

RESOLUTION NO. R-2009- 2088

RESOLUTION APPROVING ZONING APPLICATION DOA/R-2009-03288
(CONTROL NO. 1981-00115)
Development Order Amendment
APPLICATION OF Bell Palms Plaza LLC, Jays Intl. Corp dba Raymond Lee Jewelers -
Jeffrey Josephson
BY Covelli Design Associates, Inc., AGENT
(Raymond Lee Jewelers)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning; and

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

WHEREAS, Zoning Application DOA/R-2009-03288 was presented to the Board of County Commissioners at a public hearing conducted on December 8, 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, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request; and

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a Development Order Amendment.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application DOA/R-2009-03288, the petition of Bell Palms Plaza LLC, Jays Intl. Corp dba Raymond Lee Jewelers - Jeffrey Josephson, by Covelli Design Associates, Inc., agent, for a Development Order Amendment to add a Requested Use to the Master Plan in the Commercial General (CG) Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on December 8, 2009, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

Commissioner Burt Aaronson, Chair	-	Aye
Commissioner Karen T. Marcus, Vice Chair	-	Aye
Commissioner John F. Koons	-	Absent
Commissioner Shelley Vana	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Jess R. Santamaria	-	Aye
Commissioner Priscilla A. Taylor	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on December 8, 2009.

Filed with the Clerk of the Board of County Commissioners on December 9, 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 R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

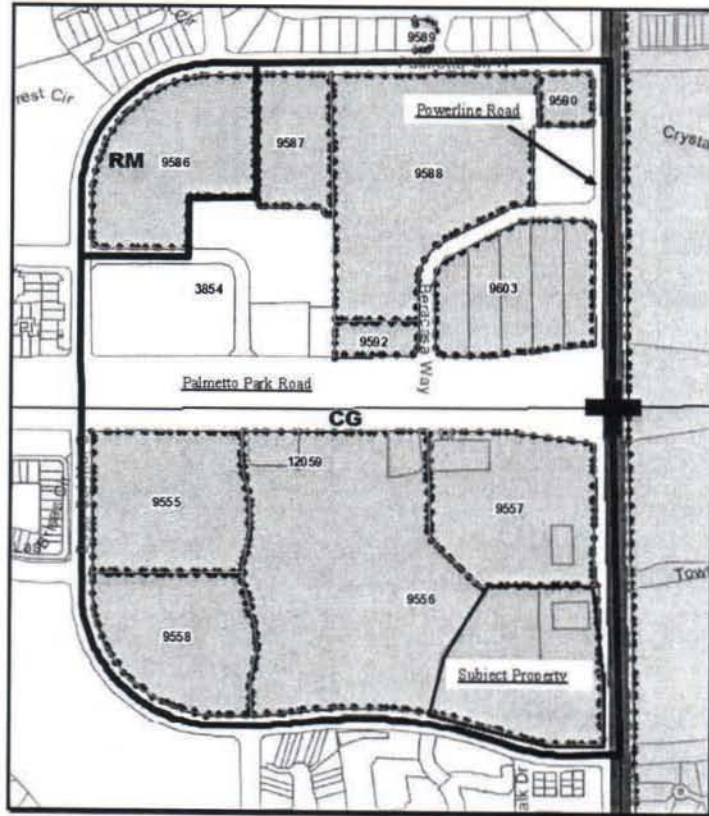
BY: 
DEPUTY CLERK



EXHIBIT A
LEGAL DESCRIPTION

All of Tract 21, Planned Unit Development, Boca Del Mar No. 6, in Section 28,
Township 47 South, Range 42 East, as recorded in Plat Book 30, pages 142 and 143.

EXHIBIT B
VICINITY SKETCH



VICINITY SKETCH
Raymond Lee Jewelers
n.f.s.

EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1.All Petitions Condition 1 of Resolution R-2009-0169, Control No. 81-115, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-98-304, Petition No. 81-115(F), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2009-0169 (Control 81-115), 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)

ALL PETITIONS-PARCEL B ONLY

2.Previous Condition All Petitions 2 of Resolution R-2009-0169, Control No. 81-115, which currently states:

Prior to site plan certification, the site plan shall be amended to indicate compliance with all minimum property development regulations and land development requirements of Palm Beach County.

