

RESOLUTION NO. R-2009- 1827

RESOLUTION APPROVING WAIVER REQUEST W-2008-01529
(CONTROL NUMBER 2007-00347)
WAIVER FROM REQUIRED DIMENSIONAL CRITERIA
APPLICATION OF VERIZON WIRELESS PERSONAL COMMUNICATIONS - DBA
VERIZON WIRELESS
BY SBA NETWORK SERVICES, INC, AGENT
(VERIZON 68625)

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 petitions relating to zoning; and

WHEREAS, the Board of County Commissioners, pursuant to Article 2 (Development Review Process) 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 Waiver from Required Dimensional Criteria for Communication Towers; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Palm Beach County Unified Land Development Code have been satisfied; and

WHEREAS, Waiver Request W-2008-01529 was presented to the Board of County Commissioners at a public hearing conducted on October 22, 2009; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 2.E (Monitoring) of the Palm Beach County Unified Land Development Code (ULDC) 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. The waiver will not be injurious to the uses in the area adjacent to the structure and otherwise will not be detrimental to the public welfare.
2. The waiver is not granted based solely upon or in large measure due to costs associated with complying with all requirements of the Section.
3. The waiver will not result in an incompatibility between the proposed tower or communication facility and adjacent uses.
4. The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as all other waiver alternatives have been exhausted. Alternatives to a waiver shall include but not be limited to such techniques as collocation, use of stealth or camouflage structures, and use of building mounted equipment and facilities.
5. Grant of the waiver is the minimum waiver that will make possible the reasonable use of the parcel of land, building, or structure.
6. Grant of the waiver will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code.
7. The grant of the waiver will not be injurious to the area involved or otherwise detrimental to the public welfare.

8. The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area so as not to prohibit the provision of personal wireless, television, and related communication services as defined by the Telecommunications Act of 1996 and rules of the FCC, if adopted.
9. The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as a result of identification of a more appropriate site that does not meet dimensional criteria, including such factors as distance from residential uses, existence of permanent screening and buffering, and location within a large scale non-residential area.

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 Waiver Request W-2008-01529, the application of Verizon Wireless Personal Communications - dba Verizon Wireless, by SBA Network Services, Inc, agent, for a Waiver from Dimensional Criteria to allow a reduction of setbacks from the south and east property lines in the AR 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 October 22, 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 Aaronson 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
Commissioner Priscilla A. Taylor	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on October 22, 2009.

Filed with the Clerk of the Board of County Commissioners on October 26th, 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
LEGAL DESCRIPTION – PARENT TRACT

Boca Dunes Golf Course

Portions of Lots 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 89, 90, 91, 92, 93, 101, 102, 103, 104, and 105, Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida; and all of Lot 8, and portions of Lots 2, 3, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 29, 30, and 32, of Block 82, of said PALM BEACH FARMS COMPANY PLAT NO. 3; TOGETHER WITH: Those certain 30- and/or 50-foot roads rights-of-way, lying adjacent to the above described lots, and being all more fully described as follows:

Beginning at the most Southerly corner of Lot 1, Block 6, SANDALFOOT COVE, SECTION ONE, according to the plat thereof, recorded in Plat Book 28, at Pages 225 and 226, of the public records of Palm Beach County, Florida; thence Northerly along the Easterly boundary line of said SANDALFOOT COVE, SECTION ONE, the following eight (8) courses and distances: North $33^{\circ} 54' 32''$ East, a distance of 100.40 feet; thence North $58^{\circ} 22' 41''$ West, a distance of 75.10 feet; thence North $0^{\circ} 54' 55''$ West, a distance of 314 feet; thence North $89^{\circ} 05' 05''$ East, a distance of 89.70 feet; thence North $40^{\circ} 31' 50''$ East, a distance of 207.95 feet to a point of curve; thence Northeasterly along a curve to the left, with a radius of 5,475 feet, and a central angle of $7^{\circ} 58' 34''$, an arc distance of 762.16 feet to a point of tangency; thence North $32^{\circ} 33' 16''$ East, a distance of 198.52 feet; thence North $31^{\circ} 45' 26''$ West, a distance of 78.03 feet to the Point of Termination of the said eight courses and distances and to the most Southerly corner of Parcel "B", of SANDALFOOT COVE, SECTION TWO, according to the plat thereof, recorded in Plat Book 29, at Pages 15 and 16, of the public records of Palm Beach County, Florida; thence Northerly along the Easterly boundary of said SANDALFOOT COVE, SECTION TWO, the following nine courses and distances; North $54^{\circ} 50' 20''$ East, a distance of 239.63 feet; thence North $66^{\circ} 22' 01''$ East, a distance of 202.13 feet; thence North $51^{\circ} 32' 07''$ East, a distance of 94.06 feet; thence South $80^{\circ} 00' 21''$ East, a distance of 83 feet; thence North $35^{\circ} 57' 38''$ East, a distance of 27.56 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 250 feet, and a central angle of $77^{\circ} 25'$

