

RESOLUTION NO. R-2011- 1451

RESOLUTION APPROVING ZONING APPLICATION DOA/R-2011-00921
(CONTROL NO. 1978-00005)
a Development Order Amendment
APPLICATION OF Bellino Equities Boca LLC
BY David L. Carpenter & Assoc., AGENT
(Hamptons at Boca Raton PUD)

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-2011-00921 was presented to the Board of County Commissioners at a public hearing conducted on September 26, 2011; 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 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-2011-00921, the petition of Bellino Equities Boca LLC, by David L. Carpenter & Assoc., agent, for a Development Order Amendment to modify the Master/Site Plan in the Planned Unit Development (PUD) 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 September 26, 2011, subject to the Conditions of Approval described in EXHIBIT C-1, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

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

The Chairperson thereupon declared that the resolution was duly passed and adopted on September 26, 2011.

Filed with the Clerk of the Board of County Commissioners on September 28th, 2011.

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

**LEGAL DESCRIPTION OF THE HAMPTONS AT
BOCA RATON PLANNED UNIT DEVELOPMENT**

TRACTS 1 THROUGH 46, INCLUSIVE, TRACTS 51 THROUGH 78, INCLUSIVE AND TRACTS 83 THROUGH 96, INCLUSIVE, AND THE NORTH 433 FEET OF TRACTS 97 THROUGH 112, INCLUSIVE, BLOCK 74, TOGETHER WITH TRACTS 2 THROUGH 59, INCLUSIVE, TRACTS 62 THROUGH 89, INCLUSIVE, TOGETHER WITH THE NORTH 433 FEET OF TRACTS 92 THROUGH 101, INCLUSIVE AND TOGETHER WITH THAT PART OF TRACTS 1, 30, 31, 60, 61, AND 90, AND THE NORTH 433 FEET OF TRACT 91, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, ALL IN BLOCK 75, PALM BEACH FARMS COMPANY, PLAT NO. 3, IN SECTIONS 7 AND 8, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54. LESS, HOWEVER, THE WEST 215 FEET OF TRACTS 46, 51, 78, AND 83, BLOCK 74, SAID PALM BEACH FARMS COMPANY, PLAT NO. 3.

EXCEPTING THE NORTH 50.00 FEET OF SAID TRACTS 15 AND 16, BLOCK 74, AND EXCEPTING THE NORTH 50.00 FEET OF THE WEST 215 FEET OF SAID TRACT 14, BLOCK 74, FOR THE LAKE WORTH DRAINAGE DISTRICT L-42 CANAL RIGHT-OF-WAY.

ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF BEING A PORTION OF TRACTS 14, 15, 16, 17, 18, AND 19, BLOCK 74, AND A PORTION OF THE ABANDONED 25.00 FOOT PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY LYING WESTERLY OF, AND CONTIGUOUS TO, SAID TRACTS 16 AND 17, ALL IN PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PLAT OF FOUR FORTY ONE ASSOCIATES, AS RECORDED IN PLAT BOOK 81, PAGE 177, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00 50' 56" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 7 (US 441), A DISTANCE OF 800.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-42 CANAL; THENCE NORTH 89 36' 59" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE 50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLE TO, THE NORTH LINES OF SAID TRACTS 14, 15, AND 16 AND THEIR WESTERLY PROLONGATION, A DISTANCE OF 1004.61 FEET TO A POINT ON A LINE 215.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SAID TRACTS 14 AND 19; THENCE SOUTH 00 23' 01" EAST ALONG SAID LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL, A DISTANCE OF 834.40 FEET; THENCE SOUTH 89 36' 59" WEST, DEPARTING SAID LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 264.31 FEET; THENCE, NORTH 06 22' 44" WEST, A DISTANCE OF 68.38 FEET; THENCE, NORTH 16 12' 28" WEST, A DISTANCE OF 52.05 FEET; THENCE, NORTH 64 22' 45" WEST, A DISTANCE OF 110.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING AN ARC RADIUS OF 35.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63 47' 05", A DISTANCE OF 38.96 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00 35' 40" WEST, A DISTANCE OF 78.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55 55' 24", A DISTANCE OF 34.16 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 56 35' 35" WEST, A DISTANCE OF 39.16

FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 55' 47", A DISTANCE OF 21.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87 28' 38" WEST, A DISTANCE OF 39.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 51' 40", A DISTANCE OF 26.18 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 44 36' 58" WEST, A DISTANCE OF 62.51 FEET; THENCE, SOUTH 45 23' 02" EAST, A DISTANCE OF 16.11 FEET; THENCE SOUTH 44 36' 58" WEST, A DISTANCE OF 103.50 FEET; THENCE SOUTH 10 53' 55" WEST, A DISTANCE OF 161.55 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID PLAT OF PLAT OF FOUR FORTY ONE ASSOCIATES; THENCE, SOUTH 89 36' 59" WEST, ALONG SAID LINE, A DISTANCE OF 324.00 FEET TO THE POINT OF THE BEGINNING.

