

RESOLUTION NO. R-2023- 1178

RESOLUTION APPROVING ZONING APPLICATION DOA-2022-01120
(CONTROL NO. 2002-00027)
a Development Order Amendment
APPLICATION OF 441 Lantana Storage Limited Partnership
BY Schmidt Nichols, AGENT
(441 Lantana Self Storage)

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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2022-01120 submitted on behalf of 441 Lantana Storage Limited Partnership by Schmidt Nichols, for a Development Order Amendment to to reconfigure the Site Plan; add square footage; and modify Conditions of Approval was presented to the Board of County Commissioners at a public hearing conducted on August 24, 2023;

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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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-2022-01120, the Application of 441 Lantana Storage Limited Partnership, by Schmidt Nichols, Agent, for a Development Order Amendment to reconfigure the Site Plan; add square footage; and modify Conditions of Approval on 11.54 acres, on a parcel of land generally described as shown on the legal description 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 August 24, 2023,

subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bernard moved for the approval of the Resolution.

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

Commissioner Gregg K. Weiss, Mayor	- Aye
Commissioner Maria Sachs, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Michael A. Barnett	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 24, 2023.

Filed with the Clerk of the Board of County Commissioners on August 24th, 2023.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF LOT 2, 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGES 124 AND 125, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°33'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 222.99 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY FOR STATE ROAD NO. 7 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93210-2525, DATED APRIL 3, 1996 AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 1 AND 2, ACCORDING TO 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGES 124 AND 125, PUBLIC RECORDS OF PALM BEACH FLORIDA; THENCE NORTH 01°28'15" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION OF EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 716.03 FEET; THENCE NORTH 01°28'29" EAST A DISTANCE OF 64.83 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 01°28'29" EAST A DISTANCE OF 160.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°03'41" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 882.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°59'28" EAST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 407.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°32'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3977, PAGE 0281 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 320.50 FEET; THENCE NORTH 00°27'32" WEST ALONG A NORTHERN EXTENSION OF THE EAST LINE OF THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3977, PAGE 028 A DISTANCE 110.79 FEET; THENCE SOUTH 88°33'16" EAST A DISTANCE OF 277.85 FEET; THENCE 01°28'15" EAST A DISTANCE OF 150.62 FEET; THENCE NORTH 89°03'41" EAST ALONG A LINE PARALLEL WITH AND 160.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES (261,572 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF LOT 2 OF THE 441 LAND TRUST PLAT, RECORDED IN PLAT BOOK 99, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°33'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 222.99 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY FOR STATE ROAD NO. 7 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2525, DATED APRIL 3, 1996; THENCE CONTINUE NORTH 88°33'16" WEST ALONG AFORESAID SOUTH LINE A DISTANCE OF 270.00 FEET; THENCE NORTH 01°28'15" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 01°28'15" EAST, A DISTANCE OF 579.00 FEET; THENCE NORTH 88°33'16" WEST, A DISTANCE OF 277.85 FEET; THENCE SOUTH 00°27'32" EAST, ALONG THE EAST LINE AND ITS NORTHERN EXTENSION, OF THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3977, PAGE 281, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 579.32 FEET; THENCE SOUTH 88°33'16" EAST, A DISTANCE OF 258.34 FEET TO THE POINT

OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF LOT 2, 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°33'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 222.99 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY FOR STATE ROAD NO. 7, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2525, DATED APRIL 3, 1996 AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 1 AND 2, ACCORDING TO 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE 01°28'15" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION OF EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 619.00 FEET TO THE POINT OF BEGINNING, LYING NORTH 01°28'15" EAST, 162.00 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 01°28'15" EAST, A DISTANCE OF 97.03 FEET; THENCE NORTH 01°28'29" EAST, A DISTANCE OF 64.83 FEET; THENCE 89°03'41" WEST, ALONG A LINE PARALLEL WITH AND 160.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 270.24 FEET; THENCE SOUTH 01°28'15" WEST, A DISTANCE OF 150.62 FEET; THENCE SOUTH 88°33'16" EAST, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF LOT 2, 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGES 124 AND 125, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°33'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 222.99 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY FOR STATE ROAD NO. 7 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2525, DATED APRIL 3, 1996 AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOTS 1 AND 2, ACCORDING TO 441 LAND TRUST PLAT, AS RECORDED IN PLAT BOOK 99, PAGES 124 AND 125, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°28'15" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHERLY EXTENSION OF EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 457.00 FEET TO THE POINT OF BEGINNING, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 01°28'15" EAST A DISTANCE OF 162.00 FEET; THENCE NORTH 88°33'16" WEST A DISTANCE OF 270.00 FEET; THENCE SOUTH 01°28'15" WEST A DISTANCE OF 162.00 FEET; THENCE SOUTH 88°33'16" EAST A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