01", an arc distance of 337.80 feet to a point of tangency; thence North $41^{\circ} 27' 23''$ West, a distance of 202.95 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 500 feet, and a central angle of $32^{\circ} 21' 12''$, an arc distance of 282.34 feet to a point of tangency; thence North $9^{\circ} 06' 11''$ West, a distance of 655.06 feet to the Point of Termination of the said nine courses and distances; thence continuing North $9^{\circ} 6' 11''$ West, a distance of 69.34 feet to a point of curve; thence Northerly along a curve to the right, with a radius of 880.00 feet, and a central angle of $5^{\circ} 55' 37''$, an arc distance of 91.03 feet to the point of tangency; thence North $3^{\circ} 10' 34''$ West, a distance of 507 feet to a point of curve; thence Northwesterly through Westerly along a curve to the left, with a radius of 100 feet, and a central angle of $99^{\circ} 55' 56''$, an arc distance of 174.41 feet to a point of tangency; thence South $76^{\circ} 53' 30''$ West, a distance of 507.79 feet to a point on a curve; thence Northwesterly along a curve to the left, whose tangent bears North $43^{\circ} 25' 41''$ West, with a radius of 1,240 feet, and a central angle of $5^{\circ} 32' 41''$, an arc distance of 120 feet to a point of tangency; thence North $48^{\circ} 58' 22''$ West, a distance of 17.51 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 944.45 feet, and a central angle of $7^{\circ} 12' 42''$, an arc distance of 118.88 feet; thence North $13^{\circ} 16' 45''$ East, a distance of 125.77 feet to a point on a curve; thence Northwesterly along a curve to the right, whose tangent bears North $36^{\circ} 51' 55''$ West, with a radius of 844.45 feet, and a central angle of $35^{\circ} 57' 00''$, an arc distance of 529.85 feet to a point of compound curve; thence Northeasterly along a curve to the right, with a radius of 607.28 feet, and a central angle of $30^{\circ} 07' 26''$, an arc distance of 319.28 feet to a point of tangency; thence North $29^{\circ} 12' 31''$ East, a distance of 503.42 feet to a point on a curve; thence Southeasterly along a curve to the right, whose tangent bears South $66^{\circ} 01' 09''$ East, with a radius of 744.23 feet, and a central angle of $15^{\circ} 08' 50''$, an arc distance of 196.75 feet to a point of tangency; thence South $50^{\circ} 52' 19''$ East, a distance of 164.76 feet to a Reference Point "A"; said Reference Point "A" bearing south $41^{\circ} 55' 16''$ West; a distance of 344.69 feet from the intersection of the Southerly extension of the West line of Tract 20, of said Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, and the centerline of that certain 30-foot road reservation lying South of and adjacent to said Tract 20; thence continuing south $50^{\circ} 52' 19''$ East, a distance of 91.03 feet to a point of curve; thence Southeasterly along a curve to the left, with a radius of 840 feet, and a central angle of $32^{\circ} 01' 45''$, an arc distance of 469.57 feet; thence South $26^{\circ} 48' 05''$ East, a distance of 599.65 feet to

