

RESOLUTION NO. R-2000- 0582

RESOLUTION APPROVING ZONING PETITION PDD99-068  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF VELMA & DONALD BUCKNER / J&N PROPERTIES INC. /  
MARTIN PROPERTIES OF THE PALM BEACHES  
BY ROBERT BENTZ, AGENT  
(EXCELSIOR PARC)

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 notice and hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition PDD99-068 was presented to the Board of County Commissioners at a public hearing conducted on April 27, 2000; and,

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

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) with approved conditions is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) with approved conditions does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) with approved conditions will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20; and,
7. This official zoning map amendment (rezoning) with approved conditions is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (Action by Board of County Commissioners) 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 Petition PDD99-068, the petition of Velma & Donald Buckner/J&N Properties Inc./Martin Properties of the Palm Beaches by Robert Bentz, agent, for an Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on April 27, 2000, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts 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:

|                           |   |        |
|---------------------------|---|--------|
| Maude Ford Lee, Chair     | - | Aye    |
| Warren Newell, Vice Chair | - | Absent |
| Karen T. Marcus           | - | Aye    |
| Carol A. Roberts          | - | Aye    |
| Mary McCarty              | - | Aye    |
| Burt Aaronson             | - | Aye    |
| Tony Masilotti            | - | Aye    |

The Chair thereupon declared that the resolution was duly passed and adopted on April 27, 2000.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Robert Bentz*  
COUNTY ATTORNEY

BY: *Joan Hansen*  
DEPUTY CLERK

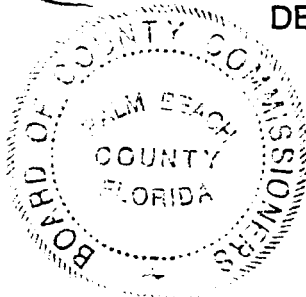


EXHIBIT A  
LEGAL DESCRIPTION

TRACTS 1, 2, 3, 4, LESS THE RIGHT OF WAY FOR LAKEWORTH DRAINAGE DISTRICT LATERAL CANAL NO. 24, THE SOUTH 220 FEET OF TRACT 5, TRACTS 26, 27, 28, 29, 30, 31 AND 32, ALL IN BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B  
VICINITY SKETCH