MUPD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

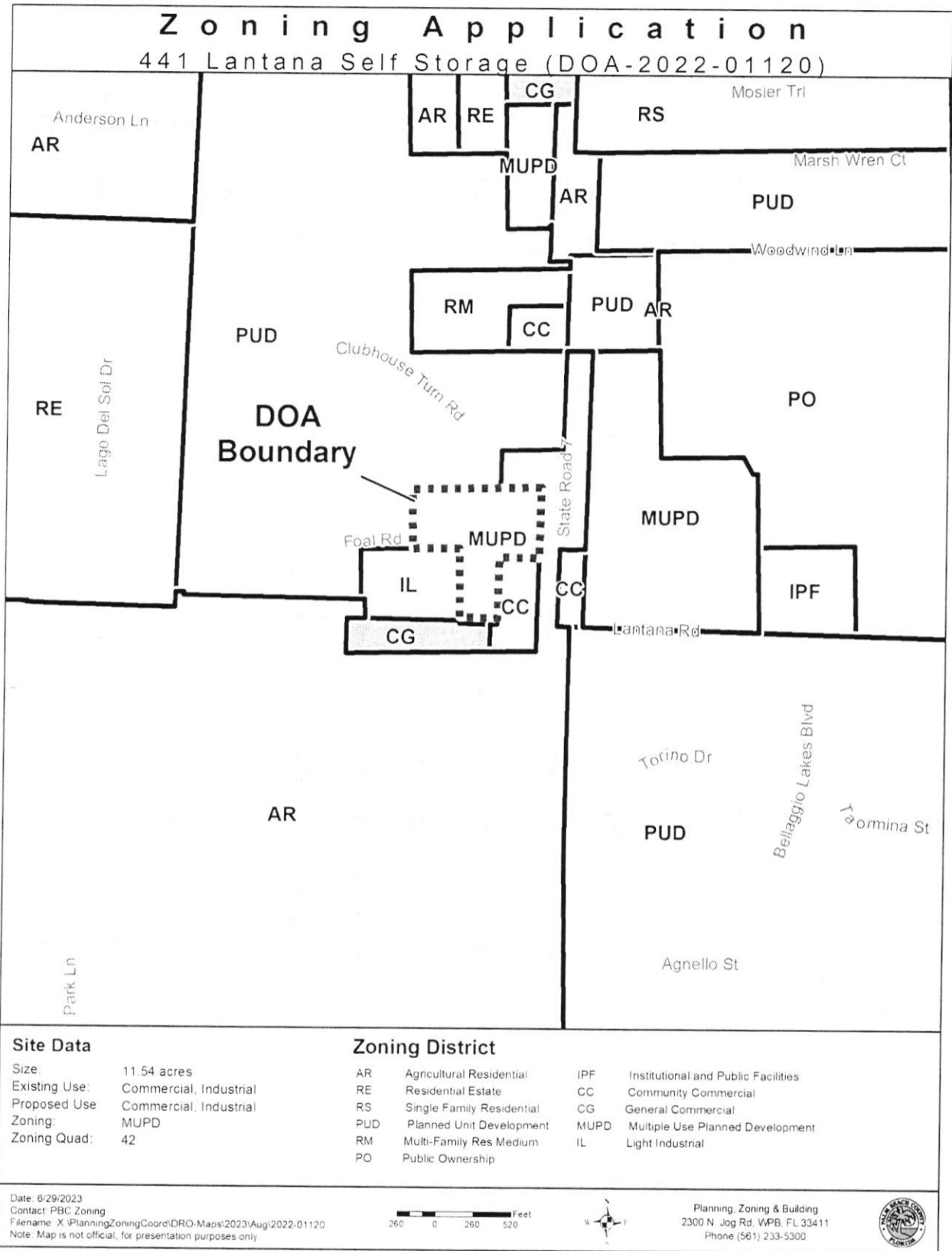
A PARCEL OF LAND BEING ALL OF LOT 2, 441 LAND TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 124, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 88°33'15" WEST, BEARINGS AS SHOWN HEREON ARE GRID DATUM NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 222.99 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 7, (U.S. NO. 441)

AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2525; THENCE NORTH 01°28'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 457.00 FEET TO THE NORTHEAST CORNER OF LOT 1 AND THE EAST / SOUTHEAST CORNER SAID LOT 2, SAID 441 LAND TRUST PLAT AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE CONTINUE NORTH 01°28'15" EAST, ALONG SAID RIGHT OF WAY AND EAST LINE OF LOT 2, A DISTANCE OF 259.03 FEET; THENCE NORTH 01°28'29" EAST, ALONG SAID RIGHT OF WAY AND EAST LINE OF LOT 2, A DISTANCE OF 225.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89° 03'41" WEST, ALONG THE NORTH LINE OF SAID LOT 2 AND BEING CONTIGUOUS WITH THE SOUTH LINE OF THE NORTH 242.99 FEET OF TRACTS 25 AND 26, BLOCK 35, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 48, AND ALSO WITH THE SOUTH LINE OF THOROUGHbred LAKE ESTATES, PLAT 1, RECORDED IN PLAT BOOK 91, PAGE 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 882.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°59'28" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND CONTIGUOUS WITH THE SOUTHEASTERLY LINE OF SAID THOROUGHbred LAKE ESTATES, A DISTANCE OF 407.48 FEET TO THE WEST / SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89° 32'57" EAST, ALONG THE SOUTH LINE OF SAID LOT 2 AND CONTIGUOUS WITH THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3977, PAGE 281, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 320.50 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 2; THENCE SOUTH 00°27'32" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND TRACT "A", 441 LAND TRUST PLAT AND ALSO CONTIGUOUS WITH SAID CERTAIN PROPERTY DESCRIBED, A DISTANCE OF 468.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°33'16" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 258.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 01°28'15" EAST, ALONG THE EAST LINE OF SAID LOT 2, BEING CONTIGUOUS WITH THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 12437, PAGE 1793, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO THE WEST LINE OF LOT 1, SAID 441 LAND TRUST PLAT, A DISTANCE OF 417.00 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 2; THENCE SOUTH 88°33'16" EAST ALONG THE SOUTH LINE OF SAID LOT 2 AND CONTIGUOUS WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 502,725 SQUARE FEET AND/OR 11.54 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2015-832, Control No.2002-00027, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2006-009, (Control 2002-027); R-2003-103, (Control 2002-027); R-2004-0720, (Control 2002-027); R-2005-0385, (Control 2002-027) and R-2008-2258, (Control 2002-027) 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 ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2015-0832 (Control 2002-00027), 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, unless expressly modified. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2015-832, Control No.2002-00027, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated April 9, 2015. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

Is hereby amended to read:

The approved Preliminary Site Plan is dated June 15, 2023. 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. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for Building K shall be submitted and shall be generally consistent with the Architectural Elevations dated April 20, 2015 (Sheet 1) and April 9, 2015 (Sheet 2).

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) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for Building H and I 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/ONGOING: ZONING - Zoning)

ENGINEERING

1. The Property owner shall construct a Right turn lane north approach on SR 7 at the Project's entrance. 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 by Florida Department of Transportation for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. Previous ENGINEERING Condition 2 of Resolution R-2015-832, Control No.2002-00027, which currently states:

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, 2018. 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. (DATE: MONITORING - Engineering)

Is hereby amended to read:

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, 2025, or as amended. 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. (DATE: MONITORING - Engineering)

3. LANDSCAPE WITHIN THE MEDIAN OF SR 7

The petitioner shall design, install and perpetually maintain the median landscaping within the Median of SR 7. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Exceptions for additional landscaping beyond OTIS require Board of County Commissioners approval. Sites with additional landscaping shall be perpetually maintained by the petitioner, his successors and assigns, without recourse to Palm Beach County.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING- Eng) [Note-Complete]

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

At the petitioner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the petitioner-installed landscaping, payment for the maintenance may be provided to the County. 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 petitioner. The Developer shall first be required to correct any deficiencies in the landscaping and irrigation.

