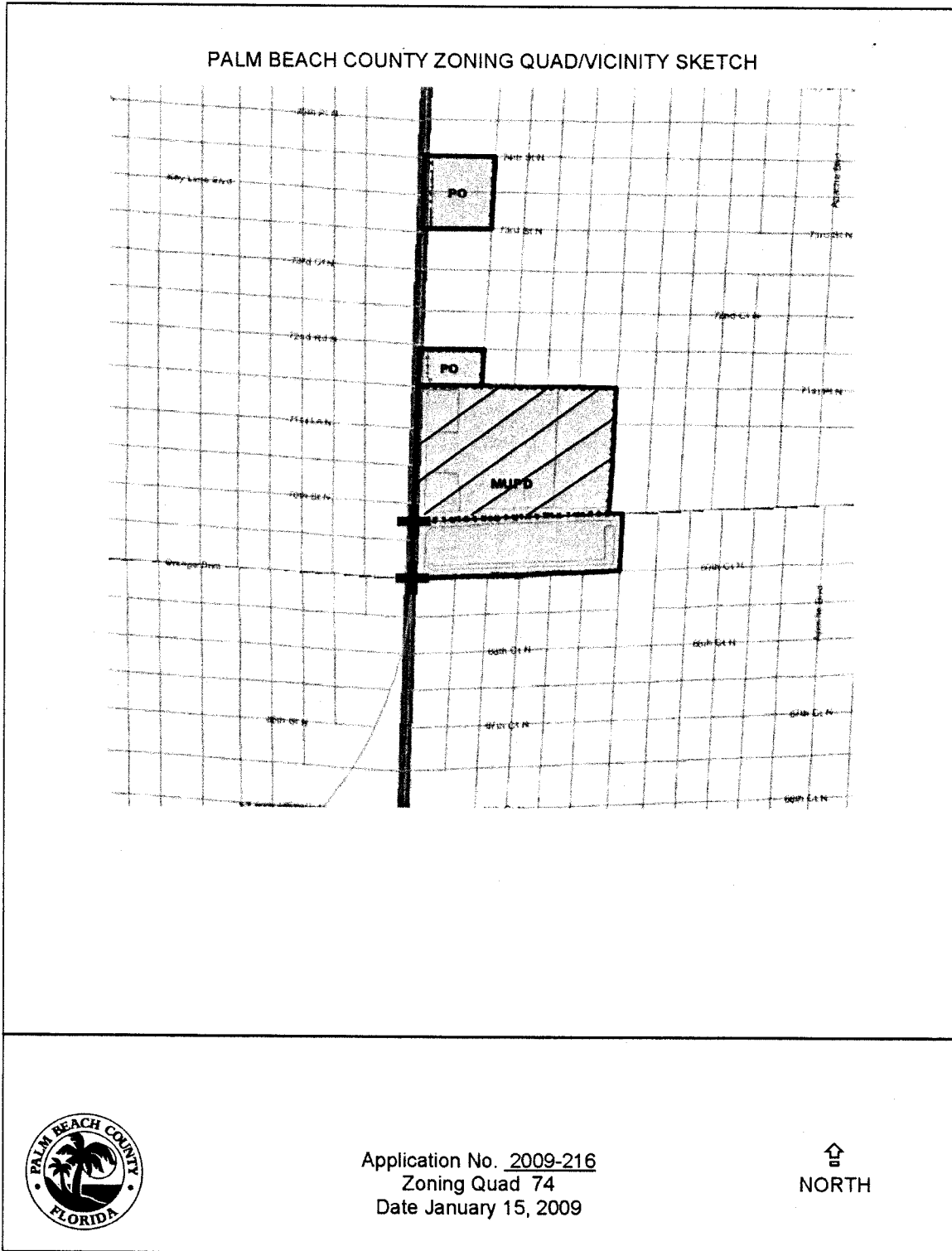
LEGAL DESCRIPTION

PRATT AND ORANGE MUPD

LEGAL DESCRIPTION:

PARCELS "A" AND PARCEL "B", PRATT AND ORANGE MUPD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 59 AND 60, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 22.04 ACRES MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### ALL PETITIONS

1. Previous condition All Petitions 1 of Control 1998-023 Resolution R-2008-1705 which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-1998-1810 and R-1999-0705 (Control 1998-023), 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, 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-2008-1705 and R-2009-367 (Control 1998-023), 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, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Condition All Petitions 2 of Resolution R-2008-1705, Control 1998-023, 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 preliminary site plan is dated June 23, 2008. 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)

Is hereby amended to read:

