

RESOLUTION NO. R-2002_0133

RESOLUTION APPROVING ZONING PETITION PDD2001-014
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION OF LANA T, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY KILDAY & ASSOCIATES, AGENT
(GOLF CLUB ESTATES PUD)

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 PDD2001-014 was presented to the Board of County Commissioners at a public hearing conducted on January 31, 2002; 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 PDD2001-014, the petition of Lana T, LLC, by Kilday & Associates, Agent, for an Official Zoning Map Amendment (PDD from Agricultural Residential (AR) to Residential 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 January 31, 2002, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on January 31, 2002.

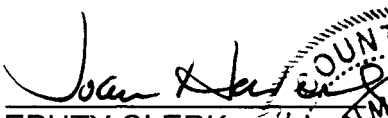
Filed with the Clerk of the Board of County Commissioners on 12 day of February, 2002.

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

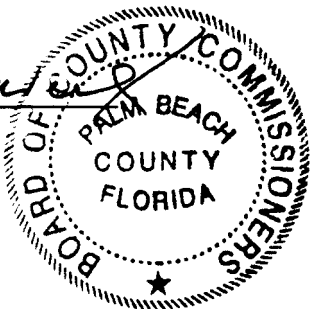


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LEXINGTON 1 OF SHERBROOKE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE WEST 568.59 FEET OF LOT 4, TRACT 41, PALM BEACH FARMS COMPANY, PLAT NO 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 98 THROUGH 99 INCLUSIVE, OF THE PUBLIC RECORDS OF THE PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST: THENCE NORTH 87E52'17" WEST ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 11.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS LAID OUT AND CURRENTLY IN USE; THENCE NORTH 09E56'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, 11.49 FEET: THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: NORTH 13E01'23" WEST, 143.41 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3061.80 FEET, A CENTRAL ANGLE OF 12E57'27" AND AN ARC DISTANCE OF 692.44 FEET; THENCE SOUTH 88E04'06" EAST, 680.05 FEET; THENCE SOUTH 13E03'06" EAST, ALONG A LINE 568.59 FEET EAST OF AND PARALLEL WITH THE WEST PROPERTY LINE OF SAID LOT 4, TRACT 41, A DISTANCE OF 793.41 FEET TO THE NORTH LINE OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST: THENCE SOUTH 89E18'54" WEST, ALONG SAID NORTH LINE 582.09 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THAT PORTION OF THE SOUTHERLY 25 FEET OF THE INSURED LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2597, PAGE 73. SAID LANDS LYING AND BEING IN THE HIATUS OF TOWNSHIP 44 2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2

LOT 4, TRACT 41, TOWNSHIP 44 2 SOUTH, RANGE 42 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE WEST 20 ACRES THEREOF, SAID WEST 20 ACRES BEING MORE PARTICULARLY DESCRIBED AS THE WEST 568.59 FEET MEASURED AT RIGHT ANGLES, OF SAID LOT 4, ACCORDING TO THE PLAT NO 13, PALM BEACH FARMS COMPANY, RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PALM BEACH COUNTY PUBLIC RECORDS.

ALSO LESS AND EXCEPTING:

THE NORTH 340 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE NORTH BOUNDARY OF SAID LOT 4.

SAID LANDS LYING IN PALM BEACH COUNTY CONTAINING A NET AREA OF 31.030 ACRES (1,351,687 SQUARE FEET) MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

