

RESOLUTION NO. R-2014- 0564

RESOLUTION APPROVING ZONING APPLICATION EAC-2014-00086
(CONTROL NO. 2006-00012)
an Expedited Application Consideration
APPLICATION OF Loxahatchee Venture 34, LLC
BY Land Design South, Inc., AGENT
(Seminole Orange Plaza 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, is authorized and empowered to consider applications relating to zoning;

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;

WHEREAS, Zoning Application EAC-2014-00086 was presented to the Board of County Commissioners at a public hearing conducted on April 24, 2014;

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

WHEREAS, the Board of County Commissioners pursuant to Article 2 (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;

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;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE 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 an Expedited Application Consideration; and,

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 EAC-2014-00086, the petition of Loxahatchee Venture 34, LLC, by Land Design South, Inc., agent, for an Expedited Application Consideration to modify a Condition of Approval (Planning) in the Multiple Use Planned Development (MUPD) 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 April 24, 2014, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Valeche 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 Priscilla A. Taylor, Mayor | - | Aye |
| Commissioner Paulette Burdick, Vice Mayor | - | Aye |
| Commissioner Hal R. Valeche | - | Aye |
| Commissioner Shelley Vana | - | Aye |
| Commissioner Steven L. Abrams | - | Aye |
| Commissioner Mary Lou Berger | - | Aye |
| Commissioner Jess R. Santamaria | - | Aye |

The Mayor thereupon declared that the resolution was duly passed and adopted on April 24, 2014.

Filed with the Clerk of the Board of County Commissioners on April 25th, 2014.

This resolution shall not become effective unless or until the effective date of Large Scale Land Use Amendment No. LGA-2013-007.

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

Seminole Orange Plaza MUPD, as recorded in Plat Book 111, Pages 68-69 of the Public Records of Palm Beach County, Florida.