Development of the site shall be generally consistent with the preliminary site plan dated April 13, 2009, and approved by the Board of County Commissioners. Modification of the site design may be allowed pursuant to conditions of approval or are in accordance with Article 2 of ULDC. Replacement of a use by another use listed as permitted by right or permitted subject to approval by the DRO may be allowed subject to approval by the DRO. All other modifications exceeding those thresholds established by conditions of approval or the ULDC must be approved by the Board of County Commissioners. (ONGOING: ZONING-Zoning )

#### ARCHITECTURAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval, all architectural elevations 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: ARCH REVIEW - Zoning) (Previous Condition Architectural Review 1 of Resolution R-2008-1705, Control 1998-023)

2. Condition Architectural Review 3 of Resolution R-2008-1705, Control 1998-023 which currently states:

All proposed buildings shall be designed and constructed to be consistent with the facade elevations and colored rendering prepared by Wayne E. Vensel Architect, Inc. dated August 8, 1998 and October 1, 1998. (BLDG PERMIT: BLDG - Zoning)

Is hereby amended to read:

All proposed buildings in Parcel A shall be designed and constructed to be consistent with the façade elevations and colored rendering prepared by Wayne E. Vensel Architect, Inc. dated August 8, 1998 and October 1, 1998, buildings within Parcel B will be designed and constructed to be compatible and generally consistent. (BLDG PERMIT: BLDG - Zoning)

3. All windows shall utilize muntins for additional architectural treatment. (except the major tenant grocery store windows). (ONGOING: BLDG - Zoning) (Previous Condition Architectural Review 6 of Resolution R-2008-1705, Control 1998-023)

4. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for the library shall be submitted simultaneously with the final 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: ARCH REVIEW - Zoning)

#### BUILDING AND SITE DESIGN

1. Condition Building and Site Design 2 of Resolution R-2008-1705, Control 1998-023 which currently states:

The maximum building floor area shall not exceed ten percent (10) of the entire 24.67 acre property. (DRO:ZONING-Zoning)

Is hereby deleted. [REASON: no longer applicable]

2. The maximum height for all structures shall be one story not to exceed thirty (30) feet, including all air conditioning and mechanical equipment, measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning) (Previous Condition Building and Site Design 3 of Resolution R-2008-1705, Control 1998-023)

3. Storage and placement of any paints, chemicals or petroleum based products shall be limited to household size containers (maximum of 5 gallon containers for liquids or dry solids), with the exception of retail fuel sales that include secondary containment systems and spill contingency and countermeasure training for employees. No mixing of chemicals or petroleum based products shall be permitted on site. Mixing of paint shall be permitted to establish color, tint, etc., but in no event shall such mixing involve the transfer of paint from large containers to smaller containers. (ONGOING: CODE ENF-Zoning) (Previous Condition Building and Site Design 6 of Resolution R-2008-1705, Control 1998-023)

4. Prior to final certification of the site plan by the Development Review Committee, the petitioner shall amend the plan to indicate a school bus stop/pull off and covered shelter on or adjacent to the subject property if approved by the Palm Beach County School Board and the County Engineer.

If approved by the Palm Beach County School Board and the County Engineer, the school bus stop/pull off lane and covered shelter shall be constructed prior to receipt of the first Certificate of Occupancy for the proposed shopping center. The petitioner shall accommodate the requirement for the school bus stop/pull off lane and covered shelter by dedicating additional right-of-way, if requested by the County Engineer. Provisions for the school bus stop/pull off lane include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use to the shelter, appropriate lighting, waste container, and bicycle rack. The school bus stop/pull off lane and covered shelter, if located on private property or in common areas shall be the maintenance responsibility of the property owner. (DRC: ZONING -Eng/School Board) (Previous Condition Building and Site Design 7 of Resolution R-1998-1810, Control 1998-023)  
[NOTE: COMPLETED]

5. Prior to final approval by the Development Review Officer (DRO), the site plan shall be amended to indicate facilities for the provision of free air and water for customer convenience. (DRO: ZONING - Zoning) (Previous Condition Building and Site Design 8 of Resolution R-2008-1705, Control 1998-023)

#### CIVIC SITE DEDICATION

1. The property owner shall provide Palm Beach County Board of County Commissioners with a warranty deed by November 1, 1999 for a 7 acre civic site, in a location and form acceptable to Facilities Development & Operations Department (FDO), and the County Attorney's office. Developer to Plat and dedicate the Civic site to palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

a. Developer to provide a title policy insuring marketable title to Palm Beach County for the civic site. Policy is subject to Property & Real Estate Management Department's (PREM) and County Attorney's approval.

b. All ad valorem real estate taxes and assessments for the year of closing shall be prorated as of the day of acceptance of the deed for the civic site; acceptance date to be determined by PREM and the County Attorney's Office after receiving Board approval.

c. Civic site to be free and clear of all trash and debris at the time of acceptance of the warranty deed.