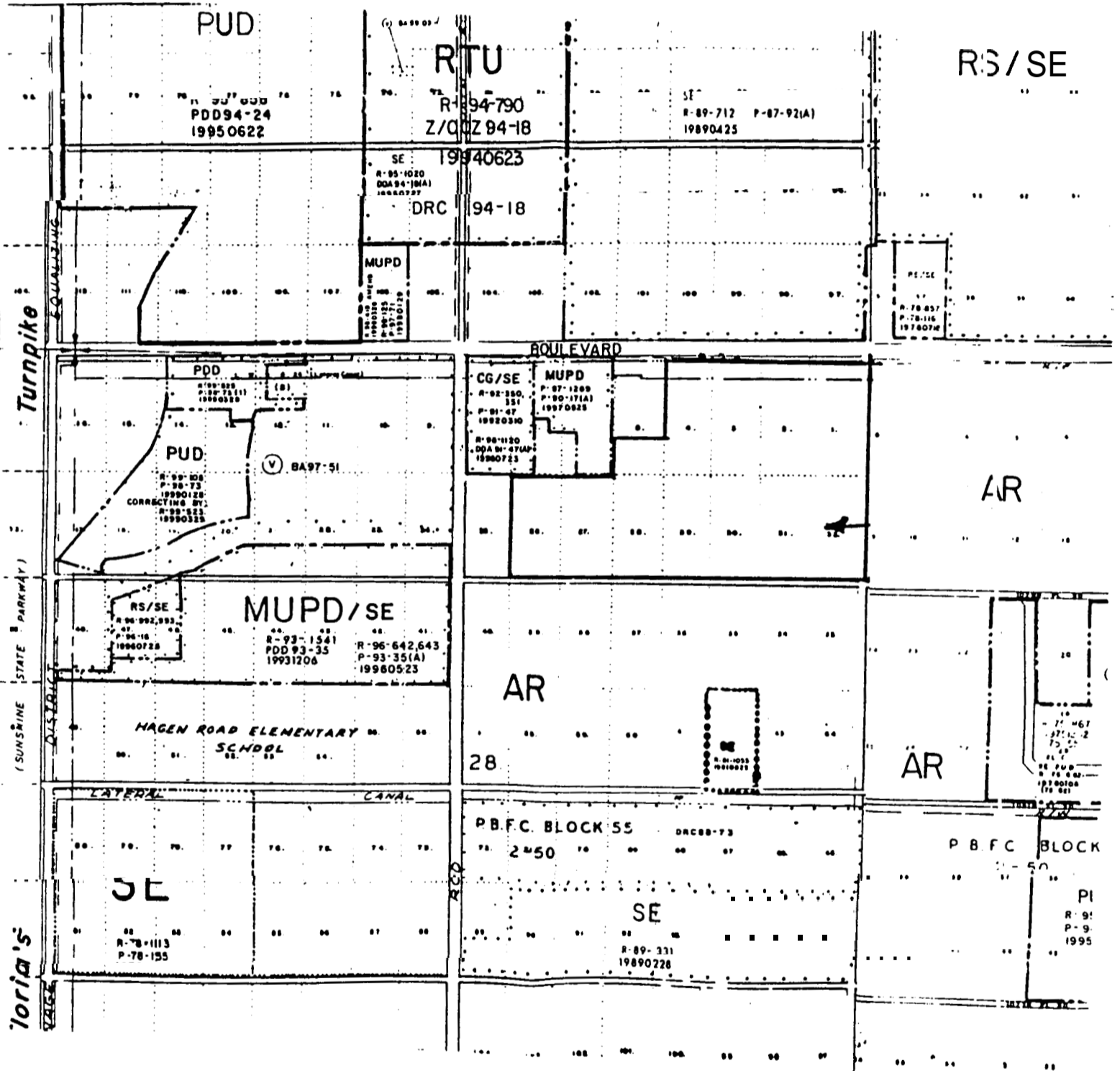


EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master plan is dated January 27, 2000. 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. (ONGOING: ZONING)

B. LANDSCAPING - STANDARD

1. All canopy trees required to be planted on site by this approval, except on individual residential lots, shall meet the following minimum standards at installation: Fourteen feet trees shall be planted adjacent to Boynton West Boulevard all other trees may meet the twelve (12) feet minimum.
  - a. Tree height: fourteen (14) feet, or twelve (12) feet
  - b. Trunk diameter: 3.5 or 2.5 inches (for 12 feet trees) measured 4.5 feet or 3 feet (for 12 feet trees) above grade;
  - c. Canopy diameter: seven (7) feet, or six (6) feet (for 12 feet trees) Diameter shall be determined by the average canopy radius at 3 points; measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet or 3 feet (for 12 feet trees) in length; and,
  - d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)
2. All palms required to be planted on site by this approval, except on individual residential lots, 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. (CO: LANDSCAPE - Zoning)

C. LANDSCAPING ALONG NORTH PROPERTY LINE (ADJACENT TO WEST BOYNTON BEACH BOULEVARD)

1. Landscaping and buffering along the north property line adjacent to West Boynton Beach Boulevard shall be upgraded to include:
  - a. A minimum twenty-five (25) foot wide landscape buffer strip; and
  - b. A six (6) foot high opaque concrete wall. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (CO: LANDSCAPE)
2. The following landscaping requirements shall be installed on the exterior side of the required wall:
  - a. One (1) canopy tree planted every twenty-five (25) feet on center. A group of three (3) or more palm or pine trees may supersede the requirement for a canopy tree in that location. A maximum twenty-five percent (25%) of the required canopy trees within the buffer may be replaced by the palm or pine tree clusters;

- b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet between clusters; and
  - c. Thirty (30) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (**48**) inches. (CO: LANDSCAPE)
3. Along the interior side of the required wall, the property owner shall install twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

**D. LANDSCAPING ALONG SOUTH AND EAST PROPERTY LINE (ADJACENT TO 3 102ND PLACE AND 70TH AVE SOUTH)**

1. Landscaping and buffering along the south and east property line shall be upgraded to include:
- a. A minimum twenty (20) foot wide landscape buffer strip adjacent to 70<sup>th</sup> Avenue South and a minimum fifteen (15) foot wide landscape buffer strip adjacent to 102<sup>nd</sup> Place;
  - b. A continuous two (2) foot high berm measured from top of curb;
  - c. One (1) medium canopy tree planted every thirty (30) feet on center. A group of three (3) or more palm or pine trees may supersede the requirement for fifty percent (50%) of the canopy trees in that location;
  - d. One (1) additional palm or pine tree for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet between clusters; and,
  - e. Thirty (30) inch high shrub or hedge material, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