Is hereby deleted. Reason: No longer applicable. Originally applicable to Parcel B only under Resolution R-92-56, which was subsequently amended pursuant to Application 2008-1523 approved by the BCC on January 29, 2009.

3.Development of the site is limited to the site design as approved by the Board of County Commissioners. The approved preliminary site plan is dated December 22, 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) (Previous All Petitions Condition 3, Resolution R-2009-0169, Control No. 81-115)

ALL PETITIONS-PARCEL E ONLY

4.The approved Preliminary Site Plan is dated September 14, 2009. 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-PARCELS B, C, D ONLY

1.All air conditioning and mechanical equipment shall be screened from view on all sides. (ONGOING: ARCH REV - Bldg) (Previous Building and Site Design Condition 1 of Resolution R-2009-0169, Control No. 81-115)

ARCHITECTURAL REVIEW-PARCEL B ONLY

2.At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for building A,B,D and E as indicated on the site plan dated December 22, 2008 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 and generally consistent with the elevations submitted by Marc Weiner and Associates and dated 11/14/2008. 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, Resolution R-2009-0169, Control No. 81-115)

3. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to show a divider median between each drive thru lane of Building D2, and as follows:

- A. Minimum width of five (5) feet, excluding curb;
- B. A planting area shall be provided at each end of the median and shall have a minimum five (5) feet by five (5) feet of planting area extended beyond the boundary of the overhead canopy;
- C. One (1) palm tree with a minimum ten (10) feet of grey-wood and appropriate ground cover shall be installed in each planting area; and,
- D. The remaining portion of the median shall be paved with decorative paving such as pre-cast concrete pavers, stamped concrete or any other materials acceptable to the Landscape Section. (DRO: ARCH REV - Zoning) (Previous Condition Architectural Review 2, Resolution R-2009-0169, Control No. 81-115)

ENGINEERING

1. Petitioner shall align the project's east entrance onto Palmetto Park road with the east entrance of Del Mar Shopping Village. (ENG) (Previous Condition No. E.1 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

2. Petitioner shall construct at the intersection of Palmetto Park Road and the project's east entrance:

- a. left turn lane east approach. (ENG) (Previous Condition No. E.2 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

3. Petitioner shall construct at the intersection of Palmetto Park Road and the project's west entrance:

- a. left turn lane east approach. (ENG) (Previous Condition No. E.3 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

4. Petitioner shall construct at the intersection of Palmetto Park Road and Boca Del Mar Drive:

- a. left turn lane north approach,
- b. right turn lane south approach, and
- c. left turn lane east approach. (ENG) (Previous Condition No. E.4 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

5. Petitioner shall align the project's west entrance onto Boca Del Mar Drive with Montoya Circle South. (ENG) (Previous Condition No. E.5 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

6. Petitioner shall construct at the intersection of Montoya Circle South and Boca Del Mar Drive:

- a. left turn lane west approach. (ENG) (Previous Condition No. E.6 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

7. Petitioner shall construct at the project's east entrance and Boca Del Mar Drive:

- a. left turn lane west approach. (ENG) (Previous Condition No. E.7 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

8. Petitioner shall align the project's north entrance onto Boca Del Mar Drive with Montoya Circle South. (ENG) (Previous Condition No. E.8 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

9. Petitioner shall construct at the project's north entrance and Boca Del Mar Drive:

- a. left turn lane north approach. (ENG) (Previous Condition No. E.9 of Resolution R-

2009-0169, Control No. 81-115) [Note: COMPLETED]

10. Petitioner shall construct at the intersection of Boca Del Mar Drive and Powerline Road:

- a. left turn lane north approach,
- b. left turn lane south approach,
- c. right turn lane east approach,
- d. left turn lane west approach, and
- e. right turn lane west approach. (ENG) (Previous Condition No. E.10 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

11. Petitioner shall construct at the intersection of Powerline Road and the project's entrance road:

- a. right turn lane north approach, and
- b. left turn lane south approach. (ENG) (Previous Condition No. E.11 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