d. By acceptance of these conditions developer agrees to allow the County to perform any on site inspections deemed appropriate to support the acquisition of the civic site.

e. Developer to provide water and sewer stubbed out to the property line if required and approved by Indian Trail Improvement District. (DATE: MONITORING - PREM) (Previous Civic Site Dedication 1 of Resolution R-2008-1705, Control 1998-023) (Note: Completed)

2. The property owner shall provide the County with a certified survey of the proposed civic site by September 1, 1999. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a. The survey shall meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6.

b. If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.

c. The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site. (DATE: MONITORING - PREM) (Previous Civic Site Dedication 2 of Resolution R-2008-1705, Control 1998-023) (Note: Completed)

3. The property owner shall provide PREM with an Environmental Assessment of the proposed civic site by September 1, 1999. The minimum assessment which is required is commonly called a Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

a. Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.

b. Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management

Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
- 2) Comprehensive Environmental Response
- 3) Compensation and Liability Act System
- 4) List (CERCLA)
- 5) Hazardous Waste Data Management System
- 6) List (HWDMS).

c. Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.

d. The results of an on-site survey to describe site conditions and to identify potential area of contamination.

e. Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone. (DATE: MONITORING - PREM) (Previous Civic Site Dedication 3 of Resolution R-2008-1705, Control 1998-023) (Note: Completed).

4. Palm Beach County shall convey the 7 acre civic site to the Indian Trail Improvement District upon satisfaction of the following preconditions:

a. A covenant restricting the site to governmental and/or civic uses only shall be recorded in the public record. (COMPLETE)

b. Covenant shall include provisions that any uses for the site must first be approved by the Board of County Commissioners at a public hearing. (COMPLETE)

c. Preservation area shall be approved at or prior to DRC. (COMPLETE)

d. Palm Beach County and Indian Trails Water Control District shall have entered into a lease for the 2.27 acre parcel of property which is the subject of Petition ZCOZ 98-41.

e. Petition ZCOZ 98-41 shall have been approved to rezone and site plan the property for development of a fire station or use approved by Board of County Commissioners. (COMPLETE)

f. Indian Trail Improvement District will have caused, or shall have entered into an agreement to cause, water and sewer service lines to be stubbed out at the boundaries of the fire rescue site without charge to Palm Beach County. (COMPLETE)

g. Palm Beach County shall have the right to connect to water and sewer service upon payment of normal, customary and reasonable connection charges and without payment of any capital charges for construction/installation of water and sewer improvements. (ONGOING: MONITORING - PREM) (Previous Civic Site Dedication 4 of Resolution R-2009-367, Cotntrol 1998-023)

5. Prior to November 15, 1999, Petitioner shall have conveyed to Indian Trails Water Control District said 2.28 acre Fire Rescue site and have complied with all ancillary PREM conditions under petition Z/COZ98-41. (DATE: MONITORING - PREM) (Previous Civic Site Dedication 5 of Resolution R-2008-1705, Control 1998-023) (Note: Completed).

#### DUMPSTER

1. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within fifty (50) feet of any perimeter property line and shall be confined to the areas designated on the site plan. (ONGOING: CODE ENF-Zoning) (Previous Condition Dumpster 1 of Resolution R-2008-1705, Control 1998-023)

#### ENGINEERING

1. Prior to the issuance of a building permit the property owner shall convey to Palm



Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane east approach on Orange Boulevard at the project's middle entrance. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips" where appropriate as determined by the County Engineer. 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. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E1 Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

2. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Orange Boulevard and Seminole Pratt Whitney 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 E2 Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

3. The Property owner shall construct concurrent with building permits for the main center (other than the out parcels along Seminole Pratt Whitney Road):

a. Seminole Pratt Whitney Road as a 3 lane section from 280 feet north of 71st Place, south to Orange Boulevard, plus the appropriate paved tapers. This construction shall also include a pedestrian pathway along the east side of Seminole Pratt Whitney Road along the projects frontage.

b. Right turn lane east approach on Orange Boulevard at the projects middle entrance.

c. Orange Boulevard as a 3 lane section from Seminole Pratt Whitney Road east to the projects middle entrance plus the appropriate paved tapers. This construction shall also include a pedestrian pathway along the north side of Orange Boulevard along the projects frontage.

d. 71st Place as a paved 2 lane roadway from Seminole Pratt Whitney Road east to the projects east property line subject to approval by the Indian Trail Improvement District. This construction shall also include: pedestrian pathway along the south side of 71st Place along the projects frontage

e. All 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 are not limited to, utility relocations and acquisition of any additional required right-of-way.

f. Permits required by Palm Beach County and the Indian Trail Improvement District for this construction shall be obtained prior to the issuance of the first Building Permit for the main center. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E3f Resolution R-2008-1705, Control No. 1998-023)

g. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the main center. (CO: MONITORING-Eng) (Previous Condition E3g Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

4. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

a. Building Permits for more than 64,000 of commercial area, 3,200 square feet of fast food restaurant, 5000 square foot bank, 10,000 square foot day care center shall not be issued until the contract has been let for Seminole Pratt Whitney as a 4 lane facility from Orange Boulevard south to Orange Boulevard north plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E4a Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

b. The mix of allowable commercial uses, as permitted by the Zoning Division, listed above may be adjusted 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.