CONTAINING IN TOTAL: 982.66 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RIGHTS-OF-WAY RECORD. Ø

VICINITY SKETCH

VICINITY SKETCH

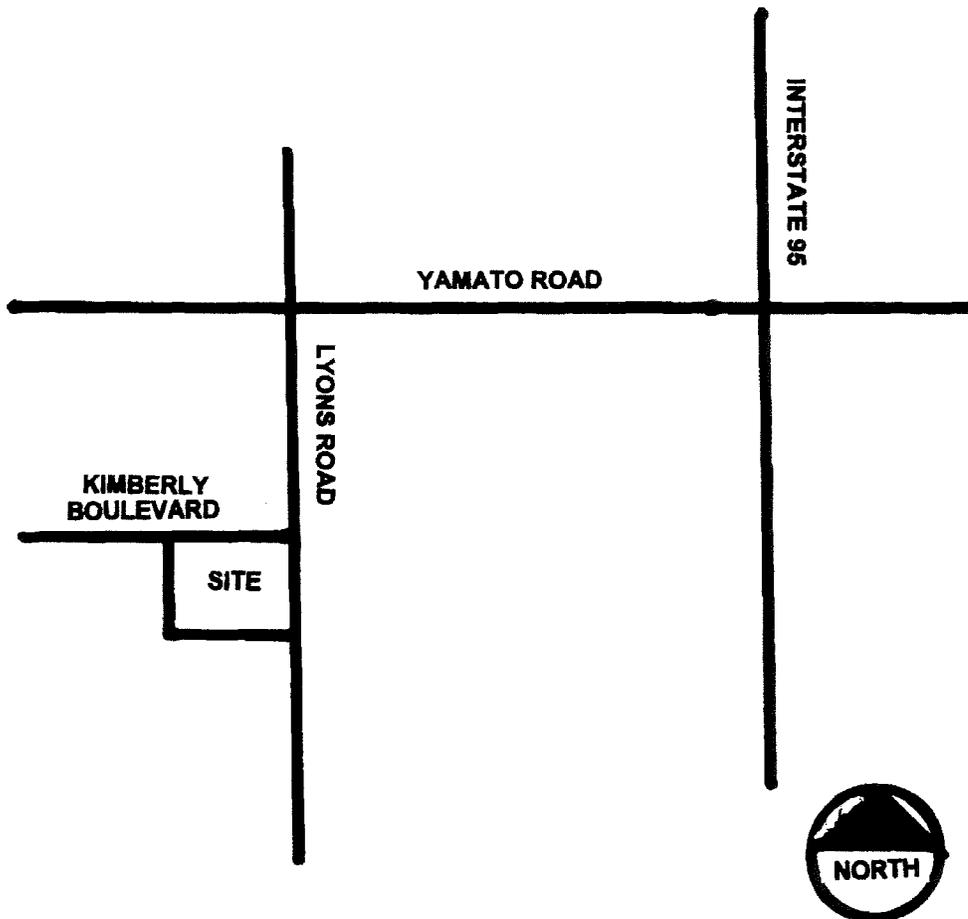


EXHIBIT C-1

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Previous All Petitions Condition 1 of Resolution R-2011-089, Control No. 78-005 which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-R-2006-1203 (Control No. 78-005), 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)

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-99-1683.1, (Control No. 78-005), R-2006-1203 (Control No. 78-005), R-2011-089, (Control No. 1978-005), 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 (BCC) or Zoning Commission (ZC), unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous All Petitions Condition 2 of Resolution R-2011-089, Control No. 78-005 which currently states:

The Preliminary Master Plan is dated December 13, 2010. 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners (BCC) or the Zoning Commission (ZC). (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The Preliminary Master Plan is dated June 27, 2011. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners (BCC) or the Zoning Commission (ZC). (ONGOING: ZONING - Zoning)

3. Development of the site for the Place of Worship Petition 78-05(F) is limited to the uses and site design as approved by the Board of County Commissioners (BCC). The approved Site Plan is dated June 24, 1999. All modifications must be approved by the Board of County Commissioners (BCC) unless the proposed changes are required to meet Conditions of Approval or are in accordance with the Unified Land Development Code (ULDC). (ONGOING: ZONING-Zoning) (Previous All Petitions Condition 3 of Resolution R-2011-089, Control No. 78-005).

