

RESOLUTION NO. R-2001- 0440

RESOLUTION APPROVING ZONING PETITION DOA1997-088(A)
DEVELOPMENT ORDER AMENDMENT
PETITION OF SALVATION ARMY
BY ALAN CIKLIN, AGENT
(SALVATION ARMY FACILITY)

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, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA1997-088(A) was presented to the Board of County Commissioners at a public hearing conducted on March 22, 2001; and

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

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

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

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 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 DOA1997-088(A), the petition of Salvation Army, by Alan Ciklin, agent, for a Development Order Amendment (DOA) to add land area and modify/delete conditions of approval 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 attached as EXHIBIT B, attached hereto and made a part hereof, was approved on March 22, 2001, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Masilotti 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:

Warren H. Newell, Chair	-	Absent
Carol A. Roberts, Vice Chair	-	Aye
Karen T. Marcus		Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Tony Masilotti		Aye
Addie L. Greene		Aye

The Chair thereupon declared that the resolution was duly passed and adopted on March 22, 2001.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

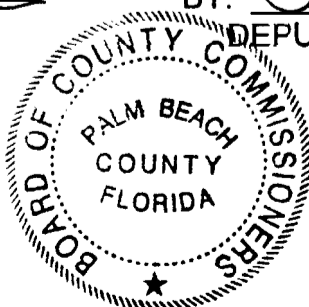


EXHIBIT A
LEGAL DESCRIPTION

00-42-43-25-03-000-0950:

THE SOUTH ONE-QUARTER (S 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 60 FEET THEREOF CONVEYED TO THE COUNTY OF PALM BEACH FOR ROAD RIGHT-OF-WAY; LESS THE SOUTH 100 FEET OF THE EAST 361 FEET OF THE SOUTH ONE-QUARTER (S 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION; LESS THE NORTH 110 FEET OF THE WEST 239.02 FEET OF THE EAST 292.02 FEET OF THE SOUTH ONE-QUARTER (S 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION; AND LESS THE NORTH 101 FEET OF THE SOUTH 201 FEET OF THE EAST 281 FEET OF THE SOUTH ONE-QUARTER (S 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, LESS THE SOUTH 23 FEET THEREOF AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 3644, PAGE 1934,

AND,

LOTS 95, 96, 97 AND 98, REVISED PLAT OF MERLIN PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 124; SAID LAND SITUATED, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

00-42-43-25-00-000-3430

THE NORTH 101 FEET OF THE SOUTH 201 FEET OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 60 FEET FOR ROAD RIGHT-OF-WAY ALL IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH

EXHIBIT B

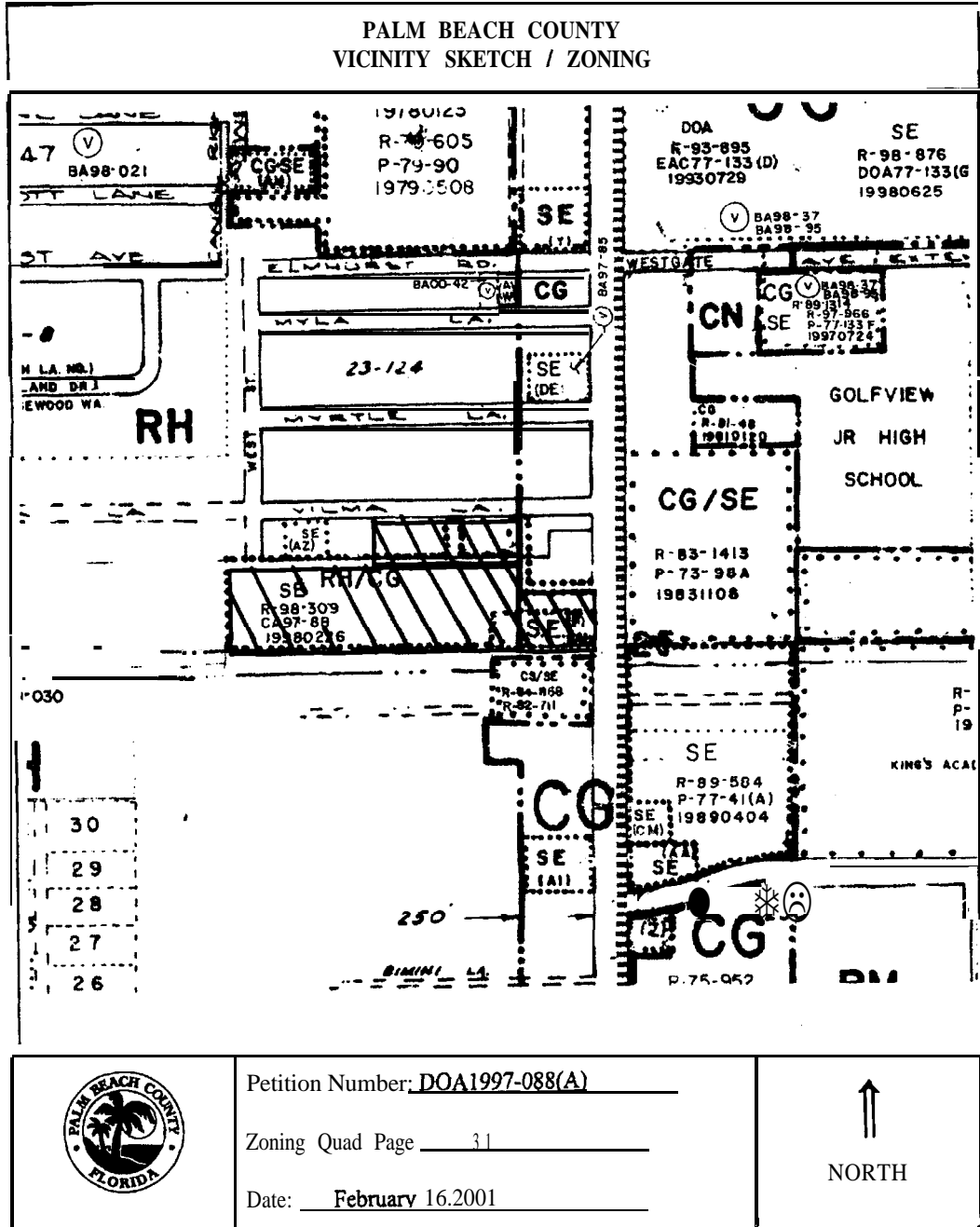


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, as contained in Resolution R-98-0309 (Petition **1997-088**), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. **All conditions of approval contained in Resolution R-78-800 (Petition 78-75) shall remain in full force and effect.** (ONGOING: MONITORING-Zoning) (Previously Condition A. 1 of Resolution R-98-309, Petition **CA97-088**)

3. Condition A.2 of Resolution R-98-309, Petition **CA97-088** 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 September 24, 1997. 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:

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 January 30, 2001. 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. ACCESS

1. Condition B.1 of Resolution R-98-309, Petition **CA97-088** which currently states:

Primary vehicular access to the site shall be limited to the existing Military Trail entry only driveway. Secondary access shall be limited to the existing eastern drive on Vilma Lane.

Is hereby amended to read:

Vehicular access to the site shall be limited to the existing access on Military Trail. No vehicle access shall be permitted from Vilma Lane. (ONGOING: ZONING/CODE ENF)

2. Condition B.2 of Resolution R-98-309, Petition **CA97-088** which currently states:

Prior to the issuance of a Certificate of Occupancy, the Petitioner shall remove all asphalt and install sod to replace the western drive and the two triplex backout parking areas on Vilma Lane. (CO: LANDSCAPE-Zoning)

Is hereby amended to read:

Prior to the July 1, 2001, the Petitioner shall remove existing asphalt drive to install landscaping and fencing along the property's Vilma Lane frontage consistent with Condition H. (DATE: LANDSCAPE-Zoning)

3. Condition B.3 of Resolution R-98-309, Petition CA97-088 which currently states:

When this facility is not open, the two access drives shall be locked and gated. The gates shall be installed a minimum twenty-five (25) feet from the adjacent right of way. (DRC/ONGOING: DRC/CODE ENF)

Is hereby amended to read:

When this facility is not open, the Military Trail access drive shall be locked and gated. The gate shall be installed a minimum two hundred (200) feet west of the Military Trail right of way. (DRC/ONGOING: DRC/CODE ENF)