In the event that the County installs trees, irrigation, and sod under its OTIS program along this project's frontage prior to the petitioner installing this landscaping and irrigation, then the option for the petitioner to install and maintain shall no longer be available without

Board of County commissioners approval, and the petitioner shall contribute to the County's beautification program, as outlined in the second part of this condition, as follows:

Alternately, at the option of the petitioner:

Prior to the issuance of a Building Permit, the petitioner shall make a contribution to the County's Only Trees, Irrigation and Sod (OTIS) 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 front footage length along SR 7. The payment shall be in the amount and manner that complies with the schedule for such payments, as it currently exists, or from time to time may be amended.

NOTE: Payments under this program do not guarantee the installation of landscaping and irrigation along this project's frontage during any particular time frame. (ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2015-832, Control No.2002-00027)

4. Prior to approval by DRO, the Property Owner shall submit for approval to the County Attorney's Office, a common recorded unity of control or other such maintenance and use covenants for access, parking, stormwater management, and other required common areas of facilities. (DRO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2015-832, Control No.2002-00027)

5. The Property Owner shall construct a 6 foot concrete sidewalk along the north side of Lantana Road across the property frontage. 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 right-of-way. These improvements shall be completed concurrently with the onsite paving and grading, if applicable, and shall be completed prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2015-832, Control No.2002-00027)

HEALTH

1. Owners and operators of facilities that generate industrial, toxic, or hazardous wastes shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works is provided and used. (ONGOING: CODE ENF--Health) (Previous HEALTH Condition 1 of Resolution R-2015-832, Control No.2002-00027)

LANDSCAPE - GENERAL

1. Fifty (50) percent of all canopy trees to be planted in perimeter buffers shall be native and meet the following minimum standards at installation:

- a. Tree height: Fourteen (14) feet;
- b. Trunk diameter: 3.5 inches measured at 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 3.5 feet in length; and
- d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2015-832, Control No.2002-00027)

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

- a. Palm 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 provided they meet current ULDC requirements. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 2 of Resolution R-2015-832, Control No.2002-00027)

3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:

- a. Eighteen (18) to twenty-four (24) inches groundcover and small shrub;
- b. Twenty-four (24) to thirty-six (36) inches medium shrub;
- c. Forty-eight (48) to seventy-two (72) inches large shrub;
- d. This condition shall not apply where a single row of shrubs is required along either side of a fence or wall or compatibility buffer;
- e. Credit may be given for existing or relocated shrubs provided they meet current ULDC requirements. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2015-832, Control No.2002-00027)

4. All trees and palms shall be planted in a meandering and naturalistic pattern. (ONGOING: ZONING - Zoning) Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2015-832, Control No.2002-00027)

5. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location, unless specified herein. (ONGOING: ZONING - Zoning) Previous LANDSCAPE - GENERAL Condition 5 of Resolution R-2015-832, Control No.2002-00027)

LANDSCAPE - GENERAL-INTERIOR

6. Foundation plantings or grade level planters shall be provided along the following:

- a. north, south and east facades of the warehouse building, repair maintenance buildings (oil change and tire repair). This condition does not apply to facades where bay doors/tunnels are located;
- b. east facade of Building A; east facade of Buildings D and E; south facade of Building L; and east and south facades of Building M of the self-service storage facility;
- c. The minimum width of the required landscape areas for all the above buildings shall be five (5) feet;
- d. The length of the required landscaped areas shall be no less than fifty percent (50%) of the total length of required side (faade) of the structure; and,
- e. 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. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 6 of Resolution R-2015-832, Control No.2002-00027)