a point of curve; thence Southeasterly along a curve to the left, with a radius of 600 feet, and a central angle of $58^{\circ} 42' 45''$, an arc distance of 614.84 feet; thence South $2^{\circ} 34' 33''$ West, a distance of 0.33 feet to a point of curve; thence Southwesterly along a curve to the right, with a radius of 203.58 feet, and a central angle of $26^{\circ} 07' 48''$, an arc distance of 92.84 feet to a point of tangency; thence South $28^{\circ} 42' 21''$ West, a distance of 58.12 feet; thence North $61^{\circ} 17' 39''$ West, a distance of 110 feet to a point of curve; thence Westerly along a curve to the left, with a radius of 400 feet, and a central angle of $28^{\circ} 42' 21''$, an arc distance of 200.40 feet to a point of tangency; thence due West, a distance of 99.55 feet to a point of curve; thence Westerly through Southeasterly along a curve to the left, with a radius of 100 feet, and a central angle of $126^{\circ} 25' 51''$, an arc distance of 220.66 feet to a point of tangency; thence South $36^{\circ} 25' 51''$ East, a distance of 584.92 feet; thence South $61^{\circ} 32' 05''$ East, a distance of 276.33 feet to a point of curve; thence Easterly along a curve to the left, with a radius of 250 feet, and a central angle of $76^{\circ} 07' 10''$, an arc distance of 332.13 feet to a point of tangency; thence North $42^{\circ} 20' 45''$ East, a distance of 243.32 feet to a point of curve; thence Northeasterly through Northwesterly along a curve to the left, with a radius of 75 feet, and a central angle of $103^{\circ} 38' 24''$, an arc distance of 135.66 feet to a point of tangency; thence North $61^{\circ} 17' 39''$ West, a distance of 609.97 feet; thence North $28^{\circ} 42' 21''$ East, a distance of 58.12 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 243.58 feet, and a central angle of $26^{\circ} 07' 48''$, an arc distance of 111.09 feet to a point of tangency; thence North $2^{\circ} 34' 33''$ East, a distance of 0.33 feet to a point on a curve; thence Easterly and along a curve to the left, whose tangent bears South $89^{\circ} 20' 04''$ East, with a radius of 600 feet, and a central angle of $4^{\circ} 37' 49''$, an arc distance of 48.49 feet to a point of reverse curve; thence Easterly along a curve to the right, with a radius of 443.38 feet, and a central angle of $27^{\circ} 20' 34''$, an arc distance of 211.59 feet to a point of tangency; thence South $66^{\circ} 37' 19''$ East, a distance of 128.17 feet to a point of curve; thence Easterly along a curve to the left, with a radius of 1,600 feet, and a central angle of $23^{\circ} 22' 41''$, an arc distance of 652.84 feet to a point of tangency; thence due East, a distance of 321.93 feet; thence South $2^{\circ} 41' 45''$ East, a distance of 217.23 feet; thence South $68^{\circ} 52' 30''$ West, a distance of 669.39 feet to a point of curve; thence Southwesterly along a curve to the left, with a radius of 2,000 feet, and a central angle of $17^{\circ} 37' 36''$ an arc distance of 615.29 feet to the point of tangency; thence South $51^{\circ} 14' 54''$ West, a distance of 43.38 feet to a point of curve; thence Westerly along a curve to