C. ARCHITECTURAL CONTROL

1. **All buildings and structures shall be designed and constructed to be compatible with the general architectural character of surrounding residential areas. (BLDG PERMIT: BLDG-Zoning) (Previously Condition C.I of Resolution R-98-309, Petition CA97-088)**
2. **Architectural character and roof treatment which is compatible and harmonious with abutting residential developments shall be provided on all sides of the proposed C.L.F. building. (BLDG PERMIT: BLDG -Zoning) (Previously Condition C.2 of Resolution R-98-309, Petition CA97-088)**

D. BUILDING AND SITE DESIGN

1. **The maximum height for the C.L.F. building, measured from finished grade to highest point, shall not exceed thirty (30) feet. (BLDG PERMIT: BLDG - Zoning) (Previously Condition D.I of Resolution R-98-309, Petition CA97-088)**
2. **A maximum of 165 beds and two freestanding triplexes (6 units) shall be permitted on site. The two freestanding triplexes (6 units) shall be limited to occupancy by one family per unit. (ONGOING: CODE ENF) (Previously Condition D.2 of Resolution R-98-309, Petition CA97-088)**
3. **All air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (CO: BLDG - Zoning) (Previously Condition D.3 of Resolution R-98-309, Petition CA97-088)**

G. LANDSCAPING - INTERIOR

1. **One landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet.** (DRC: ZONING) (Previously Condition G. 1 of Resolution R-98-309, Petition CA97-088)

H. LANDSCAPING ALONG NORTH PROPERTY LINE (VILMA LANE FRONTAGE)

1. Condition H.I of Resolution R-98-309, Petition CA97-088 which currently states:

Landscaping and buffering along the Vilma Lane frontage shall be upgraded to include:

- a. **A minimum twenty-five (25) foot wide landscape buffer strip;**
- b. **A continuous three (3) foot high berm measured from top of curb;**
- c. **One (1) canopy tree planted every twenty (20) feet on center;**
- d. **One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and**
- e. **Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches.**
- f. **Install continuous eight (8) foot high colored vinyl coated fence with a locking gate for the Vilma Lane drive. The fence shall be installed parallel to Vilma Lane and setback twenty-five (25) feet.** (CO: LANDSCAPE)

Is hereby amended to read:

Landscaping and buffering along the Vilma Lane frontage shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A continuous three (3) foot high berm measured from top of curb;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
- e. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches.
- f. Install continuous eight (8) foot high colored vinyl coated fence. The fence shall be installed parallel to Vilma Lane and setback twenty-five (25) feet. (CO: LANDSCAPE)

I. LANDSCAPING WEST OF EXISTING TRIPLEXES (ABUTTING RESIDENTIAL)

1. **Landscaping and buffering west of the project's existing triplexes on Vilma Lane shall be upgraded to include:**

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. Continue the six (6) foot high concrete wall along the west property line to the twenty-five foot setback as measured from Vilma Lane;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location;
- e. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches.
- f. Install eight (8) foot high colored vinyl coated fence parallel to the west property line and setback twenty-five (25) feet. This section of fence shall continue to the west corner of the proposed fence (Condition H) parallel to Vilma Lane.
- g. The plant material within the twenty-five (25) foot buffer shall include thorny groundcover, vine, shrub and hedge material. (CO: LANDSCAPE) (Previously Condition 1.1 of Resolution R-98-309, Petition CA97-088)

J. LANDSCAPING ALONG NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)

- 1. The following landscaping requirements shall be required on the north property line behind the existing residences and Daycare on Vilma Lane. The required plant materials shall be located on the interior side of the existing six (6) foot high concrete wall:
 - a. An overall twenty-five (25) foot wide landscape buffer strip
 - b. One (1) canopy tree planted every twenty (20) feet on center;
 - c. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
 - d. 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.
 - f. Install eight (8) foot high colored vinyl coated fence parallel to the north property line and setback twenty-five (25) feet. This section of fence shall continue to the corners of the fencing proposed in Conditions I and K.
 - g. The plant material within the twenty-five (25) foot buffer shall include thorny groundcover, vine, shrub and hedge material. (CO: LANDSCAPE) (Previously Condition J.I of Resolution R-98-309, Petition CA97-088)