4. The Preliminary Site Plan for Commercial Pod 14 is dated December 16, 2010. 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 (DRO) as established in the Unified Land Development Code (ULDC), must be approved by the Board of County Commissioners (BCC) or the Zoning Commission (ZC). (ONGOING: ZONING - Zoning). (Previous All Petitions Condition 4 of Resolution R-2011-089, Control No. 78-005)

ARCHITECTURAL REVIEW

1. All future development shall be consistent with Article 5.C of the Unified Land

Development Code (ULDC), the Development Review Officer (DRO) approved Site Plan, all applicable Conditions of Approval, and all Unified Land Development Code (ULDC) requirements. (BLDG PERMIT: ARCH REVIEW – Zoning)

ENGINEERING

1. Palm Beach County Engineering Department to provide design and drainage for Lyons Road to State Road 808 and said road shall be constructed by the developer. (ONGOING: ENGINEERING - ENG) (Previous Condition E1 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

2. Developer shall improve and signalize the intersections of State Road No.7 and development entrance roads, when recommended by the Department of Transportation. Developer shall provide State Road No. 7 by- pass. (ONGOING: ENGINEERING - Eng) (Previous Condition E2 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

3. Developer shall construct Lyons Road within the property. (ONGOING: ENGINEERING - Eng) (Previous Condition E3 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

4. Developer shall construct Lyons Road from the south property line to Glades Road as a two-lane section. Palm Beach County Engineering Department shall provide design and drainage for this section of road. (ONGOING: ENGINEERING - Eng) (Previous Condition E4 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

5. Developer shall construct Lyons Road within the project limits as a four-lane section; the alignment of which shall be approved by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E5 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

6. Developer shall construct a left turn lane, west approach, a right turn lane, east approach, and a right turn lane and dual left turn lane, north approach, at the intersection of Lyons Road and Glades Road. The construction of a second left turn lane, north approach, shall be required when determined by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E6 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

7. Developer shall construct a right turn lane, south approach, at the intersection of Kimberly Boulevard and S.R. 7. (ONGOING: ENGINEERING - Eng) (Previous Condition E7 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

8. Developer shall signalize the intersection of Kimberly Boulevard and SR 7 when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E8 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

9. Developer shall construct a left turn lane, north approach, and a right turn lane, south approach, at the intersection of New England Boulevard and SR 7. (ONGOING: ENGINEERING - Eng) (Previous Condition E9 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

10. Developer shall construct left and right turn lanes at the west, north and south approaches at the intersection of Kimberly Boulevard and Lyons Road. (ONGOING: ENGINEERING - Eng) (Previous Condition E10 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

11. Developer shall signalize the intersection of Kimberly Boulevard and Lyons Road when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E11 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

12. Developer shall construct a left turn lane, south approach, and a left turn lane, west approach, at the intersection of New England Boulevard and Lyons Road. (ONGOING: ENGINEERING - Eng) (Previous Condition E12 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

13. Developer shall signalize the intersection of New England Boulevard and Lyons Road when warranted as determined by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E13 of Resolution No. R-2011-089, Control No. 1978-005)

14. Developer shall construct a left turn lane, south approach, at the main entrance to the golf course clubhouse on Lyons Road. (ONGOING: ENGINEERING - Eng) (Previous Condition E14 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

15. Developer shall construct a right turn lane, south approach, at the intersection of the north entrance road and Lyons Road. (ONGOING: ENGINEERING - Eng) (Previous Condition E15 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

16. Developer shall signalize the intersection of Lyons Road and Glades Road when warranted as determined by the County Engineer. Developer's participation in this requirement shall be limited to a pro-rata share of total cost based upon traffic volumes at the time the traffic warrant is met, as determined by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E16 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

17. Developer shall construct a left turn lane, east approach, at the intersection of Kimberly Boulevard and the shopping center entrance. The entrance shall be located a minimum of six hundred sixty (660) feet from the centerline of Lyons Road. (ONGOING: ENGINEERING - Eng) (Previous Condition E17 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

18. Developer shall construct a left turn lane, south approach, at the intersection of Lyons Road and the shopping center entrance. The location of the entrance road shall be approved by the County Engineer. (ONGOING: ENGINEERING - Eng) (Previous Condition E18 of Resolution No. R-2011-089, Control No. 1978-005) [Note: COMPLETED]

19. The main entrances to the shopping center on both Kimberly Boulevard and Lyons Road shall be two (2) lanes in and two (2) lanes out. (ONGOING: ENGINEERING - Eng) (Previous Condition E19 of Resolution No. R-2011-089, Control No. 1978-005)

HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. (ONGOING: HEALTH-Health) (Previous Condition Health 1. of Resolution R-2011-089; Control 1978-005)

2. Water service is available to the property. Therefore no well shall be permitted on the site to provide potable water. (ONGOING: HEALTH-Health) (Previous Condition Health 2 of Resolution R-2011-089; Control 1978-005)

PROPERTY & REAL ESTATE MANAGEMENT

1. Developer shall dedicate two (2) percent of the project area to Palm Beach County or other civic use as allowed by the Code to be determined by Palm Beach County. (ONGOING: PREM - PREM) (Previously PREM Condition 1 of Resolution R-2011-089, Control No. 78-005) [NOTE: COMPLETED]

2. Developer shall provide an additional fifty (50) acres of recreation area to be comprised of an eight (8) foot bike path system throughout the project; a passive linear park system forty (40) feet in width around the lake frontage; and three (3) piers for boating access to the lake, one (1) being located on each of the major recreation areas on the lake. In addition, within ninety (90) days of the Amendment of the Master Plan approval the Developer shall donate fifty thousand dollars (\$50,000.00) to Palm Beach County to be utilized offsite in the Boca Greens Park dedication area. (ONGOING: PREM - PREM)

(Previously PREM Condition 2 of Resolution R-2011-089, Control No. 78-005)
[NOTE:COMPLETED]

SOLID WASTE AUTHORITY

1.The property owner shall participate in a recycling program when available in the area. The program shall include paper, plastic, metal and glass products as programs are available. (ONGOING: SWA - SWA) (Previous Solid Waste Authority Condition 1 of Resolution R-2011-089, Control No. 78-005)

USE LIMITATIONS - DAY CARE-COMMERCIAL POD

1.Prior to certification, the site plan shall be amended to indicate the following:

- a. The proposed structure for the day care center, shall be labeled as "two-story".
- b. The dumpster, if located outside, shall be completely screened by a six foot (6') high solid fence and located away from the outdoor play area. (DRO: ZONING-Zoning) (Previous Use Limitations- Day Care Condition 1 of Resolution R-2011-089, Control No. 78-005)

2.Previous Use Limitations- Day Care Condition 2 of Resolution R-2011-089, Control No. 78-005 which currently states:

The day care center shall be limited to a maximum of 220 children.

Is hereby amended to read:

The day care center shall be limited to a maximum of 97 children. (ONGOING: ZONING Zoning)

3.No outdoor loud speaker system shall be permitted on site. (ONGOING: ZONING Zoning) (Previous Use Limitations- Day Care Condition 3 of Resolution R-2011-089, Control No. 78-005)

4.The petitioner shall install adequate sign area to indicate the drop-off parking stalls and the parking spaces for the employees. (ONGOING: ZONING Zoning) (Previous Use Limitations- Day Care Condition 4 of Resolution R-2011-089, Control No. 78-005)

5.Adequate directional sign area shall be installed to enable users to access and leave the site in a controlled manner. (ONGOING: ZONING Zoning) (Previous Use Limitations- Day Care Condition 5 of Resolution R-2011-089, Control No. 78-005)

6.The landscaping along the six foot (6') fence, on the south perimeter of the outdoor play area, shall be upgraded to include a minimum of ten foot (10') tall native canopy trees spaced twenty feet (20') on-center. A minimum of one (1) twelve foot (12') tall tree shall be planted for each 500 square feet of outdoor activity area. (BLDG PERMIT: LANDSCAPE Zoning) (Previous Use Limitations- Day Care Condition 6 of Resolution R-2011-089, Control No. 78-005)

USE LIMITATIONS-PLACE OF WORSHIP - RECREATION POD

1.Use of and access to parking for the recreation pod shared with the Place of Worship, and other uses including recreational activities, shall not be roped off, specially designated, or restricted in any manner. (ONGOING: CODE ENFORCEMENT - Zoning) (Previous Use Limitations- Place of Worship Condition 1 of Resolution R-2011-089, Control No. 78-005)

2.Foundation planting or grade level planters shall be provided along the front and side facades of the structure to 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 40% 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 foot of building facade and appropriate ground cover. (DRO: LANDSCAPE Zoning) (Previous Use Limitations- Place of Worship Condition 2 of Resolution R-2011-089, Control No. 78-005)

3. Additional signage shall be limited to directional and wall signs only. Wall signs shall be limited to one sign with a maximum fifty (50) square feet sign face area to be located on the south facade only (front of the building facing the parking lot) (CO: BLDG - Zoning) (Previous Use Limitations- Place of Worship Condition 3 of Resolution R-2011-089, Control No. 78-005)

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)