EXHIBIT B
VICINITY SKETCH

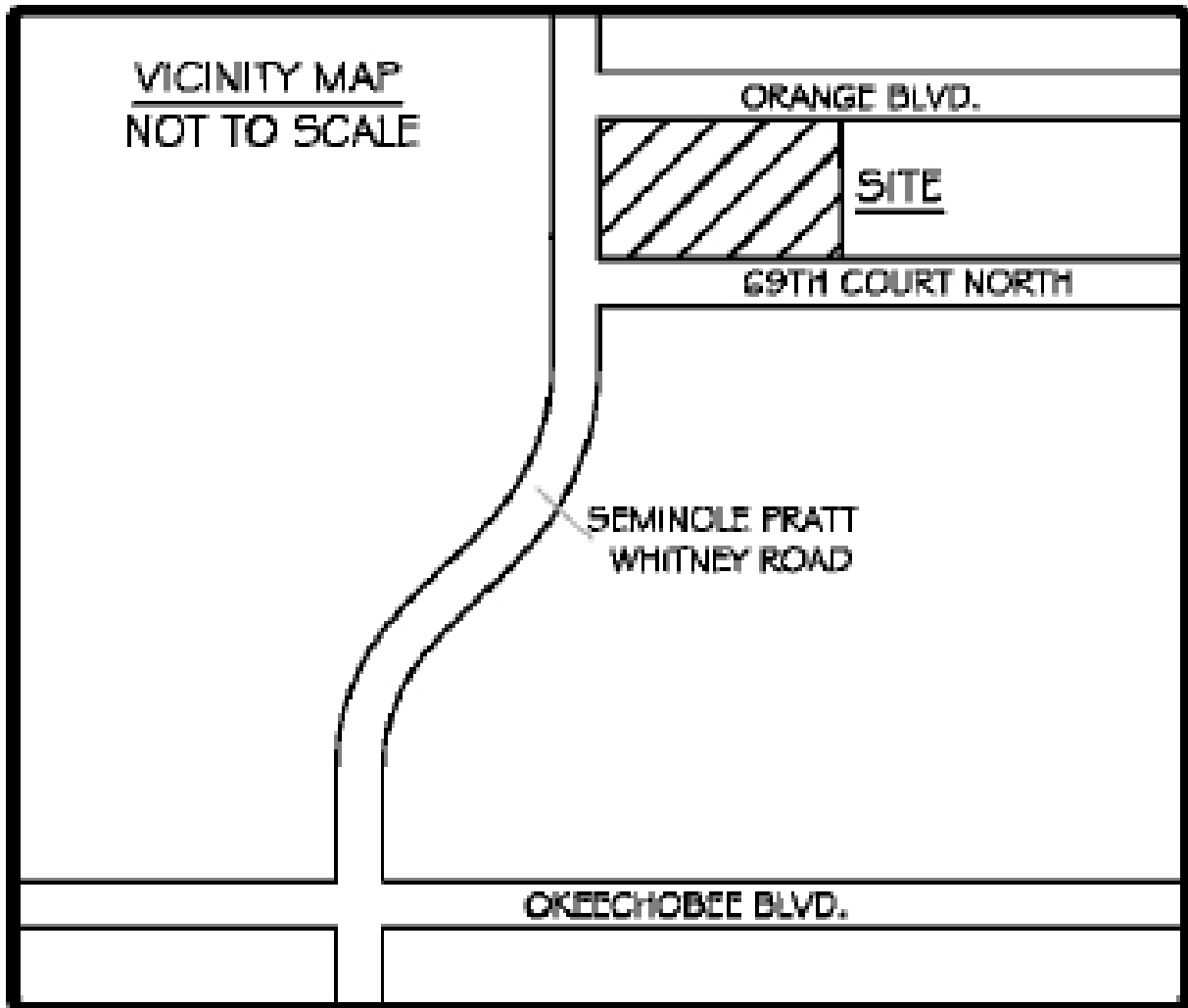


EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Previous ALL PETITIONS condition 1 of Resolution R-2013-655, Control No.2006-00012, which currently states:

The approved Preliminary Site Plan is dated March 14, 2013. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Site Plan is dated March 13, 2014. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

2. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to indicate all the existing drainage and utility easements. The site plan shall also indicate the easements to be retained or abandoned. (Previous ALL PETITIONS condition 2 of Resolution R-2013-655, Control No.2006-00012) (DRO: ZONING - Zoning)

3. Prior to the issuance of a building permit, all easements that conflict with the location of a proposed structure or a landscape buffer shall be abandoned or relocated. (Previous ALL PETITIONS condition 3 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: BUILDING DIVISION - Zoning)

4. Previous ALL PETITIONS condition 4 of Resolution R-2013-655, Control No.2006-00012, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2008-1362 (Control 2006-012), 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 and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2013-0655 (Control 2006-012), 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 and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for The Seminole Orange Plaza MUPD 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. (Previous ARCHITECTURAL REVIEW condition 1 of Resolution R-2013-655, Control No.2006-00012) (DRO: ZONING - Zoning)

2. Design of gutters and downspouts shall be integrated into the architectural design of

each building. Painting of the gutters and downspouts shall not constitute architectural integration. (Previous ARCHITECTURAL REVIEW condition 2 of Resolution R-2013-655, Control No.2006-00012) (DRO: ZONING - Zoning)

ENGINEERING

1. 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 shall be issued after December 31, 2016. 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.E of the Unified Land Development Code. (Previous ENGINEERING condition 1 of Resolution R-2013-655, Control No.2006-00012) (DATE: MONITORING - Engineering)

2. The Property Owner shall provide to the Palm Beach County Land Development Division a road right of way deed and all associated documents as required by the County Engineer for:

a. Orange Boulevard 43 feet from center line (BLDGPMT/DATE: MONITORING - Engineering) [Note: COMPLETED]

b. An Expanded Intersection at Seminole Pratt Whitney Road and Orange Boulevard. (BLDGPMT/DATE: MONITORING - Engineering) [Note: COMPLETED]

c. All right of way deed(s) and associated documents shall be provided and approved prior to December 3, 2007 or prior to the issuance of a Building Permit whichever shall first occur. (BLDGPMT/DATE: MONITORING - Engineering) [Note: COMPLETED]

d. Right of way conveyance shall be along the entire frontage and shall be free of all encroachments and encumbrances. 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. The Grantor further warrants that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right-of-way conveyances shall be consistent with palm Beach County's Thoroughfare Right of Way Identification Map and shall include where provisions for a "Corner Clip." The Property Owner shall not record these required deeds or related documents. After final acceptance, Palm Beach County shall record all appropriate deeds and documents, (Previous ENGINEERING condition 2 of Resolution R-2013-655, Control No.2006-00012) (BLDGPMT/DATE: MONITORING - Engineering) [Note: COMPLETED]

3. Prior to issuance of the first building permit, the Property Owner shall provide a temporary roadway construction easement along both Seminole Pratt Whitney Road and Orange Boulevard to Palm Beach County This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this Property Owners entrance road. Construction within this easement shall conform to Palm Beach County Standards The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (Previous ENGINEERING condition 3 of Resolution R-2013-655, Control No.2006-00012) (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

