

RESOLUTION NO. R-2014- 1645

RESOLUTION APPROVING ZONING APPLICATION
ABN/SV/ZV/CB/Z/DOA/CA-2014-00462
(CONTROL NO. 2000-00056)
a Class A Conditional Use
APPLICATION OF Palm Auto Plaza, LLC - R Whitfield Ramonat
BY Jon E Schmidt & Associates, AGENT
(PBIA Parcel G)

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 ABN/SV/ZV/CB/Z/DOA/CA-2014-00462 was presented to the Board of County Commissioners at a public hearing conducted on October 23, 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 a Class A Conditional Use; 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 ABN/SV/ZV/CB/Z/DOA/CA-2014-00462, the petition of Palm Auto Plaza, LLC - R Whitfield Ramonat, by Jon E Schmidt & Associates, agent, for a Class A Conditional Use to allow General Repair and Maintenance, 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 23, 2014, subject to the Conditions of Approval described in

EXHIBIT C, attached hereto and made a part hereof.

Commissioner Burdick moved for the approval of the Resolution.

The motion was seconded by Commissioner Valeche 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	-	Absent
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 October 23, 2014.

Filed with the Clerk of the Board of County Commissioners on October 24th, 2014.

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: [Signature]
COUNTY ATTORNEY

BY: [Signature]
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

Overall Legal Description (including abandonment of East Grace Drive)

LEGAL DESCRIPTION:

LEASE PARCEL G-2

A PARCEL OF LAND BEING ALL OF PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLAT WAIVER) AS RECORDED IN OFFICIAL RECORD BOOK 24356, PAGE 1657 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 1

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18, OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18 AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EASTERLY, ANGLING 90°59'12" FROM SOUTH TO EAST, ON THE EASTERLY EXTENSION OF A LINE AT A LINE 23.11 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 18 A DISTANCE OF 138.00 FEET; THENCE RUN NORTHEASTERLY ANGLING 100°47'31" FROM WEST TO NORTHEAST, A DISTANCE 194.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL, WHICH R/W LINE IS A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN WESTERLY ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'22" A DISTANCE OF 177.24 FEET TO THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 3 AFORESAID; THENCE RUN SOUTHERLY ON SAID GOVERNMENT LOT LINE A DISTANCE OF 239.97 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, IN SAID SECTION 5; RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18, OF THE NORTH SECTION OF MORRISON HOMES, A SUBDIVISION IN GOVERNMENT LOT 4, OF SAID SECTION 5, RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18; THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18, ANGLING 90°59'12" FROM SOUTH TO EAST; A DISTANCE OF 138.00 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF LAND DEEDED TO RAY BEVINS, AND ESTABLISHED BY SURVEY MADE BY JOHN P. DAVIS & ASSOCIATES, INC., DATED DEC. 4, 1970, THIS SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTHERLY, PARALLEL TO SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 10.00 FEET; THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 13.11 FEET NORTH OF THE AFORESAID EASTERLY EXTENSION TO THE SOUTH LINE OF LOT 18, MORRISON HOMES, A DISTANCE OF 200.31 FEET; THENCE, RUN NORTHERLY ANGLING 91°04'55" FROM WEST TO NORTH, A DISTANCE OF 140.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID WEST PALM BEACH CANAL RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVING RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°40'04", A DISTANCE OF 177.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID RAY BEVINS PROPERTY, THENCE RUN SOUTH-SOUTHWESTERLY ON THE EASTERLY LINE OF SAID BEVINS PROPERTY A DISTANCE OF 194.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT IN COMMON FOR PERPETUAL INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 18, OF SAID NORTH SECTION OF MORRISON HOMES WITH THE EASTERLY RIGHT-OF-WAY LINE OF GRACE DRIVE, A ROAD IN SAID SUBDIVISION; RUN THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 341.20 FEET TO THE BEGINNING OF A CURVE (P.C.), CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 13.11 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°59'12", A DISTANCE OF 20.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE RUN WESTERLY ON SAID SOUTHERLY LINE A DISTANCE OF 43.11 FEET TO THE SOUTHWEST CORNER OF SAID ABOVE DESCRIBED PARCEL; THENCE RUN NORTHERLY ANGLING 89°00'48", FROM EAST TO NORTH, A DISTANCE OF 10.00 FEET; THENCE RUN WESTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF SAID EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 18, A DISTANCE OF 324.91 FEET TO SAID EASTERLY RIGHT-WAY LINE OF GRACE DRIVE.