**E. ENGINEERING**

1. The property owner shall convey to Palm Beach County **Land Development Division** by road right-of-way warranty deed for 102<sup>nd</sup> Place, 30 feet from centerline prior to the issuance of the first Building Permit. Right of way conveyance shall be along the projects entire frontage and shall be free of all encumbrances and encroachments. Developer 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. Right-of-way conveyance shall also include "Corner Clips" where appropriate as determined by the County Engineer. (DATE/BLDG PERMIT: MONITORING-Eng)
2. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
- a. Building Permits for more than 53 single family dwelling units shall not be issued until contracts have been let for the construction of Boynton Beach Boulevard as a 6 lane section from Hagen Ranch Road to Jog Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

- b. Building Permits for more than 115 single family dwelling units shall not be issued until contract have been let for construction of Hagen Ranch Road as a 5 lane section from Boynton Beach Boulevard to Lake Ida Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

The mix of allowable uses, as permitted by the Zoning Division, listed above may be adjusted by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (DATE: MONITORING: Eng)

3. The Property Owners shall construct a directional median opening on Boynton Beach Boulevard opposite the project's entrance road, when warranted, as determined by the County Engineer, or as an alternative, if permitted by the Florida Department of Transportation, fund one half the cost of a traffic signalization at this intersection. Should signalization not be warranted after twelve (12) months of the final certificate of occupancy, this property owners shall be relieved from this condition. If the property owner constructs the directional median opening, then paver blocks shall be provided within the left run lanes on the east approach and west approach on Boynton Beach Boulevard. (ONGOING: MONITORING-Eng).
4. The Property owner shall construct a left turn lane east approach and a directional median opening on Boynton Beach Boulevard at the project's entrance road a minimum length of 300 feet in accordance with the Florida Department of Transportation approval:
  1. 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.
  2. Permits required by Palm Beach County for this construction shall be obtained from the Florida Department of Transportation prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)
  3. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
5. MAINTENANCE OF LANDSCAPE WITHIN MEDIAN OF STATE ROADS

The Property Owner shall be responsible for one-third (1/3) of the total cost of the maintenance of the existing landscaping, paver blocks, etc. within the median of Boynton Beach Boulevard from 70th Avenue to Hagen Ranch Road.

This obligation shall be a perpetual obligation of the petitioner and its successors, or assigns or duly established Homeowner's Owner's Association and shall be incorporated in the Declaration of Covenants and Restrictions for the development.

This money shall be submitted on an annual basis to the County Engineering Department. (ONGOING: MONITORING-Eng)

6. "CUTOUT" LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF BOYNTON BEACH BOULEVARD

- a. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide landscape cutouts within the concrete median of Boynton Beach Boulevard right-of-way contiguous to the frontage. As part of this permit process, the property owner shall enter into a Right of Way, concrete median cutout, Landscape Installation and Maintenance, Removal, and Indemnification Agreements. All new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Standards. Alternative plant and paver block material other than those listed in the County standards may be permitted subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng.)
- b. All required median landscaping, including an irrigation system, the cost of the removal or cutting out the existing concrete median as well as the installation of all landscape material, paver block or similar materials shall be funded at the property owners expense. When landscape cutouts are permitted, the landscaping shall consist of Landscape Material approved by the County Engineer. All new and existing landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association.

The maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall **also** be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners' Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and the irrigation system. All landscape material shall be installed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Eng)

- c. If the County does not assume maintenance responsibility, then appropriate property owners documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a Building Permit. (BLDG PERMIT: MONITORING - Eng)
7. **Construction** access shall be from 70<sup>th</sup> Avenue and shall be paved to local street standards from Boynton Beach Boulevard to the project's entrance. (ONGOING: ENG)
8. The property owner shall be responsible for replacing the Lantana species within the Lantana beds (7 beds) identified by Palm Isles along Boynton Beach Boulevard in accordance with FDOT guidelines and Palm Isles Boynton Beach Boulevard Streetscape plan. The plant material selected shall be mutually agreed upon by the property and Palm Isles. The landscaping shall be installed by September 1, 2001. (DATE: MONITORING - Eng)