4. Landscape Within the Median of Seminole Pratt Whitney Road

a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Seminole Pratt Whitney Road. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his

successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph D below. (ONGOING: MONITORING - Engineering) [Note: COMPLETED]

b. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

c. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED]

d. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: MONITORING - Engineering) [Note: COMPLETED]

e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's frontage along Seminole Pratt Whitney Road. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (Previous ENGINEERING condition 4 of Resolution R-2013-655, Control No.2006-00012) (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

5. The Property Owner shall construct:

a. on Seminole Pratt Whitney Road at the Project's entrance road, a right turn lane south approach

b. 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.

c. Permits required for this improvement shall be obtained by Palm Beach County prior to the issuance of the first Building Permit.

d. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (Previous ENGINEERING condition 5 of Resolution R-2013-655, Control No.2006-00012) (BLDGPMPT: MONITORING - Engineering) [Note: COMPLETED]

HEALTH-WATER AND SEWER

1. The site shall be served by sanitary sewer and a community water system. Neither an onsite sewage treatment and disposal system (OSTDS) nor non-community potable water wells shall be approved for use on the property. All existing OSTDS shall be abandoned in accordance with Chapter 64E-6, FAC and Palm Beach County ECR-I. All existing onsite potable water supply systems shall be abandoned in accordance with Chapter 64E-8, FAC, and Palm Beach County ECR-II. (Previous HEALTH condition 1 of Resolution R-2007-1871, Control No.2006-00012) (ONGOING: CODE ENF - Health Department)

LANDSCAPE - GENERAL

1. Prior to the issuance of a building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with the conditions of approval as contained herein. (Previous LANDSCAPE - GENERAL condition 1 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: LANDSCAPE - Zoning)

2. A minimum of fifty (50) percent of all trees to be planted in the landscape buffers shall meet the following minimum standards at installation:

- a. tree height: fourteen (14) feet;
- b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. canopy diameter: seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (Previous LANDSCAPE - GENERAL condition 2 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: LANDSCAPE - Zoning)

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

- a. heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms or pines provided they meet current ULDC requirements. (Previous LANDSCAPE - GENERAL condition 3 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: LANDSCAPE - Zoning)

4. Field adjustment of plant material may be permitted to provide pedestrian sidewalks/ bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (Previous LANDSCAPE - GENERAL condition 4 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: LANDSCAPE - Zoning)

5. Special planting treatment shall be provided within a median at the central access point from Orange Boulevard, as shown on the site plan dated March 14, 2013. Planting shall consist of the following:

- a. a minimum of three (3) native palms or flowering trees;
- b. appropriate ground cover and native shrubs;
- c. all plant materials shall be planted in a naturalistic and meandering pattern. (Previous LANDSCAPE - GENERAL condition 5 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: BUILDING DIVISION - Zoning)

LANDSCAPE - INTERIOR

6. A divider median shall be provided between each adjacent drive-thru lane of any building or use as follows:

- a. a minimum width of five (5) feet excluding curb. This median shall extend a minimum distance of five (5) feet beyond the boundaries of the overhead canopy;
- b. the extensions of these median beyond the overhead canopy shall be planted with a palm having a minimum grey wood height of ten (10) feet and appropriate ground cover; and,
- c. the remaining portions of this median lying beneath the overhead canopy shall be surfaced with brick, precast paver block, or other decorative paving surface. (Previous LANDSCAPE - INTERIOR condition 6 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: BUILDING DIVISION - Zoning)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING ORANGE BOULEVARD)

7. In addition to Code requirements, the landscape buffer along the north property line shall be upgraded to include:

- a. a minimum of one (1) palm or slash pine for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (Previous LANDSCAPE - PERIMETER condition 7 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: LANDSCAPE - Zoning)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING SEMINOLE PRATT WHITNEY ROAD)

8. In addition to Code requirements, the landscape buffer along the west property line shall be upgraded to include:

a. one (1) palm or slash pine for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (Previous LANDSCAPE - PERIMETER condition 8 of Resolution R-2013-655, Control No.2006-00012) (BLDG/PMT: LANDSCAPE - Zoning) [Note: COMPLETED]

LIGHTING

1. All outdoor lighting shall be extinguished no later than 11:30 p.m., excluding security lighting only. (Previous LIGHTING condition 1 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: CODE ENF - Zoning)

2. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (Previous LIGHTING condition 2 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: CODE ENF - Zoning)

PALM TRAN

1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (Previous PALM TRAN condition 1 of Resolution R-2013-655, Control No.2006-00012) (DRO: PALM TRAN - Palm Tran) [Note: COMPLETED]