(ONGOING: MONITORING-Eng) (Previous Condition E4b Resolution R-2008-1705, Control No. 1998-023)

5. The Property owner shall construct concurrent with Building Permits for more than 64,000 of commercial area, 3,200 square feet of fast food restaurant, 5000 square foot bank, 10,000 square foot day care center, Seminole Pratt Whitney Road as a four median divided facility from 280 feet north of Orange Boulevard North, south to a point 280 feet south of Orange Boulevard South plus the appropriate paved tapers. The construction of this section of Seminole Pratt Whitney Road shall include:

a. a directional median opening on Seminole Pratt Whitney Road at the projects entrance road. The location of this directional median opening shall be subject to Palm Beach County's Access Management Guidelines and shall be approved by the County Engineer prior to certification of the site plan by the Development Review Committee. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E5a Resolution R-2008-1705, Control No. 1998-023) [Note:Completed]

b.the construction of a left and right turn lane east approach, and a U" turn lane south approach, on 71st Place at Seminole Pratt Whitney Road. (Previous Condition E5b Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

6. Acceptable surety required for the Seminole Pratt Whitney Road four laning as outlined in the Conditions above shall be posted with the Office of the Land Development Division on or before April 22, 1999. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Developer's Engineer. (TPS - Maximum 6 month time extension) (DATE: MONITORING-Eng) (Previous Condition E6 Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

7. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at Seminole Pratt Whitney Road and Orange Boulevard. This shall also include pedestrian signals and crosswalks at this intersection. (ONGOING: ENGINEERING-Eng) (Previous Condition E7 Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

8. The developer shall install, concurrent with the installation of signalization at the intersection of Seminole Pratt-Whitney Boulevard and Orange Avenue (if warranted per condition E.7.), a flashing signal south of the intersection along Seminole Pratt-Whitney Road notifying vehicular traffic of the upcoming signal. The location of the flashing signal shall be approved by the County Engineer prior to installation. (ONGOING: ENGINEERING-Eng) (Previous Condition E8 Resolution R-2008-1705, Control No. 1998-023) [Note: Completed]

9. Condition E9 of Resolution R-2008-1705, Control No. 1998-023, which currently states:

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 January 1, 2011. 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)

Is hereby amended to read:

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 Parcel A may be issued after December 31, 2012. 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)

10. The property owner shall remove the existing driveway turnout and restore the right of way to County standards on Orange Boulevard, immediately west of the proposed project driveway for the library.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for the library. (BLDG PERMIT: MONITORING-Eng)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the library. (CO: MONITORING-Eng)

11. The Property owner shall construct a left turn lane west approach on Orange Blvd at the library entrance. The length of this turn lane should be as approved by the County Engineer.

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 are not limited to, utility relocations and acquisition of any additional required right-of-way.

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

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the library. (CO: MONITORING Eng)

#### ENVIRONMENTAL

1. Condition No. ERM-1 of Resolution No. R-2008-1705, Control No. 1998-023 which currently states:

A 25% upland set-aside preserve shall be depicted on the Site Plan unless an alternative site is approved by the Board of County Commissioners and approved by Environmental Resource Management prior to final DRO site plan certification. (DRO: ERM-ERM)

Is hereby deleted.

[REASON: Completed]

2. A mitigation plan for the on-site upland vegetation to be removed from the site, shall be approved by ERM prior to DRO site plan approval. (DRO:ERM-erm)

#### HEALTH

1. Owners and operators of facilities generating industrial, hazardous, or toxic wastes shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING:CODE ENF-Health) (Previous Condition Health 1. of Resolution R-2008-1705; Control 1998-0023)

#### ZONING – LANDSCAPING

1. Fifty percent (50%) of all canopy trees required to be planted on site by this approval shall meet the following minimum standards at time of installation:

a. Tree height: fourteen (14) feet.

- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
- c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.
- d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous Zoning Landscaping Condition 1 of Resolution R-2008-1705, Control 1998-023)

2. All palms required to be planted on site by this approval shall be booted Sabal Palms and meet the following minimum standards at time of installation:

- a. Palm heights: twelve (12) feet clear trunk or grey wood, whichever is greater;
- 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 Zoning Landscaping Condition 2 of Resolution R-2008-1705, Control 1998-023)

3. All landscaped buffer areas shown on the site plan dated May 28, 1998 shall not be used for pre-treatment or stormwater storage purposes. (ONGOING: LANDSCAPE - Zoning/Eng) (Previous Zoning Landscaping Condition 3 of Resolution R-2008-1705, Control 1998-023)

**ZONING - LANDSCAPING-LANDSCAPING- ALONG NORTH PROPERTY LINE (71ST PLACE FRONTAGE)**

4. Landscaping and buffering along the entire north property line shall be upgraded to include:

- a. A minimum seventy (70) foot wide landscape buffer;
- b. one (1) tree for each three hundred (300) square feet;
- c. one (1) palm or pine tree for each five hundred (500) square feet with a maximum spacing of sixty (60) feet on center between clusters; and
- d. forty-eight (48) inch high native evergreen shrub material at time of installation spaced no more than five (5) feet on center to be maintained at a minimum height of sixty (60) inches. (CO: LANDSCAPE-Zoning) (Previous Zoning Landscaping Condition 4 of Resolution R-2008-1705, Control 1998-023)

**ZONING - LANDSCAPING-LANDSCAPING- ALONG SOUTH PROPERTY LINE (ORANGE BOULEVARD FRONTAGE)**

5. Landscaping and buffering along the entire south property line shall be upgraded to include:

- a. A minimum fifty-three (53) foot wide landscape buffer;
- b. one (1) canopy tree for each three hundred (300) square feet;
- c. one (1) palm or pine tree for each five hundred (500) square feet with a maximum spacing of sixty (60) feet on center between clusters; and
- d. forty-eight (48) inch high native evergreen shrub material at time of installation spaced no more than five (5) feet on center to be maintained at a minimum height of sixty (60) inches. (CO: LANDSCAPE-Zoning) (Previous Zoning Landscaping Condition 5 of Resolution R-2008-1705, Control 1998-023)

**ZONING - LANDSCAPING-LANDSCAPING- ALONG 40% OF THE EAST FOUNDATION PLANTER OF MAIN BUILDING**

6. Landscaping and buffering along 40% of the east foundation planter of main building shall be upgraded to include:

- a. A minimum five (5) foot wide landscape area;
- b. One (1) canopy tree planted for every twenty (20) linear feet of foundation planter;
- c. One (1) palm or pine tree planted for every thirty (30) linear feet of foundation planter

with maximum sixty (60) feet between clusters;

d. Credit may be given for existing or relocated native plant material provided they meet current ULDC requirements. (CO: LANDSCAPE-Zoning) (Previous Zoning Landscaping Condition 6 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED]

7. The property owner shall install forty-eight (48) inch high native evergreen shrub material at time of installation spaced no more than five (5) feet on center in the foundation planter to be maintained at a minimum height of sixty (60) inches. (CO: LANDSCAPE-Zoning) (Previous Zoning Landscaping Condition 7 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED]

#### ZONING - LANDSCAPING-LANDSCAPING- ALONG WEST PROPERTY LINE (SEMINOLE PRATT WHITNEY ROAD FRONTAGE)

8. Landscaping and buffering along the west property line shall be upgraded to include:

- a. A minimum sixty-five (65) foot wide landscape buffer;
- b. one (1) canopy tree for each three hundred (300) square feet;
- c. one (1) palm or pine for each five hundred (500) square feet with a maximum spacing of sixty (60) feet on center between clusters; and
- d. forty-eight (48) inch high native evergreen shrub material at time of installation spaced no more than five (5) feet on center to be maintained at a minimum height of sixty (60) inches. (CO: LANDSCAPE - Zoning) (Previous Zoning Landscaping Condition 8 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED]

#### ZONING - LANDSCAPING-INTERIOR

9. Divider medians shall be provided as indicated on the site plan dated May 28, 1998. The minimum width of this median shall be ten (10) feet. One tree and appropriate ground cover shall be planted for each thirty (30) linear feet of the divider median, with a maximum tree spacing of fifty (50) feet on center. (DRO: ZONING-Zoning) (Previous Zoning Landscaping Condition 9 of Resolution R-2008-1705, Control 1998-023)

10. Interior grade-level tree planters shall be required within all applicable parking areas in accordance with Section 7.3.E.2.a.(2)(b) of the ULDC. (CO: LANDSCAPE - Zoning) (Previous Zoning Landscaping Condition 10 of Resolution R-2008-1705, Control 1998-023)

11. Foundation plantings or grade level planters shall be provided along three sides of the two small commercial buildings and all sides of the main L-shaped building. The foundation planters shall consist of the following:

- a. The minimum width of the required landscape areas shall be five (5) feet;
- b. The length of the required landscaped areas shall be no less than 50% of the total length of each side of the structure; and,
- c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear feet of building facade and appropriate ground cover.
- d. Landscaping along the east foundation planter of main building shall be in accordance with Conditions L.1 and L.2. (BLDG PERMIT: LANDSCAPE - Zoning) (Previous Zoning Landscaping Condition 11 of Resolution R-2008-1705, Control 1998-023)

12. In lieu of a six (6) foot high wall to be contained within the east Type 3 incompatibility buffer, the applicant shall be permitted to provide a minimum six (6) foot high continuous opaque vegetative screening. (CO: LANDSCAPE - Zoning)

#### LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (ONGOING: CODE ENF - Zoning) (Previous Lighting Condition 1 of Resolution R-2008-1705, Control 1998-023)

2. All outdoor lighting fixtures shall not exceed twenty (20) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning) (Previous Lighting Condition 2 of Resolution R-2008-1705, Control 1998-023)

3. All outdoor lighting shall be extinguished no later than 11:30 p.m., excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous Condition Lighting 3 of Resolution R-1998-1810, Control 1998-023)

4. Lighting Condition 4 of Resolution R-2008-1705, Control 1998-023 which currently states:

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)

Is hereby amended to read:

The lighting conditions above shall not apply to proposed security, or low voltage landscape/accent type lights used to emphasize plant material, or flagpoles on Parcel B. (ONGOING: CODE ENF - Zoning)

5. All light poles shall be constructed with house side cut-off shields to direct lighting down and away from adjacent residential properties. (CO: BLDG - Zoning) (Previous Lighting Condition 5 of Resolution R-2008-1705, Control 1998-023)

#### MULTIPLE USE PLANNED DEVELOPMENT

1. MUPD Condition 1 of Resolution R-2008-1705, Control 1998-023, which currently states:

To ensure consistency with the site plan dated June 23, 2008 presented to the Board of County Commissioners, no more than twenty (20) percent of the total approved square footage or other area indicated as being covered by structures shall be relocated to portions of the site not previously covered. (DRO: ZONING-Zoning)

Is hereby amended to read:

To ensure consistency with the site plan dated April 13, 2009 presented to the Board of County Commissioners, no more than twenty (20) percent of the total approved square footage or other area indicated as being covered by structures shall be relocated to portions of the site not previously covered. (DRO: ZONING - Zoning)

2. All requested uses shall remain in the locations indicated on the site plan approved by the Board of County Commissioners (exhibit dated June 23, 2008). (Previous MUPD Condition 2 of Resolution R-2008-1705, Control 1998-023) (DRO: ZONING - Zoning)

3. Prior to final certification of the site plan by the Development Review Committee, the property owner shall record in the public record a covenant requiring architectural consistency between all buildings, signage and project identification. Consistency shall include, at a minimum, an overall unified image and character created by the use of common elements such as building materials, roof lines, muted colors, fenestration, architectural features, and architectural elements. The covenant shall be recorded in a form and manner acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - Co Att) (Previous Condition MUPD 3 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED ORB 10927, Pg 1840]

4. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record a covenant in the public record indicating that all structures, uses and parking areas for the commercial portion of the property are part of a single unified planned development, regardless of ownership. The covenant shall be

recorded in the public record in a manner and form acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: ZONING - Co Att) (Previous Condition MUPD 4 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED ORB 10927, Pg 1840]

#### PARKING

1. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous Condition Parking 1 of Resolution R-2008-1705, Control 1998-023)
2. Prior to final site plan certification by the Development Review Committee (DRC), the site plan shall be amended to include shopping cart storage and retrieval corrals in all retail parking areas unless the primary tenant has employee cart retrieval during business hours. (DRO: ZONING - Code Enf) (Previous Condition Parking 2 of Resolution R-2008-1705, Control 1998-023) [NOTE:COMPLETED]

#### PLANNING

1. Prior to final site plan certification by the Development Review Committee, the property owner shall provided a recorded copy of a declaration of restrictive covenant on the subject property indicating the provider of public facilities (water and sewer) for the site. As a result, the draft covenant, which was attached to the land use amendment, Ordinance 97-47 Exhibit 2, shall be amended. (DRO: PLANNING - County Attorney) (Previous Condition Planning 1 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED, ORB 10916, Pg 144]
2. Prior to final site plan certification by the Development Review Committee, seven acres of the subject property shall be dedicated to Palm Beach County for fire rescue, park and/or civic purposes. County in its discretion may convey any or all of said dedication to the Indian Trail Water Control District. Said dedication shall be at the discretion of and in a manner and location acceptable to Palm Beach County. (DRO: PREM - Planning) (Previous Condition Planning 2 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED, ORB 12600, Pg 323]
3. Previous Condition Planning 3 of Resolution R-2008-1705, Control 1998-023, which currently states:

Development of the subject property for commercial purposes shall comply with the provisions contained in the Acreage Neighborhood Plan concerning commercial development in the Acreage (Objective 3 and Recommendations L-8 - L-11). (ONGOING: PLANNING - Planning)

Is hereby amended to read:

Development of the subject property for commercial purposes shall comply with the provisions contained in the Acreage Neighborhood Plan concerning commercial development in the Acreage except for the parcel labeled Government Services. (ONGOING: PLANNING - Planning)

4. Prior to final site plan certification, commercial development on subject property shall obtain potable water and sewer service from the Indian Trail Improvement District. (DRO: PLANNING - Planning) (Previous Condition Planning 4 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED: Water provider is PBCWUD]
5. Prior to final site plan certification, the Indian Trail Improvement District shall provide a written agreement acceptable to the Planning Division and the County Attorney's Office stating that Indian Trail Improvement District will be the sole entity responsible for the maintenance and operation of the water treatment plant. (DRO: PLANNING - County Attorney) (Previous Condition Planning 5 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED: Water is provided by PBCWUD]

6. If construction of a shopping center on the property that is subject to this amendment has not commenced within two years from the effective date of this ordinance, the County may initiate and adopt a plan amendment removing the commercial land use designation from the property. (ONGOING: PLANNING - Planning) (Previous Condition Planning 6 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED]

7. Prior to final site plan certification, the petitioner shall provide the Planning Division with proof of the presentation of this subject petition to the Acreage Landowners Association. (DRO/ONGOING: PLANNING - Planning) (Previous Condition Planning 7 of Resolution R-2008-1705, Control 1998-023)

8. Condition Planning 9 of Resolution R-2008-1705, Control 1998-023, which currently states:

Per Recommendation L-9, page 9 of the Acreage Neighborhood Plan, the entire site, including the easternmost seven (7) acres of the site shown as government services on the site plan, is restricted to structures not exceeding 10% of the buildable floor area for the entire site. (ONGOING: ZONING - Planning)

Is hereby amended to read:

Per Recommendation L-9, page 9 of the Acreage Neighborhood Plan, commercial uses are restricted to structures not exceeding 10% of the buildable floor area for the entire site. (ONGOING: ZONING - Planning)

9. Per Recommendation L-10, page 10 of the Acreage Neighborhood Plan, the following uses will not be allowed on the site: auto/truck repair, junk/salvage yards and auto paint and body shops. (ONGOING: ZONING - Planning) (Previous Condition Planning 10 of Resolution R-2008-1705, Control 1998-023)

## PALM TRAN

1. 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. (DRO: ZONING - Palm Tran) (Previous Mass Transit Condition 1 of Resolution R-2008-1705, Control 1998-023)

2. Prior to Plat Recordation or issuance of the first Building Permit, whichever shall first occur for the 15.38-acre Parcel A (commercial) portion of the site, 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. (BLDG PERMIT/PLAT: MONITORING/ENG -Palm Tran) (Previous Condition Mass Transit 2 of Resolution R-2008-1705, Control 1998-023)

## SIGNS

1. Freestanding point of purchase signs fronting on Seminole Pratt Whitney Road shall be limited as follows:

- a. One sign ten (10) feet high with one hundred (100) square feet sign face area per side;
- b. One sign ten (10) feet high with maximum one hundred (100) square feet sign face area per side located a minimum fifty (50) feet north of the intersecting right-of-way lines of Seminole Pratt Whitney Rd and Orange Blvd;
- c. Maximum number of signs - one (1);
- d. Styles - monument style only. (CO: BLDG - Zoning) (Previous Condition Signs 1 of Resolution R-2008-1705, Control 1998-023)



2. Freestanding point of purchase signs fronting on Orange Boulevard for commercial uses shall be limited as follows:

- a. Two signs one of eight (8) feet and one of six (6) feet high with eighty (80) square feet sign face area per side. The six (6) feet high sign shall be located at the corner of Orange Avenue and Seminole Pratt Whitney Road;
- b. Maximum number of signs - two (2);
- c. Styles - monument style only. (CO: BLDG - Zoning) (Previous Condition Signs 2 of Resolution R-2008-1705, Control 1998-023)

3. Freestanding signage fronting on Orange Boulevard for government services shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - five (5) feet;
- b. Maximum sign face area per side - 50 square feet;
- c. Maximum number of signs - one (1); and
- d. Style - monument style only. (CO: BLDG - Zoning) (Previous Condition Signs 3 of Resolution R-2008-1705, Control 1998-023)