F. LANDSCAPING ALONG WEST PROPERTY LINE (ADJACENT TO RESIDENTIAL)

1. Landscaping and buffering along the west property line shall be upgraded to include:
  - a. A minimum twenty (20) foot wide landscape buffer strip;
  - b. A continuous ~~two~~ (2) foot high berm measured from top of curb;
  - c. One (1) medium canopy tree planted every thirty (30) feet on center. A group of three (3) or more palm or pine trees may supersede the requirement for fifty percent (50%) of the canopy trees in that location;
  - d. One (1) additional palm or pine tree for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet between clusters; and,
  - e. Thirty (30) inch high shrub or hedge material, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

G. LANDSCAPING ALONG THE NORTHWEST PORTION OF THE SUBJECT SITE (ADJACENT TO COMMERCIAL AND POTENTIAL COMMERCIAL PROPERTY)

1. Landscaping and buffering along the northwest portion of the subject property, beginning on the northwest corner adjacent to Boynton Beach Boulevard and approximately 500 feet along the west, 330 along the north, 220 along the west and 660 feet along the north property line shall be upgraded to include:
  - a. A minimum twenty (20) foot wide landscape buffer strip; and
  - b. A six (6) foot high opaque concrete wall. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (CO: LANDSCAPE)
2. The following landscaping requirements shall be installed on the exterior side of the required wall:
  - a. One (1) canopy tree planted every thirty (30) feet on center. A group of three (3) or more palm or pine trees may supersede the requirement for a canopy tree in that location. A maximum fifty percent (50%) of the required canopy trees within the buffer may be replaced by the palm or pine tree clusters;
  - b. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet between clusters; and
  - c. Thirty (30) inch high shrub or hedge material spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches. (CO: LANDSCAPE)
3. Along the interior side of the required wall, the property owner shall install twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

H. LWDD

1. Prior to final plan approval the owner shall convey to the District either by quit claim or easement, the North 75 feet of Tracts 1 & 2, Block 55 for the required right-of-way for the L-24 Canal. (PLAT: ENG-LWDD)

I. MASS TRANSIT

1. Prior to final certification of the preliminary development plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate one or more of the following: mass transit access, mass transit shelter(s) and/or a bus stop(s) integrated with pedestrian linkages on or adjacent to the subject property, if required by the Palm Beach County School Board and/or the County Engineer. (DRC: ZONING - Planning)
2. Mass transit access, shelters and/or bus stops, if required, shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer prior to issuance of a building permit for more than 25% (57) of the units. The petitioner shall accommodate the requirement for mass transit access, bus shelters and/or bus stops by dedicating additional right-of-way, if requested by the County Engineer. Provisions for mass transit shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use to the shelter, appropriate lighting, waste container, and bicycle rack. Bus shelters or bus stops located on private property or in common areas shall be the maintenance responsibility of the property owner. (BLDG PERMIT: MONITORING - Eng)

J. PLANNING

1. Prior to final site plan approval by the Development Review Committee, the Planning Division shall ensure that this site plan conforms with the plan presented to the BCC including those recommendations of the West Boynton Area Community Plan incorporated onto the conceptual site plan and the preliminary development plan and regulating plan dated January 27, 2000 (Rec.# 37, 40, and 47). In addition, the street cross sections shown on the regulating plan shall be revised to switch and reverse the location of the trees in relation to the sidewalk and the roadway. The site plan shall also indicate the types of shade trees to be planted internal to the site. (DRC: PLANNING:)
2. Prior to final DRC approval, the PDP, all subdivision and site plans shall be amended to reflect compliance with the Boynton Beach Turnpike Interchange Corridor - Design Guidelines and Standards Manual, dated November 12, 1996, inclusive of the following landscaping provisions:
  - a. Section 2: Boynton Beach Boulevard Buffers/Streetscape and Median; and,
  - b. Section 3: Landscaping Guidelines. (DRC: PLANNING)
3. Signage proposed at the entrance to the project from Boynton Beach Boulevard shall be designed and constructed in accordance with Section 5 "signage Guidelines" of the Boynton Beach Turnpike Interchange Corridor - Design Guidelines and Standards Manual, dated November 12, 1996 (BLDG PERMIT: BLDG - Planning)
4. Prior to the issuance of a building permit, the property owner shall include in the landscape median permit application, landscaping details/specifications meeting the standards as set forth in Section 2B (1) (2) of the Boynton Beach Turnpike Interchange Corridor - Design Guidelines and Standards Manual, dated November 12, 1996 (BLDG PERMIT: MONITORING - Planning)