AND

PARCEL 3

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING A PORTION OF LOT 18, OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PALM BEACH COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18,

MORRISON HOMES, WHICH POINT IS 23.11 FEET NORTH OF THE SAID SOUTHEAST CORNER THEREOF, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ON THE SAME COURSE A DISTANCE OF 201.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 18.73 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 18, A DISTANCE OF 51.06 FEET; THENCE RUN SOUTHERLY, DEFLECTING 40°15'30" TOWARD THE EAST, A DISTANCE OF 165.92 FEET TO A POINT IN A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE SOUTH LINE OF SAID LOT 18; THENCE RUN EASTERLY ON SAID PARALLEL LINE A DISTANCE OF 62.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT IN COMMON FOR INGRESS AND EGRESS OVER THE SOUTHERLY 23.11 FEET OF SAID LOT 18, MORRISON HOMES.

LESS AND EXCEPT:

PARCEL NO. 103

THAT PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE SOUTH 87°54'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1356.14 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID WEST LINE BEING THE SAME AS THE NORTHERLY PROJECTION OF THE EAST LINE OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGE 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 183.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE C-51 WEST PALM BEACH CANAL SAID POINT BEING THE NORTHEAST CORNER OF SAID MORRISON HOMES PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 28.42 FEET; THENCE NORTH 62°30'53" EAST, A DISTANCE OF 39.77 FEET TO A NON-TANGENT POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID C-51 WEST PALM BEACH CANAL, THROUGH WHICH A RADIAL LINE BEARS SOUTH 16°52'05" WEST; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CHORD BEARING OF NORTH 73°29'52" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2764.91 FEET, THROUGH A CENTRAL ANGLE OF 00°43'53", AN ARC DISTANCE OF 35.30 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 13.787 ACRES OR 600,547 SQUARE FEET MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF EAST GRACE DRIVE TO BE ABANDONED:

A PARCEL OF LAND BEING A PORTION OF EAST GRACE DRIVE AS SHOWN ON THE PLAT OF MORRISON HOMES, NORTH SECTION, RECORDED IN PLAT BOOK 23, PAGE 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28A AS SHOWN ON SAID PLAT OF MORRISON HOMES, NORTH SECTION; THENCE NORTH 02°53'01" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID EAST GRACE DRIVE, A DISTANCE OF 497.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 26°48'23"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 40°13'42" EAST), HAVING A RADIUS OF 101.93 FEET AND A CENTRAL ANGLE OF 46°53'17"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE SOUTHEAST LIMIT OF NORTH GRACE DRIVE RIGHT-OF-WAY AS ABANDONED PER OFFICIAL RECORD BOOK 10959, PAGE 1706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 83.41 FEET TO A POINT OF TANGENCY, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID EAST GRACE DRIVE; THENCE SOUTH 02°53'01" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF EAST GRACE DRIVE, A DISTANCE OF 498.09 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 28A; THENCE SOUTH 88°06'11" EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28A, A DISTANCE OF 50.01 FEET TO THE THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27,432 SQUARE FEET OR 0.630 ACRES MORE OR LESS.