K. LANDSCAPING ALONG WEST BUFFER (MEASURED APPROXIMATELY 30' EAST OF WEST PROPERTY LINE)

- 1. Landscaping and buffering along the west buffer shall be located to the east of the existing drainage/utility easements and include;
 - a. A minimum twenty-five (25) foot wide landscape buffer strip;

- b. A new eight (8) foot high colored vinyl coated fence. This section of fence shall be setback twenty-five (25) feet and continue to the corners of the fencing proposed in Conditions J and L;
- c. One (1) canopy tree planted every twenty (20) feet on center;
- d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and
- e. Thirty-six (36) inch high shrub or hedge material spaced no more than twenty four (24) inches on center and maintained at a minimum height of sixty (60) inches. (CO: LANDSCAPE) (Previously Condition K.I of Resolution R-98-309, Petition CA97-088)

L. LANDSCAPING ALONG SOUTH PROPERTY LINE (ADJACENT TO LWDD L-2 CANAL)

- 1. Landscaping and buffering along the LWDD L-2 Canal shall include:
 - a. A minimum twenty-five (25) foot wide landscape buffer strip;
 - b. A new eight (8) foot high colored vinyl coated fence parallel to the south property line and setback twenty-five (25) feet;
 - c. A continuous three (3) foot high berm measured from finished grade;
 - d. One (1) canopy tree planted every twenty (20) feet on center;
 - e. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center; and
 - f. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE) (Previously Condition L. 1 of Resolution R-98-309, Petition CA97-088)

M. LANDSCAPING ALONG EAST PROPERTY LINE (ADJACENT TO COMMERCIAL ZONING)

- 1. Landscaping and buffering along the east property line shall include:
 - a. A new eight (8) foot high colored vinyl coated fence located on the east property line. This section of fence shall continue to the corners of the fencing proposed in Conditions H and L with an offset for the Military Trail access;
 - b. One (1) canopy tree planted every twenty (20) feet on center;
 - c. Twenty four (24) inch high native shrub material planted every ten (10) feet on center. (CO: LANDSCAPE) (Previously Condition M. 1 of Resolution R-98-309, Petition CA97-088)

N. 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. (CO / ONGOING: BLDG / CODE ENF - Zoning) (Previously Condition N.I of Resolution R-98-309, Petition CA97-088)

2. **All outdoor lighting fixtures shall not exceed twenty (20) feet in height, measured from finished grade to highest point and setback a minimum sixty (60) feet from the north, west and south property lines. (CO: BLDG - Zoning) (Previously Condition N.2 of Resolution R-98-309, Petition CA97-088)**
3. **All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: CODE ENF) (Previously Condition N.3 of Resolution R-98-309, Petition CA97-088)**

0. SIGNS

1. **The project's signage on Military Trail shall be limited to only an Identification type sign as follows;**
 - a. **Maximum sign height, measured from finished grade to highest point - six (6) feet;**
 - b. **Maximum sign face area per side - 32 square feet;**
 - c. **Maximum number of signs - one (1);**
 - d. **Location - within twenty (20) feet of driveway (CO: BLDG) (Previously Condition 0.1 of Resolution R-98-309, Petition CA97-088)**
2. Condition 0.2 of Resolution R-98-309, Petition CA97-088 which currently states:

The Military Trail access shall be designated and include signage as a one way entry only driveway. (DRC: ZONING)

 Is hereby deleted. [REASON: no longer required]
3. **No additional signs shall be permitted on the property. (ONGOING/DRC: CODE ENF/ZONING) (Previously Condition 0.3 of Resolution R-98-309, Petition CA97-088)**