12. Petitioner shall construct at the intersection of Palmetto Park Road and Powerline Road:

- a. right turn lane north approach,
- b. dual left turn lanes north approach,
- c. dual left turn lanes south approach,
- d. dual left turn lanes east approach,
- e. dual left turn lanes west approach, and
- f. modification of the existing signal when warranted as determined by the County Engineer. (ENG) (Previous Condition No. E.12 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

13. Prior to the issuance of a certificate of occupancy for either Phase B (the shopping center) or Phase C (office complex) provide an additional two lane bridge over the Lake Worth Drainage District L-47 Canal on Powerline Road. Construction of this bridge shall commence 30 days after written notification by the County should the 4-laning of Powerline Road require it. (ENG) (Previous Condition No. E.13 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

14. Petitioner shall not be issued building permits for Phases A (the financial plaza), Phase D (an office complex), or Phase E (the hotel/motel) until Powerline Road is four laned from the Hillsboro Canal north to the Lake Worth Drainage District L-47 Canal. (ENG) (Previous Condition No. E.14 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

15. Petitioner shall contribute Two Hundred Thousand Dollars (\$200,000) to be paid at the time of the issuance of building permits on a square footage basis for Phases A, D and E as indicated on Exhibit No. 3 for this petition. This fee to be used in the implementation for Phase II of the area wide major thoroughfare road improvement program adopted by the County, OR for the four-laning of the Hillsboro Canal bridge on Powerline Road, at the County Engineer's discretion. (ENG - Impact Fee Coord) (Previous Condition No. E.15 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

16. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters. (ONGOING: CODE ENF-Eng) (Previous Condition No. E.16 of Resolution R-2009-0169, Control No. 81-115)

17. Petitioner shall provide for a pedestrian/bikeway system integrated with the surrounding development. (ENG - Zoning) (Previous Condition No. E.17 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

18. Within thirty (30) days of this approval, the applicant shall enter into an agreement with Palm Beach County for the design and construction of roadway improvements as specified by the Board of County Commissioners. This resolution will become invalid unless said agreement is executed as specified above. (ENG) (Previous Condition No. E.18 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

19. 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 presently is \$32,670.00 (594 trips X \$55.00 per trip). (ENG - Impact Fee Coord) (Previous Condition No. E.19 of Resolution R-2009-0169, Control No. 81-115) [Note:COMPLETED]

20. The traffic control gates shown in the access drives on the east, south, and west sides of Parcel C as shown on the proposed site plan shall remain open between the hours of 7:00 AM to 7:00 PM. (ONGOING: ENGINEERING- Eng) (Previous Condition No. E.20 of Resolution R-2009-0169, Control No. 81-115)

21. The Property owner shall fund the restriping of Boca Del Mar Drive to include a 175 foot left turn lane storage lane on the south approach to the Palmetto Park Road intersection, a 125 foot two way left turn lane, and a 50 foot left lane lane into the west driveway plus any appropriate paved tapers. Funds for this work shall be provided to the County Engineer prior to June 1, 1998. Amount of the funding shall be approved by the County Engineer. (DATE: MONITORING - Eng) (Previous Condition No. E.21 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED Turn lanes have been restriped so condition can be marked complete.]

22. The developer shall install sod and irrigation on the south side of Palmetto Park Road from Boca Del Mar Drive to Montoya Circle South. The installation of the sod and irrigation is subject to Lake Worth Drainage District approval and will be completed prior to the final inspection for the new guard house on Boca Del Mar Drive. (CO: MONITORING -LWDD) (Previous Condition No. E.22 of Resolution R-2009-0169, Control No. 81-115) [Note: COMPLETED]

ENGINEERING-PARCEL E ONLY

23. Prior to final DRO approval, the property owner shall resolve the right of way issue along the west side of Powerline Road, north of Boca Del Mar Drive, where the existing southbound right turn lane is partially constructed on private property. The property owner shall submit documentation for the County Engineer to determine that the issue has been resolved. (DRO: ENGINEERING-Eng)

HEALTH

1. Water service is available therefore no potable water system will shall be permitted on the site. (ONGOING: HEALTH-Health) (Previous condition Health 1 of Resolution R-2009-169; Control 81-115)

2. Wastewater service is available, therefore no onsite septic system will be permitted. (ONGOING:HEALTH-Health) (Previous condition Health 2 of Resolution R-2009-169; Control 81-115)

LANDSCAPE - GENERAL

1. Condition Landscape General 1, Resolution R-2009-0169, Control No. 81-115, which currently states:

Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to Landscape Code requirements and all landscape conditions of approval.