4. Wall signage for the commercial buildings shall be limited to the west and south facades only. (BLDG PERMIT: CODE ENF - Zoning) (Previous Condition Signs 4 of Resolution R-2008-1705, Control 1998-023)

5. Wall mounted signage, with the exception of the major anchor tenant and the two (2) outparcels, shall not be backlit for illumination. Rather, these signs shall be illuminated using exterior light standards which shine directly onto the actual sign face. The colors utilized for wall mounted signage shall be consistent with the color pallet of the main shopping center. The color requirements specified above shall not apply to the major anchor tenant, the two (2) outparcels, and any national tenants utilizing in-line space. (ONGOING: CODE ENF - Zoning) (Previous Condition Signs 5 of Resolution R-2008-1705, Control 1998-023)

6. Should an auto parts store be located within the shopping center, said use shall post interior and exterior signage stating that repair of vehicles within the parking area is prohibited. (ONGOING: CODE ENF - Zoning) (Previous Condition Signs 6 of Resolution R-2008-1705, Control 1998-023)

#### UNITY OF TITLE

1. Prior to site plan certification by the Development Review Committee (DRC), the petitioner shall record in the public record a unity of control for the entire subject property. The unity shall be recorded in a form and manner acceptable to the County Attorney. The unity shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRC: ZONING - Co Att) (Previous Condition Unity 1 of Resolution R-2008-1705, Control 1998-023) [NOTE: COMPLETED]

#### USE LIMITATIONS

1. The following uses shall not be permitted on-site;

- a. Church or Place of Worship
- b. Convenience store
- c. Indoor Entertainment
- d. Pool Supplies
- e. Vehicle Inspection
- f. Vocational School
- g. Funeral Home;
- h. Cocktail Lounge;
- i. Broadcasting studio and ancillary equipment
- j. Cellular communication

k. Chemical supply business (not including paint stores and auto parts stores). (ONGOING: ZONING - Zoning) (Previous Condition Use Limitations 1 of Resolution R R-2008-1705, Control 1998-023)

2. Business activity shall not be allowed on site, including deliveries, prior to 7:00 a.m. nor continue later than 11:00 p.m. daily. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 2 of Resolution R-2008-1705, Control 1998-023)

3. No auto repair of any kind shall be permitted either as a use or in the parking lot area. (ONGOING: CODE ENF - Zoning) (Previous Condition Use Limitations 3 of Resolution R-2008-1705, Control 1998-023)

4. Condition Use Limitations 4 of Resolution R-2008-1705, Control 1998-023 which currently states:

Outdoor retail sales or vendors shall not be allowed on site. (ONGOING: CODE ENF - Zoning)

Is hereby amended to read:

Outdoor retail sales or vendors shall not be allowed on site. This condition shall not apply to the government services parcel (Parcel B). (ONGOING: CODE ENF - Zoning)

5. The property shall be restricted to the following uses:

Data Processing Services;  
Daycare Center General and Limited;  
Financial Institution (with drive-thru);  
Fitness Center;  
Fruit and Vegetable Market;  
Government Services;  
Laundry Services (pick up/drop off only, no chemicals or cleaning on site);  
Medical/Dental Clinic or Laboratory (Requested Use);  
Newsstand or Gift Shop;  
Office, Business or Professional (Requested Use);  
Personal Services;  
Pottery Shop;  
Printing and Copying Services; (small users only)  
Restaurants (limited to one fast food restaurant (outparcel location) and a maximum 10,000 square feet of in-line space shall be utilized for restaurant purposes);  
Fuel Sales, with secondary containment system (Requested Use)  
Retail (inclusive of Paint Stores and Auto Parts Stores); and,  
Veterinary Clinic (Requested Use).

Any use listed above which is classified as a Requested Use must obtain Board of County Commission approval for the specific use pursuant to ULDC requirements. (ONGOING: ZONING - Zoning) (Previous Condition Use Limitations 5 of Resolution R-2008-1705, Control 1998-023)

## 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 Compliance 1 of Resolution R-2008-1705, Control 1998-023)

2. Previous Condition Compliance 2 of Resolution R-2008-1705, Control 1998-023, which currently states:

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 the Code Enforcement Special Master to schedule a Status Report before the body which approved the Conditional Use, Type II Variance, 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)

Departmental administrative actions made pursuant to this condition may be appealed as provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of a Conditional Use, Type II Variance, Development Order Amendment or other actions based on a Zoning Commission decision shall be by petition for writ of certiorari to the Circuit Court, Appellate Division, 15th Judicial Circuit of Florida. (ONGOING: MONITORING - Zoning)

Is hereby amended to read:

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 the Code Enforcement Special Master to schedule a Status Report before the body which approved the Conditional Use, Type II Variance, 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)