P. USE LIMITATIONS

1. **A maximum of 70 of the 165 beds shall be designated for Institutional Transfers from the Federal Bureau of Prisons or as otherwise assigned by the Federal Judiciary for probation or parole violation, pre-trial detention or incarceration provided such individuals are consistent with the standards applicable to Institutional Transfers and Condition P.2. Institutional Transfers shall be defined as inmates who are serving the last part of their sentence and are assigned to the CLF for rehabilitative and transitional services, The Salvation Army shall not accept referrals under categories 5 to 7 as listed under the Salvation Army Correctional Services Program Overview (Exhibit E). (ONGOING: CODE ENF/PBSO) (Previously Condition P. 1 of Resolution R-98-309, Petition CA97-088)**
2. **Residents of the CLF shall not have a history of violent behavior, sex offense, arson, escape or attempted escape, medical condition which requires major medical care or an unstable psychiatric background. (ONGOING: CODE ENF) (Previously Condition P.2 of Resolution R-98-309, Petition CA97-088)**

3. **The petitioner shall submit quarterly (3 month) reports and allow Code Enforcement inspections to ensure compliance with the above conditions. The quarterly reports shall consist of the following: 1) number of residents; 2) date of admission; 3) date of release; 4) type of resident (prison release/transient) and 5) prison release statistics consisting of a) sex (male/female); b) number per day; c) crime/conviction and d) number not completing program. (ONGOING: MONITORING/CODE ENF/PBSO) (Previously Condition P.3 of Resolution R-98-309, Petition CA97-088)**
4. **The hours of operation open to the public shall be limited to 7:00 a.m. - 7:00 p.m. daily. (ONGOING: CODE ENF) (Previously Condition P.4 of Resolution R-98-309, Petition CA97-088)**
5. **All services to be provided shall be conducted only in the C.L.F. building and limited to on-site residents of the CLF. (ONGOING: CODE ENF) (Previously Condition P.5 of Resolution R-98-309, Petition CA97-088)**
6. **The outdoor pavilion shall not be used for evening or nighttime activities. (ONGOING: CODE ENF - Zoning) (Previously Condition P.6 of Resolution R-98-309, Petition CA97-088)**
7. **Prior to issuance of Certificate of Occupancy, the petitioner shall contract for a security service to provide twenty-four (24) hour patrol of the property. (CO/ONGOING: CODE ENF -Zoning) (Previously Condition P.7 of Resolution R-98-309, Petition CA97-088)**
8. **The Congregate Living Facility shall be used for extended stay commitments and shall not be used for overnight or transient housing. This condition shall not apply to emergency or disaster relief victims. (ONGOING: CODE ENF -Zoning) (Previously Condition P.8 of Resolution R-98-309, Petition CA97-088)**
9. **Construction hours shall not commence prior to 7:00 a.m. or continue later than 7:00 p.m. Monday thru Friday and 9:00 a.m. thru 5:00 p.m. on Saturday. No construction shall be permitted on Sunday. (ONGOING: CODE ENF - Zoning) (Previously Condition P.9 of Resolution R-98-309, Petition CA97-088)**
10. **Deliveries shall not be allowed to the site prior to 7:00 a.m. or continue later than 6:00 p.m. Monday thru Friday and 9:00 a.m. thru 5:00 p.m. on Saturday. No deliveries shall be permitted on Sunday. (ONGOING: CODE ENF - Zoning) (Previously Condition P.10 of Resolution R-98-309, Petition CA97-088)**
11. **The Salvation Army shall ensure the daily cleaning and removal of on-site litter and debris. (ONGOING: CODE ENF) (Previously Condition P.II of Resolution R-98-309, Petition CA97-088)**
12. **The Salvation Army shall coordinate the implementation and ongoing existence of a Citizens Advisory Board consisting of two (2) Salvation Army Board Members and five (5) members appointed from the Haverhill and Vilma Lane area and surrounding businesses.**

A written report will be submitted bi-annually to the Board of County Commissioners regarding the compliance with the conditions of approval of Petition CA97-88.

The Citizen Advisory Board is to be formed and have conducted their initial meeting prior to the Certificate of Occupancy for the facility. The Board is to meet monthly and shall remain in existence as long as the Salvation Army facility continues in this location. (CO/ONGOING: BLDG / MONITORING /CODE ENF) (Previously Condition P. 12 of Resolution R-98-309, Petition CA97-088)

Q. 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) (Previously Condition Q.I of Resolution R-98-309, Petition CA97-088)**
- 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; 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) (Previously Condition Q.2 of Resolution R-98-309, Petition
CA97-088)