7. Prior to final DRO certification of the site plan, the plan shall be revised to indicate the following areas with decorative pavement (paver blocks):

- a. at all access points along SR7/US441 and Lantana Road. The pavement shall be installed from the property line and extend to a minimum of fifty (50) feet of the access driveway;
- b. a minimum of five (5) foot wide pedestrian crossing in the parking areas. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 7 of Resolution R-2015-832, Control No.2002-00027)

8. Landscaping for terminal islands in the parking area shall consist of the following:

- a. one (1) canopy trees for each ten (10) linear feet of the island; and,
- b. a continuous hedge between all trees within the islands where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 8 of Resolution R-2015-832, Control No.2002-00027)

9. Landscaping for divider median at the north access driveway along the SR7/US441 shall consist of the following:

- a. one (1) Royal palm for each twenty (20) linear feet of the median; and,
- b. a continuous hedge between all trees within the median where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 9 of Resolution R-2015-832, Control No.2002-00027)

LANDSCAPE - GENERAL-ALONG THE NORTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL ONLY)

10. Landscaping along the north and west property lines abutting residential properties shall be upgraded to include:

- a. a minimum twenty (20) foot wide buffer strip. No width reduction or easement encroachment shall be permitted;
- b. a minimum two and one-half (2.5) high continuous berm measured from top of curb. Field adjustment of berm may be permitted for preservation of existing vegetation;
- c. one (1) native canopy tree for each twenty (20) linear feet of property line. Where the wall is required per Condition F.2, trees shall be planted alternating on both sides of the required wall;
- d. one (1) palm or pine for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet between clusters. Where the wall is required per Condition F.2, palms or pines shall be planted alternating on both sides of the required wall;
- e. One (1) small shrub for each four (4) linear feet of property line, to be installed at a minimum height of eighteen (18) inches. Where the wall is required per Condition F.2, shrubs shall be planted on both sides of the required wall;
- f. One (1) medium shrub for each six (6) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches. Where the wall is required per Condition F.2, shrubs shall be planted on both sides of the required wall; and
- g. One (1) large shrub for each two (2) linear feet of property line, planted twenty-four (24) inches on center, to be installed at a minimum height of thirty (30) inches. This condition shall not apply to areas where the required wall per Condition F.2 is located. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 10 of Resolution R-2015-832, Control No.2002-00027)

11. A six (6) foot high opaque concrete panel wall shall be required along the northeast corner of Building A, Self-service storage facility. The wall shall extend approximately thirty (30) linear feet into the buffer along the north property line, and extend eastwards for eighty-five (85) linear feet to the inner edge of the eastern buffer and shall consist of the following:

- a. the wall shall be located on the plateau of the required berm pursuant to Condition F.1.b;
- b. the exterior side of the required wall shall be given a finished architectural treatment that is consistent with the color and style of the overall development. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 11 of Resolution R-2015-832, Control No.2002-00027)

LANDSCAPE - GENERAL-ALONG THE SOUTH AND EAST PROPERTY LINES (LANTANA ROAD AND SR7/US441 FRONTAGES)

12. Landscaping along the south and east property lines shall be upgraded to include:

- a. a minimum twenty (20) foot wide right-of-way buffer strip (road frontages only). No width reductions or easement encroachments shall be permitted;
- b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) foot measured from top of curb. Field adjustment of berm may be permitted for preservation of existing vegetation;
- c. one (1) canopy tree for each thirty (30) linear feet of property line;
- d. one (1) palm or pine for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet between clusters;
- e. one (1) small shrub for each two (2) linear feet of property line, to be installed at a minimum height of eighteen (18) inches;

- f. one (1) medium shrub for each four (4) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches;
- g. one (1) large shrub for each six (6) linear feet of property line, to be installed at a minimum height of thirty (30) inches. This condition does not apply to the area (approximately 130 linear feet) where the oil change/car wash facility is located; and
- h. along the property line (approximately 130 linear feet) where the oil change/car wash facility is located, one (1) large shrub for each two (2) linear feet of the property line, planted twenty-four (24) inches on center and on the plateau of berm. Shrubs shall be a minimum height of forty-eight (48) inches at installation, and shall be maintained at a minimum height of seventy-two (72) inches at maturity (excluding height of berm). This row of shrubs shall be extended (westward) with a minimum of thirty (30) linear feet at each terminal islands of the parking area. (ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 12 of Resolution R-2015-832, Control No.2002-00027)

LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. All outdoor lighting fixtures shall not exceed twenty five (25) feet in height, and measured from finished grade to highest point. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2015-832, Control No.2002-00027)

3. All outdoor lighting poles shall be located a minimum setback of thirty five (35) feet from any residential property line or use. (BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2015-832, Control No.2002-00027)

4. All outdoor lighting shall be extinguished no later than 10:30 p.m., excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2015-832, Control No.2002-00027)

5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 5 of Resolution R-2015-832, Control No.2002-00027)

PLANNED DEVELOPMENT-MULTIPLE USE PLANNED DEVELOPMENT

1. Prior to certification of the preliminary development plan by the Development Review Officer, the property owner shall record a covenant in the public record indicating that all structures, uses and parking areas within the project are part of a single unified planned development, regardless of ownership. The covenant shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DRO: COUNTY ATTORNEY - Zoning) [Note: COMPLETED] (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2015-832, Control No.2002-00027)

PLANNING

1. The industrial portion of the site shall be limited to uses within the Light Industrial zoning category (Per Ordinance 2001-037). The following uses shall be prohibited:

- a. Excavation, Type III;
- b. Heavy Industry;
- c. Mining, excavation Type III A;
- d. Restaurant, fast food;
- . Truck Stop;
- f. Mining, excavation Type III B;
- g. Vehicle sales and rental;
- h. Flea market, open;

- i. Convenience Store, with gas sales; and
- j. Automotive service station.

Any request for a change in the above listed uses shall require an amendment to the Palm Beach County Comprehensive Plan. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. Prior to Final Approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, the Property Owner shall submit a recorded cross access easement agreement for the location depicted on the site plan. (DRO: PLANNING - Planning)

3. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall add the Official records book and page number for the recorded cross access easement to the Final Site Plan. (DRO: PLANNING - Planning)

4. Prior to the release of the Certificate of Occupancy (CO), the Property Owner shall construct, and pave to the property line, the cross access as shown on the Final Site Plan. (CO: MONITORING - Planning)

SIGNS

1. Freestanding point of purchase signs shall be limited as follows:

- a. Maximum sign height: fifteen (15) for the sign along SR7/US441 and twelve (12) feet for the Lantana Road sign;
- b. Maximum total sign face area: one-hundred (100) square feet per sign;
- c. Maximum number of signs: one (1) for each road frontage;
- d. Location: within fifty (50) feet of each. Access point Distance shall be measured from the centerline of the access drive;
- e. Style: monument; and,
- f. Signs shall be limited to tenant identification only. (BLDGPM: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. Wall signs shall be limited to the east facades of each building and as follows:

- a. wall sign for the self-service storage facility shall be limited to Building A only;
- b. individual lettering size for each shall be limited to thirty-six (36) inches high. (BLDGPM: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 2 of Resolution R-2015-832, Control No.2002-00027)

SITE DESIGN

1. Prior to issuance of a building permit for Building O or for additions to Building N to exceed 29,000 square feet, the reconfiguration of the drive aisle/loading spaces and the construction of the 10 parking spaces to the west of Building N shall be completed. (BLDGPM: MONITORING - Zoning) (Previous SITE DESIGN Condition 1 of Resolution R-2015-832, Control No.2002-00027)

USE LIMITATIONS

1. Outdoor retail business activities shall not be allowed on site, except for deliveries. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2015-832, Control No.2002-00027)

2. Outdoor repair or maintenance of vehicles, and outside storage of disassembled vehicles, parts or inventory shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2015-832, Control No.2002-00027)

3. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2015-832, Control No.2002-00027)

4. Outdoor speaker or public address systems, which are audible from any property line, shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2015-832, Control No.2002-00027)

5. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 5 of Resolution R-2015-832, Control No.2002-00027)

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; 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: MONITORING - Zoning)

DISCLOSURE

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