Is hereby deleted. REASON: Originally approved under Resolution R-92-56. Final Site Plan dated March 5, 1997 has been approved by the DRO.

LANDSCAPE - GENERAL-ONLY PARCELS C AND D

2. Prior to site plan certification, the petitioner shall provide tabular data on the site plan to reflect conformance to the landscape design standards for planned developments in Section 6.8.A.23.b.(7)(b) of the Palm Beach County Land Development Code and all landscape conditions of approval. (Previous Landscape General 2, Resolution R-2009-0169, Control No. 81-115) (DRO: ZONING-Zoning) [Completed]

LANDSCAPE - GENERAL-PARCELS C AND D ONLY

3. All trees required to be planted on site by this approval shall meet the following minimum standards at installation:

- a. Tree height: fourteen (14) feet.
- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
- c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (Previous Landscape General Condition 3 of Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPE - ZONING)

LANDSCAPE - GENERAL-PARCEL D ONLY - ALTERNATIVE LANDSCAPE BETTERMENT PLAN

4. The petitioner may submit, to the Development Review Committee for approval, an Alternative Landscape Betterment Plan (ALBP) to substitute for the condition of approval for landscaping requirements for parcel D only. At a minimum this ALBP shall demonstrate:

- a. The quality of plant material required by the applicable landscape and buffering conditions of approval is being utilized;
- b. The minimum specifications of all plant material sizes as indicated in the conditions of approval are utilized; and,
- c. That maximum spacing between planting groups does not exceed fifty (50) feet. (Previous Landscape Condition 6, Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPE - Zoning)

LANDSCAPE - INTERIOR-PARCEL B ONLY - BANK OUTPARCEL

5. The trees within the proposed parking area shall have a minimum of five (5) feet of clear trunk and a minimum seven (7) foot canopy spread. (Previous LANDSCAPING - INTERIOR Condition 7, Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPING - Landscaping)

6. Immediately upon planting, all trees within the proposed interior parking area shall be a minimum of fourteen (14) feet in height with a minimum diameter of three and one-half (3.5) inches measured at a point which is at least four and one-half (4.5) feet above existing grade level. (Previous LANDSCAPING INTERIOR Condition 7, Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPING - Landscaping)

LANDSCAPE - PERIMETER-PARCEL C AND D ONLY - ALONG BOCA DEL MAR DRIVE

7. Landscaping within the required buffer along Boca Del Mar Drive shall be installed pursuant to Section 6.8.A, Table 6.8-3, Type D perimeter landscape area of the Palm Beach County Land Development Code and shall be upgraded to include:

- a. A minimum twenty (20) foot wide landscape buffer strip.
- b. One (1) native canopy tree for every two hundred (200) square feet of landscape buffer area.
- c. Thirty (30) inch high shrub or hedge material for every one hundred fifty (150) square feet of landscape buffer area at installation, maintained at a minimum height of forty two (42) inches. (Previous Landscaping Condition 4, Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPE-Landscape)

LANDSCAPE - PERIMETER-PARCEL D ONLY - ALONG THE NORTH AND EAST PROPERTY LINES

8. Landscaping and buffering along the north and east property lines of Parcel D shall be upgraded to include:

- a. A minimum twenty (20) foot wide landscape buffer strip measured from the edge of pavement along the north property line and a minimum twenty-five (25) foot wide landscape buffer strip measured from the edge of pavement along the east property line.
- b. A six (6) foot high opaque berm, hedge or combination thereof. (Previous Landscape Condition 5, Resolution R-2009-0169, Control No. 81-115) (ONGOING: LANDSCAPE - Landscape)

PARKING

1. Condition Parking 1 of Resolution R-2009-0169, Control 81-115, which currently states,

Vehicle parking shall be limited to the parking areas designated on the approved site plan. No parking of vehicles shall be permitted in landscaped areas, right-of-way or interior drives.