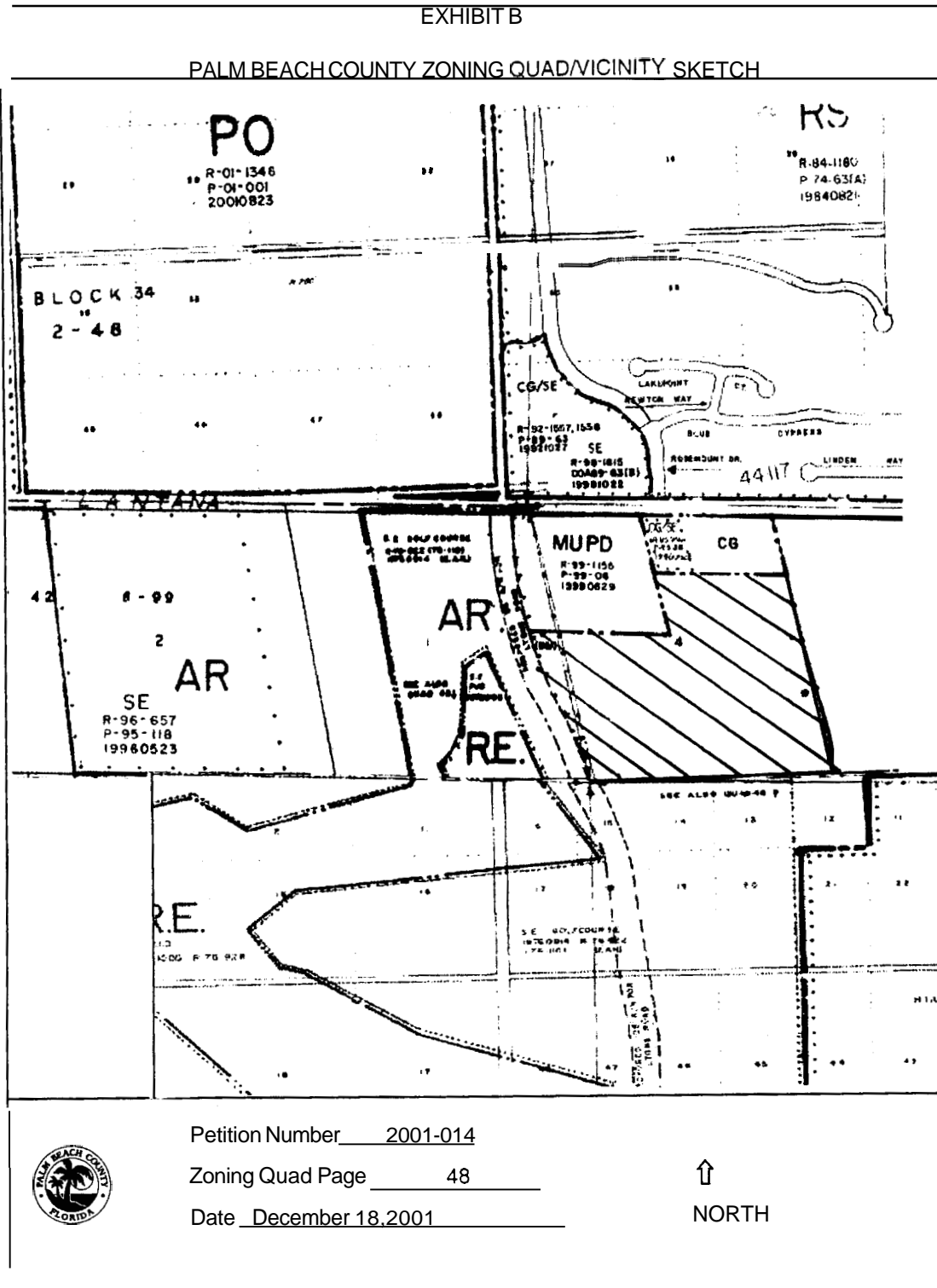


EXHIBIT C

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 site plan is dated November 28, 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. LANDSCAPING - STANDARD

1. Fifty percent (50%) of canopy trees required to be planted in the perimeter buffer shall meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. Trunk diameter: 3.5 inches measured 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 at least 3.5 feet in length; and

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; and
 - b. Clusters: staggered heights twelve (12) to eighteen (18) feet.

Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)

3. All trees, palms and shrub/hedge material shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE - Zoning)
4. Modifications to spacing of plant material in the landscape buffer strips may be permitted to accommodate traversing utility or drainage easement crossings. (CO: LANDSCAPE - Zoning)

C. LANDSCAPING ALONG EAST 767 FEET OF NORTH PROPERTY LINE [ABUTTING COMMERCIAL]

1. Landscaping and buffering along the east 767 feet of the north property line abutting commercial shall be upgraded to include:
 - a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. A continuous two-and-a-half (2.5) foot high berm, measured from finished grade;
 - c. A six (6) foot high opaque screen panel wall. The exterior side of the wall shall be given a finished architectural treatment that is consistent with the color and style of the overall development; and
 - d. One (1) native canopy tree for each twenty (20) linear feet of the property line, to be planted in a staggered manner on both sides of wall. (CO: DRC -LANDSCAPE)

2. The following landscaping shall be required along the interior side of the required wall:
 - a. One (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of ninety (90) feet between clusters;
 - b. One (1) small shrub for each two (2) linear feet of property line, to be installed at a minimum height of eighteen (18) inches;
 - c. 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; and
 - d. One (1) large shrub for each eight (8) linear feet of property line, to be installed at a minimum height of thirty (30) inches.

All shrub or hedge material shall be planted in overlapping masses consisting of a minimum of three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights:

- eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
- twenty-four (24) to thirty-six (36) inches – medium shrub; and
- forty-eight (48) to sixty (60) inches – large shrub. (CO: LANDSCAPE – Zoning)

3. Along the exterior 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 NORTHWEST PROPERTY LINES (ABUTTING SHOPPES OF SHERBROOKE MUPD)

1. Landscaping and buffering along the northwest property lines abutting the Shoppes of Sherbrook MUPD shall be upgraded to include:
 - a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. One (1) native canopy tree for each twenty (20) linear feet of the property line, to be planted in a staggered manner;
 - c. One (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of ninety (90) feet between clusters;
 - d. One (1) small shrub for each four (4) linear feet of property line to be installed at a minimum height of eighteen (18) inches;
 - e. One (1) medium shrub for each eight (8) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches; and
 - f. One (1) large shrub for each two (2) linear feet of property line, spaced no more than twenty-four (24) inches on center, to be installed at a minimum height of thirty (30) inches.

All shrub or hedge material shall be planted in overlapping masses consisting of a minimum of three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights:

- eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
- twenty-four (24) to thirty-six (36) inches – medium shrub; and
- seventy-two (72) inches – large shrub. (CO: LANDSCAPE – Zoning)

E. ENGINEERING

1. Prior to issuance of the first building permit or February 1, 2003, whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Lyons Road, 55 feet from centerline along the project's entire frontage, free of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances

and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate at intersections as determined by the County Engineer. (DATE/BLDG PERMIT: MONITORING-Eng)

2. Prior to issuance of a building permit the property owner shall convey a roadway construction easement to Palm Beach County at the Projects Entrance Road(s). This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owners road right-of-way. Construction by the applicant within this easement shall conform to Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING-Eng)
3. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Lyons Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING-Eng)
4. The Property owner shall construct a left turn lane, North approach, on Lyons Road at the project's entrance road.
 - A) 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.
 - B) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)
 - C) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
5. Prior to recordation of the first plat the property owner shall convey to Palm Beach County sufficient road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road along the property frontage; and a maximum 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of **24** inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. (Plat Recordations-Eng)

F. LANDSCAPING ALONG EAST PROPERTY LINE [ABUTTING RESIDENTIAL]

1. Landscaping and buffering along the east property line shall be upgraded to include:
 - a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. A continuous two-and-a-half (2.5) foot high berm, measured from finished grade;
 - c. One (1) native canopy tree for each twenty (20) linear feet of the property line, to be planted in a staggered manner;
 - d. One (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of ninety (90) feet between clusters;
 - 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;
 - f. One (1) medium shrub for each eight (8) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches; and
 - g. One (1) large shrub for each two (2) linear feet of property line, spaced no more than twenty-four (24) inches on center, to be installed at a minimum height of thirty (30) inches.