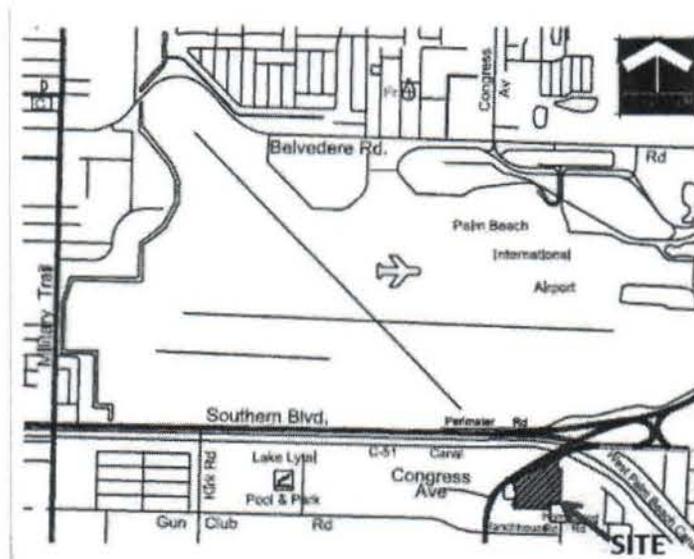
TOTAL COMBINED LAND AREA = 14.417 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



Jon E. Schmidt and Associates
Land Planning and Landscape Architecture

Vicinity Sketch
PBIA Parcel G
Palm Beach County (PBC) Zoning Division Submittal
Original Submittal: March 19, 2014



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EXHIBIT C

CONDITIONS OF APPROVAL

Conditional Use Class A

ALL PETITIONS

1. The approved Site Plan is dated June 12, 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 (DRO) 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 the removal of the Runway Protection Zone, the Department of Airports shall notify in writing the Town of Glen Ridge Town Manager, informing them of the proposed modification to Phase II of the Site Plan. (ONGOING: AIRPORTS - Airports)
3. Prior to the issuance of a Building Permit for Phase II, Monitoring shall provide written notice to the Town of Glen Ridge Town Manager, informing them of the commencement of development of Phase II. (ONGOING: BUILDING DIVISION - Zoning)
4. Prior to Final Site Plan by the Development Review Officer (DRO) approval the fifteen (15)-foot Drainage Easement along the C-51 Canal shall indicate future abandonment of the easement. (DRO: ZONING - Zoning)
5. Prior to the issuance of a building permit the 15-foot Drainage easement along the C-51 is to be abandoned. (BLDGPM: ZONING - Engineering)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC). Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

ENGINEERING

1. Prior to issuance of the first building permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)
2. Prior to recordation of the first plat, the Property Owner shall abandon all existing rights of way within the limits of the property and easements in conflict with structures. (PLAT: MONITORING - Engineering)
3. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:
 - a. No Building Permits for the site may be issued after December 31, 2017. 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 Art. 2.E of the Unified Land Development Code. (BLDGPM/DATE: MONITORING - Engineering)

4. The Property Owner shall reconfigure the median nose on Congress Ave (south leg) at the easement access road to allow for left turning movements.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

- a. Permits required from FDOT for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

5. The Property Owner shall construct a divisional median/island at the easement access driveway of at least 4 feet wide, as required by the FDOT driveway pre-approval letter dated April 10, 2014.

- a. This should be shown on the final site plan and approved at the final DRO. (DRO: ENGINEERING - Engineering)
- b. This construction shall be completed prior to the issuance of the first Certificate of occupancy. (BLDGPM/CO: MONITORING - Engineering)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE NORTHEAST PROPERTY LINE (ABUTTING C-51 CANAL)

1. In addition to the Code requirements, the landscape buffer along the northeast property line, abutting the C-51 Canal, shall be revised to indicate the following:

- a. a minimum fifteen (15) foot wide Type II Incompatibility Buffer , with required plant material;
- b. a continuous three (3) foot high berm;
- c. thirty-six (36) inch high shrubs to be planted on the plateau of the berm;
- d. six (6) foot high vinyl coated chain link fence to be located on the berm; and
- e. No width reduction shall be permitted. (BLDGPM: LANDSCAPE - 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.