2. Prior to Plat Recordation, 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. (Previous PALM TRAN condition 2 of Resolution R-2013-655, Control No.2006-00012) (PLAT: PALM TRAN - Palm Tran) [Note: COMPLETED]

3. The location of a Bus Bay and/or Bulb Out at a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). This in conjunction with a Bus Stop Boarding and Alighting Area easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (Previous PALM TRAN condition 3 of Resolution R-2013-655, Control No.2006-00012) (DRO: PALM TRAN - Palm Tran) [Note: COMPLETED]

PLANNING

1. The southernmost 50 feet of the site north of the right-of-way and the easternmost 100 feet of the site shall be crosshatched, limited to drainage and landscaping. (Previous PLANNING condition 1 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: PLANNING - Planning)

2. The site shall have no vehicular access to 69th Court North. (Previous PLANNING condition 2 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: PLANNING - Planning)

3. Previous PLANNING condition 3 of Resolution R-2013-655, Control No.2006-00012, which currently states:

Development shall be in the form of a Village Center that:

A. Is limited to a maximum of 50,000 square feet of non-residential uses; and

B. Provides for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office, and institutional uses; and

C. Promotes a mix of uses in a manner that creates a strong pedestrian-orientation through design, placement and organization of buildings, pedestrian gathering areas, common open space and dispersed parking; and

D. At a minimum, complies with the following design requirements:

Building design and landscaping shall be designed to reflect the rural character of the community.

The building height shall not exceed 30 feet;

All ground floor commercial frontages must have a minimum of 70% transparent glazed area which provides views into a commercial use or window display;

Parking shall be located to the rear of buildings, to the greatest extent possible. Consistent with the rural character of this area, at least 15% of the parking spaces shall have pervious or semi-pervious surfaces;

Parking areas shall be landscaped with at least one canopy tree planted for every six parking spaces;

At least 50% of sidewalk surfaces shall be shaded or covered;

All outdoor lighting must be fully shielded and shall be a maximum of 20 feet in height; and A centrally located pedestrian gathering area of sufficient size to promote civic activities shall be included. At least 50% of this area shall be shaded by landscaping or shade structures. (ONGOING: PLANNING - Planning) (Previous Planning Condition 3 of Resolution R-2008-1362, Control No. 2006-012)

Is hereby amended to read:

Development shall be in the form of a Village Center that:

(A) Is limited to a maximum of 50,000 square feet of non-residential uses;

(B) Provides for neighborhood shopping, entertainment, services and cultural opportunities by allowing a mix of retail, office and institutional uses;

(C) Promotes a mix of uses in a manner that creates a strong pedestrian orientation through design, placement and organization of buildings, pedestrian gathering areas, common open space and dispersed parking;

(D) At a minimum, complies with the following design requirements:

1. Building design and landscaping shall be designed to reflect the rural character of the community.

2. The building height shall not exceed 30 feet.

3. All ground floor commercial footages must have a minimum of 70% transparent glazed area, which provides views into a commercial use or window display.

4. Parking shall be located to the rear of the buildings to the greatest extent possible.

5. Parking areas shall be landscaped with at least one canopy tree planted for every six parking spaces.

6. At least 50% of sidewalk surfaces shall be shaded or covered.

7. All outdoor lighting must be fully shielded and shall be a maximum of 20 feet in height.

8. A total of 6,015 square feet of pedestrian gathering space(s) shall be provided in one or more locations. The minimum size of any gathering space is 350 square feet. A minimum of 50% of the square footage in gathering spaces shall be within gathering spaces of 1,500 square feet or greater.

(ONGOING: PLANNING - Planning)

SIGNS

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

a. maximum sign face area per side - 100 square feet;

b. maximum number of signs - one (1);

c. style - monument style only;

d. location - within fifty (50) feet of the access point measured from edge of pavement.

[Permit B-2010-004894] (Previous SIGNS condition 1 of Resolution R-2013-655, Control

No.2006-00012) (ONGOING: BUILDING DIVISION - Zoning) [Note: COMPLETED]

USE LIMITATIONS

1. Outdoor retail business activities shall not be allowed on the property, excluding deliveries and drive-thru activities only. (Previous USE LIMITATIONS condition 1 of Resolution R-2013-655, Control No.2006-00012) (ONGOING: CODE ENF - Zoning)

2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading and delivery areas. (Previous USE LIMITATIONS condition 2 of Resolution R-2013-655, Control No.2006-00012) (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: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

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

DISCLOSURE

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