All shrub or hedge material shall be planted in overlapping masses consisting of a minimum of three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights:

- eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
- twenty-four (24) to thirty-six (36) inches – medium shrub; and
- forty-eight (48) to sixty (60) inches – large shrub. (CO: LANDSCAPE – Zoning)

G. LANDSCAPING ALONG WEST PROPERTY LINE [ADJACENT TO LYONS ROAD]

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-and-a-half (2.5) foot high berm, measured from top of curb;
 - c. One (1) native canopy tree for each thirty (30) linear feet of frontage, to be planted in a staggered manner;
 - d. One (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of ninety (90) feet between clusters;
 - e. One (1) small shrub for each two (2) linear feet of property line, spaced no more than twenty-four (24) inches on center, 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; and
 - g. One (1) large shrub for each eight (8) linear feet of property line, to be installed at a minimum height of thirty (30) inches.

All shrub or hedge material shall be planted in overlapping masses consisting of a minimum of three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights:

- eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
- twenty-four (24) to thirty-six (36) inches – medium shrub; and
- forty-eight (48) to sixty (60) inches – large shrub. (CO: LANDSCAPE – Zoning)

H. 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) on or adjacent to the subject property, if required by the Palm Beach County School Board and/or the County Engineer. (DRC: ZONING)
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%** (16) 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 and/or bus shelters shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property, 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)

PLANNED UNIT DEVELOPMENT

1. Decorative 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 within or adjacent to streets of fifty (50) feet in width or greater, pursuant to Section 6.8.A.16.c.(3) of the ULDC and subject to approval by the County Engineer. (CO: LANDSCAPE - Eng)
3. All utilities shall be underground, pursuant to Section 6.8.A.16.c.(5) of the ULDC. (PLAT: ENG - Zoning)
4. The property owner/petitioner shall provide a minimum amount of recreation amenities in the recreation area such as playground equipment and a covered picnic pavilion (minimum of 400 square feet) with tables and trash receptacles, or similar recreation amenity subject to approval of the Zoning Division. (DRC: ZONING)
5. Landscaping in the corner cul-de-sac focal point shall be xeriscaped to include the following:
 - a. One (1) canopy tree or cluster of three (3) palms or pines;
 - b. One (1) small shrub for each five (5) linear feet of the circumference of the median, to be maintained at a height of twelve (12) to eighteen (18) inches measured from the pavement surface; and
 - c. Appropriate ground cover.

The landscaping shall be consistent with County streetscape requirements, and subject to approval by the County Engineer. (CO: LANDSCAPE - Eng)
6. Prior to final Development Review Committee (DRC) approval, the site plan shall be amended to show pedestrian oriented public sitting areas at the western and northernmost edges of the lake with connections to right-of-way sidewalks. (DRC: ZONING)
7. Pedestrian connections that cross a right-of-way shall be in the form of decorative brick pavers or stamped concrete. (DRC/BUILDING PERMIT: ZONING - Bldg)
8. 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 phases. 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)

9. The PUD shall be limited to a maximum number of sixty-two (62) units. No single-family units shall be permitted to convert to zero lot line units without BCC approval. (DRC: ZONING)

J. SCHOOL BOARD

1. The property owner shall post the following notice of annual boundary school assignments for students from this development on an 11" X 17" sign 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 residences. School Board policies regarding overcrowding 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)

K. SIGNS

1. Signage shall be limited as follows:
 - a. Maximum sign height: six (6) feet;
 - b. Maximum sign face area per side: sixty (60) square feet;
 - c. Maximum number of signs: two (2);
 - d. Location: Lyons Road entrance; and
 - e. Style: entry wall only. (CO: BLDG.)

L. 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 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 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)