K. PLANNED UNIT DEVELOPMENT

1. Street lights shall be provided pursuant to Section 6.8.A. 16.c.(1) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng)
2. Street trees shall be planted in or adjacent to all rights-of-way, pursuant to Section 6.8.A.16.c(3) of the ULDC, subject to approval by the County Engineer. (CO: LANDSCAPE - Eng)
3. Bike lanes shall be provided in or adjacent to all rights-of-way over fifty (50) feet in width, pursuant to Section 6.8.A.16.c(4) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng)
4. All utilities shall be underground, pursuant to Section 6.8.A.16.c(5) of the ULDC. (PLAT: ENG - Zoning)
5. All property included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall, among other things, provide for: formation of a single "master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas.

The property shall not be subjected to the Declaration of Restrictions in phase 3. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended when additional units are added to the PUD. (PLAT: ENG - Co Att)

6. A focal point shall be provided at the terminus of the main entry and at the terminus of each residential street, including T-intersections), or cul-de-sac. This focal point shall be in the form of a plaza, fountain, arcade, paven, or any other site element or architectural design acceptable to the Zoning Division. (DRC: ZONING)
7. Lots fronting on a T-intersection shall support units with a side-loaded garage with accent landscaping. (DRC: ZONING)
8. Flexible Regulations and Administrative Deviations from the required property development regulations for the residential units and their accessory structures shall be limited to the following:

| Property Development Regulations | Administrative Deviation |
|----------------------------------|--------------------------|
| Front Setback                    | 22.5' minimum (10%)      |
| Building Coverage                | 55% maximum              |

9. No rear, side interior or side street setback reductions may be permitted. (DRC: ZONING)
10. Street trees shall be installed as follows:
  - a. Along one side of all internal PUD right-of-ways forty (40) feet in width or greater;

- b. Along both sides of all internal PUD right-of-ways, fifty (50) feet in width or greater; and,
  - c. At one canopy tree for every forty (40) linear feet of street frontage with a maximum spacing of sixty (60) feet between clusters. (DRC: ZONING)
11. Prior to final site plan approval the master plan shall be amended to reflect 228 units consistent with the conceptual site plan dated January 27, 2000. (DFC: ZONING)

L. SCHOOL BOARD

- 1. The subject development shall post a notice of annual boundary school assignments for students from this development. The District will provide an 11" X 17" sign to be posted in a clear and visible location in all sales offices and models.

"NOTICE TO HOME BUYERS/TENANTS"

"School age children may not be assigned to the public school closest to their residents. School Board policies regarding overcrowding, racial balance or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561)434-8100 for the most current school assignment(s)." (ONGOING: SCHOOL BOARD)

M. COMPLIANCE

- 1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner 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; 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 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 a majority vote of the Code Enforcement Board 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 5.8 of the ULDC in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a **Board** of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)



Department of **Planning,**  
**Zoning & Building**  
 100 Australian Avenue  
 West Palm Beach, FL 33406  
 (561) 233-5000  
 www.co.palm-beach.fl.us



Palm Beach County  
 Board of County  
 Commissioners

Maude Ford Lee, Chair

Warren H. Newell, Vice Chairman

Karen T. Marcus

Carol A. Roberts

Mary McCarty

Burt Aaronson

Tony Masilotti

County **Administrator**

Robert Weisman

INTER-OFFICE COMMUNICATION  
 PALM BEACH COUNTY  
 PLANNING, ZONING AND BUILDING

TO: Phyllis House, Minutes Manager  
 FROM: William C. Whiteford, Zoning Director *WCV by rc*  
 DATE: May 3, 2000  
 RE: Amended Conditions from the April 27, 2000  
 BCC Hearing

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The conditions of these resolutions are true and correct and reflect the changes approved by the Board of County Commissioners on April 27, 2000.

The following petitions were amended:

- |               |   |
|---------------|---|
| Z/CA99-090    | E&H Self Storage                          |
| DOA97-078(A)  | Ciba-Geigy PUD<br>(nka Ponte Vecchio PUD) |
| Z/COZ2000-007 | Glades Square                             |
| PDD99-068     | Excelsior Parc                            |
| PDD99-092     | Spalding MUPD                             |
| W81-095(B)    | Forest Hill Center                        |

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"An Equal Opportunity  
 Affirmative Action Employer"