the right, with a radius of 200 feet, and a central angle of $67^{\circ} 33' 45''$, an arc distance of 235.84 feet to a point of tangency; thence North $61^{\circ} 11' 21''$ West, a distance of 112.32 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 150 feet, and a central angle of $109^{\circ} 01' 42''$, an arc distance of 285.44 feet to a point of tangency; thence South $9^{\circ} 46' 57''$ West, a distance of 525.30 feet; thence South $5^{\circ} 37' 03''$ West, a distance of 188.61 feet to a point of curve; thence Southwesterly through Northeasterly along a curve to the left, with a radius of 75 feet, and a central angle of $115^{\circ} 03' 27''$, an arc distance of 150.61 feet to a point of tangency; thence North $70^{\circ} 33' 36''$ East, a distance of 9.41 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 400 feet, and a central angle of $39^{\circ} 22' 57''$, an arc distance of 274.94 feet to a point of tangency; thence South $70^{\circ} 03' 27''$ East, a distance of 206.34 feet to a point of curve; thence Easterly through Northeasterly along a curve to the left, with a radius of 300 feet, and a central angle of $79^{\circ} 57' 39''$, an arc distance of 418.67 feet to a point of tangency; thence North $29^{\circ} 58' 54''$ East, a distance of 172.08 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 500 feet and a central angle of $38^{\circ} 55' 33''$, an arc distance of 339.69 feet to a point of tangency; thence North $68^{\circ} 54' 27''$ East, a distance of 33.53 feet to a point of curve; thence Northeasterly along a curve to the left, with a radius of 1,200 feet, and a central angle of $15^{\circ} 38' 57''$, an arc distance of 327.76 feet to a point of tangency; thence North $53^{\circ} 15' 30''$ East, a distance of 400.91 feet; thence South $9^{\circ} 56' 56''$ East, a distance of 170.94 feet to a point of curve; thence Southerly along a curve to the right, with a radius of 900 feet, and a central angle of $9^{\circ} 56' 56''$, an arc distance of 156.28 feet to a point of tangency; thence due South, a distance of 70.69 feet; thence South $41^{\circ} 27' 02''$ West, a distance of 598.92 feet; thence South $48^{\circ} 21' 59''$ West, a distance of 978.49 feet, to a point of curve; thence Southwesterly through Easterly along a curve to the left, with a radius of 85 feet, and a central angle of $152^{\circ} 24' 09''$, an arc distance of 226.09 feet to a point of tangency; thence North $75^{\circ} 57' 50''$ East, a distance of 208.38 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 600 feet, and a central angle of $19^{\circ} 53' 40''$, an arc distance of 208.33 feet to a point of tangency; thence South $84^{\circ} 08' 30''$ East, a distance of 645.16 feet; thence due South, a distance of 69.17 feet to a point of curve; thence Southerly along a curve to the left, with a radius of 440 feet, and a central angle of $17^{\circ} 06' 56''$, an arc distance of 131.44 feet; thence South $64^{\circ} 05' 44''$ West, a distance of 509.09 feet to a point of curve; thence Westerly along a

curve to the right, with a radius of 400 feet, and a central angle of $36^{\circ} 19' 06''$, an arc distance of 253.55 feet to a point of tangency; thence North $79^{\circ} 35' 10''$ West, a distance of 537.70 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 300 feet, and a central angle of $84^{\circ} 18' 31''$, an arc distance of 441.44 feet to a point of tangency; thence South $16^{\circ} 06' 19''$ West, a distance of 231.46 feet to a point of curve; thence Southerly along a curve to the left, with a radius of 1,300 feet, and a central angle of $20^{\circ} 34' 28''$, an arc distance of 466.82 feet to a point of tangency; thence South $4^{\circ} 28' 09''$ East, a distance of 517.87 feet to a point on a curve; thence Southwesterly along a curve to the right, whose tangent bears South $55^{\circ} 25' 28''$ West, with a radius of 650.67 feet, and a central angle of $7^{\circ} 03' 42''$, an arc distance of 80.20 feet; thence North $86^{\circ} 00' 32''$ West, a distance of 49.64 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 300 feet, and a central angle of $68^{\circ} 58' 43''$, an arc distance of 361.17 feet to a point of tangency; thence North $17^{\circ} 01' 49''$ West, a distance of 115.39 feet to a point of curve; thence Northwesterly along a curve to the left, with a radius of 900 feet, and a central angle of $32^{\circ} 06' 16''$, an arc distance of 504.30 feet to a point of tangency; thence North $49^{\circ} 08' 05''$ West, a distance of 222.24 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 100 feet, and a central angle of $93^{\circ} 59' 43''$, an arc distance of 164.05 feet to a point of tangency; thence south $36^{\circ} 52' 12''$ West, a distance of 267.77 feet; thence South $28^{\circ} 08' 29''$ West, a distance of 401.51 feet; thence North $56^{\circ} 05' 28''$ West, a distance of 375.96 feet to the Point of Beginning. LESS a portion of the above described land, more fully described as follows, to wit:

Portions of Lots 38, 39, 46, 47, 48, Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3 according to the plat thereof, recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, together with that certain 30-foot platted road reservation lying South of and adjacent to said Lots 46 and 47, and being all more fully described as follows: commencing at the intersection of the Southerly extension of the West line of Tract 20 of said Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, and the centerline of that certain 30-foot road reservation lying South of and adjacent to said Tract 20; thence South $41^{\circ} 55' 16''$ West, a distance of 429.99 feet to the Point of Beginning. Thence South $37^{\circ} 35' 47''$ East, a distance of 399.73 feet; thence South $42^{\circ} 06' 31''$ East, a distance of 350.46 feet; thence South $27^{\circ} 11' 53''$ East, a distance of 188.97 feet to a

point of curve; thence Southerly through Southwesterly along a curve to the right, with a radius of 150 feet, and a central angle of $110^{\circ} 23' 20''$, an arc distance of 289 feet to a point of tangency; thence South $83^{\circ} 11' 27''$ West, a distance of 597.41 feet to a point of curve; thence Westerly through Northerly along a curve to the right, with a radius of 150 feet, and a central angle of $105^{\circ} 58' 17''$, an arc distance of 277.43 feet to a point of tangency; thence North $9^{\circ} 09' 44''$ East, a distance of 825.76 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 100 feet, and a central angle of $133^{\circ} 14' 29''$, an arc distance of 232.55 feet to a point of tangency and the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida, and containing 148.038 acres, more or less.

ALSO LESS AND EXCEPT

That certain strip of land deeded to Palm Beach County, Florida, as recorded in Official Records Book 3615, Page 404, Public Records of Palm Beach County, Florida.

TOGETHER WITH

Boca Dunes Maintenance Facility

A portion of Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Northwest corner of Lot 32, Block 14, SANDALFOOT COVE SECTION THREE, as recorded in Plat Book 29, at Pages 140, 141 and 142, of the public records of Palm Beach County, Florida; thence Northwesterly along the East right-of-way line of S.W. 65th Avenue, as shown on the said plat of SANDALFOOT COVE SECTION THREE, whose tangent bears North $43^{\circ} 25' 41''$ West, with a radius of 1240.00 feet and a central angle of $5^{\circ} 32' 41''$, an arc distance of 120.00 feet to a point of tangency; thence North $48^{\circ} 58' 22''$ West, a distance of 15.00 feet; thence North $41^{\circ} 01' 38''$ East, a distance of 196.72 feet to the Point of Beginning; thence continuing North $41^{\circ} 01' 38''$ East, a distance of 68.07 feet; thence North $48^{\circ} 58' 22''$ West, a distance of 35.51 feet; thence North $7^{\circ} 07' 13''$ West, a distance of 40.00 feet; thence South $80^{\circ} 55' 04''$ East, a distance of 40.00 feet; thence North $9^{\circ} 04' 56''$ East, a

distance of 31.40 feet; thence North 80° 55' 04" West, a distance of 16.60 feet; thence North 9° 04' 56" East, a distance of 144.40 feet; thence North 80° 55' 04" West, a distance of 147.08 feet; thence south 9° 09' 44" West, a distance of 142.01 feet to a point of curve; thence Southeasterly, along a curve to the left, with a radius of 150.00 feet and a central angle of 82° 05' 43", an arc distance of 214.93 feet to the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida, and containing 0.8730 acres more or less.

The above described parcels containing a net area of 148.771 acres more or less.