Is hereby deleted. REASON: Code Requirement.

SIGNS

1.Previous Sign Condition 1 of Resolution R-2009-0169, Control No. 81-115, which currently states:

All on site signs shall comply with the Palm Beach County Sign Code and shall indicate principal uses only. No snipe signs, balloons, banners or other prohibited types of advertisement or signs shall be permitted on-site. (ONGOING: BLDG - Code Enf)

Is hereby deleted. REASON: Code Requirement. Per 8.A.1.C.1., Previously permitted signs that do not meet the current standards of the Code are nonconforming structures. Per 8.C.13., Snipe Signs are prohibited. Per 8.C.1., Banners, Streamers, Pennants are prohibited, and, Balloons are prohibited without a special permit.

2.Previous Sign Condition 2 of Resolution R-2009-0169, Control No. 81-115, which currently states:

If, prior to the issuance of a building permit for the project, the Sign Code is amended to be more restrictive than the conditions of approval, the regulations of the amended Sign Code shall supersede all sign-related conditions of approval.

Is hereby deleted. REASON: All Parcels have previously approved Final Site Plans and Article 8 Signage applies to all signs in unincorporated Palm Beach County unless exempted per 8.B1.-5. Previously permitted signs that do not meet the current Code are nonconforming structures subject to Article 1.F.3.

SIGNS-PARCEL C ONLY

3.Signage for Parcel C fronting on Boca Del Mar Drive shall be limited to one (1) entrywall sign with a maximum sign height, measured from finished grade to highest point of eight (8) feet and maximum sign face area per side of 60 square feet. (Previous Sign Condition 4, Resolution R-2009-0169, Control No. 81-115) (ONGOING: BLDG-Zoning)

SIGNS-PARCEL D ONLY

4.Signs for Parcel D shall be further limited and meet the following requirements:
a. Maximum sign height, measured from crown of road - eight (8) feet;
b. Maximum sign face area per side - 80 square feet;
c. Maximum number of signs - one (1). (Previous Sign Condition 3, Resolution R-2009-0169, Control No. 81-115) (ONGOING: BLDG - Zoning)

SITE DESIGN-PARCEL D ONLY

1.Prior to certification of the site plan for Parcel D, the petitioner shall provide the following:
a. The delineation of the required pedestrian/bikeway system integrated with the surrounding development.
b. Surrounding land uses. (DRO: ZONING - Zoning) (Previous Building and Site Design Condition 2 Resolution R-2009-0169, Control No. 81-115)

SITE DESIGN-PARCELS B, C, D ONLY

2.Prior to site plan certification, receptacles for recycled material shall be designated on the site plan, located in the parking area or adjacent to the dumpster location. (Previous Building and Site Design Condition 3 of Resolution R-2009-0169, Control No. 81-115 (ONGOING: ZONING-Zoning)

SITE DESIGN-ONLY PARCELS B, C, D

3.All areas or receptacles for the storage and disposal of trash, garbage or vegetation,

shall include the following:

- a. Be concealed behind a solid enclosure. The open end of the enclosure shall have an obscuring, opaque gate.
- b. All exterior sides of such enclosures, except the open end, shall be landscaped with thirty-six (36) inch high shrub and hedge material planted twenty-four (24) inches on center. (Previous Dumpster Condition 1 of Resolution R-2009-0169, Control No. 81-115) (ONGOING: ZONING - Bldg)

USE LIMITATIONS-PARCEL E ONLY

1. The Pawnshop use is limited to 3,200 square feet and is further limited pursuant to the applicant's Justification Statement as follows:

- a. No exterior signage containing the word, "pawn" is permitted;
- b. Shall be co-located with the jewelry retail use only (cannot be operated as a standalone pawnshop; and,
- c. Items subject to pawn brokerage are limited to jewelry and jewels including diamonds, watches, sterling silver objects and other similar items of value. (ONGOING: CODE ENF. - Zoning)

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 (CO); the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code (ULDC) at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)