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EXHIBIT B

VICINITY SKETCH

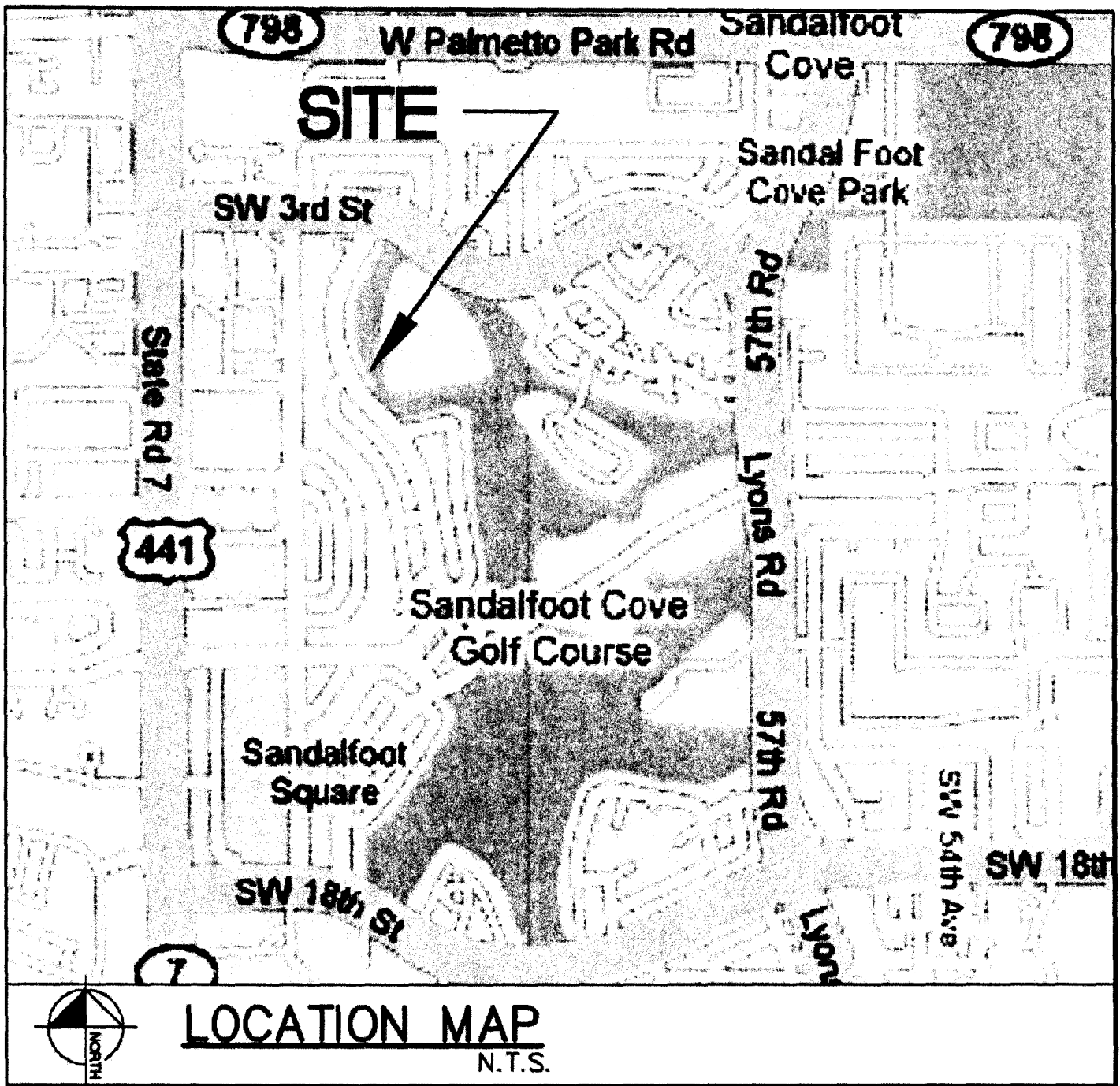


EXHIBIT C

CONDITIONS OF APPROVAL

DRO

1. Prior to the submittal for final approval by the Development Review Officer (DRO), the approved waiver(s) shall be reflected on the site plan. (DRO:ZONING-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)