

RESOLUTION NO. R-2002-0508

RESOLUTION APPROVING ZONING PETITION PDD2001-028  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF WELLINGTON STORAGE LIMITED PARTNERS  
BY GEOFFERY B. SLUGGETT & ASSOCIATES, AGENT  
(WELLINGTON MUPD)

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 PDD2001-028 was presented to the Board of County Commissioners at a public hearing conducted on April 4, 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, contingent upon the approval of Small Scale Development Amendment No. 01-SCA 69 COM 1.
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 PDD2001-028, the petition of Wellington Storage LTD Partners by Geoffery B. Sluggett, agent, for an Official Zoning Map Amendment from Agricultural Residential to Multiple Use Planned Development and to allow a self-service storage facility 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 4, 2002, 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 Masilotti 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              | - | Absent |
| Mary McCarty                 | - | Aye    |
| Burt Aaronson                | - | Absent |
| Tony Masilotti               | - | Aye    |
| Addie L. Greene              | - | Aye    |

The Chair thereupon declared that this resolution shall not become effective until Small Scale Development Amendment No. 01-SCA 69 COM 1 (WELLINGTON MUPD) is effective.

Filed with the Clerk of the Board of County Commissioners on 14 day of May, 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

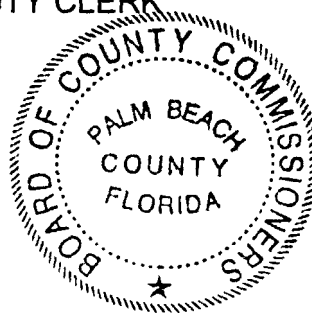


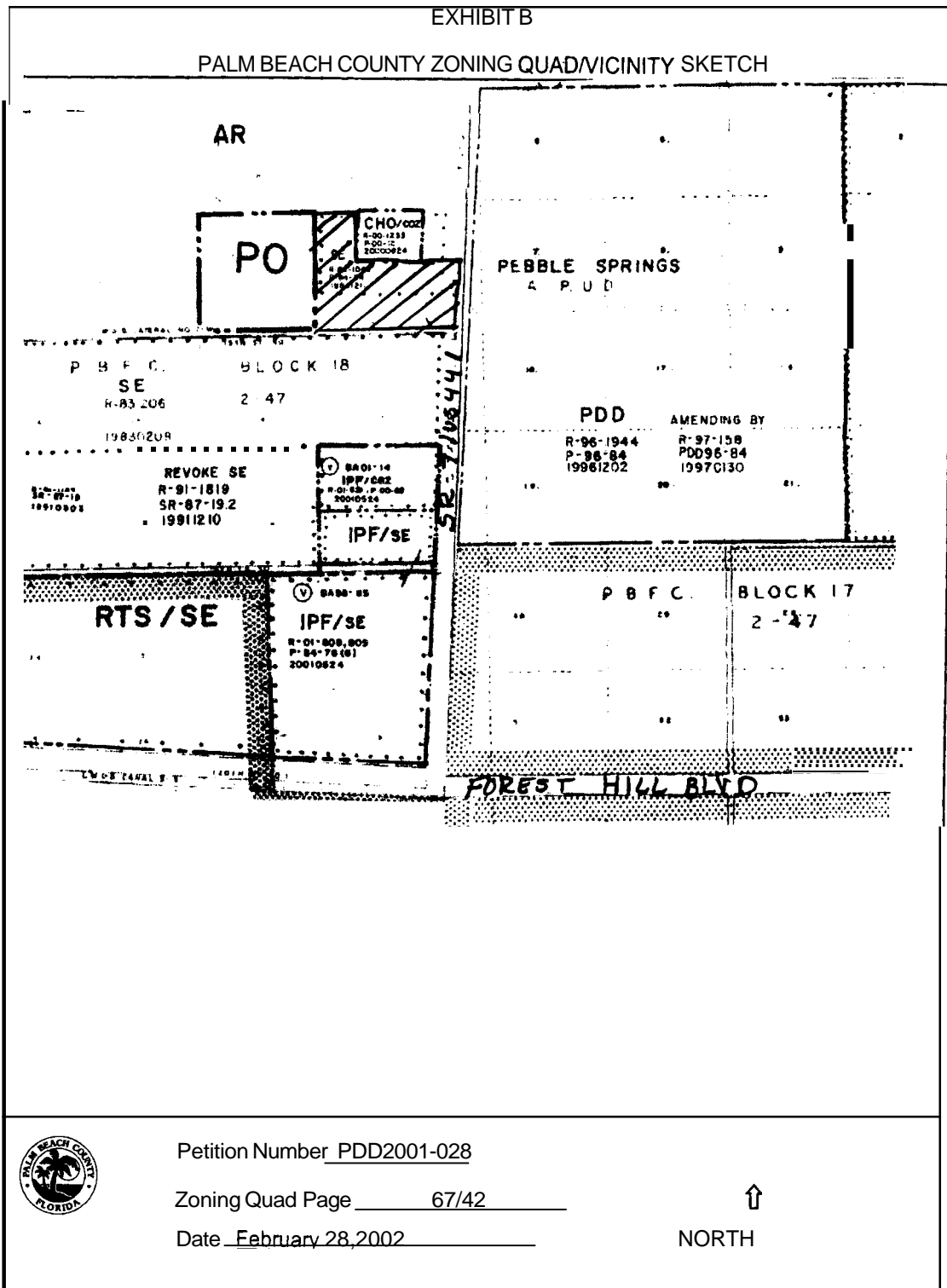
EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 12, BLOCK 18, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER ~~OF~~ SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°30'24" WEST ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE ~~OF~~ 2327.21 FEET; THENCE NORTH 88°29'36" WEST, DEPARTING SAID EAST LINE ~~OF~~ SECTION 12, A DISTANCE OF 240.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7, AS SHOWN ON FLORIDA DEPARTMENT ~~OF~~ TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2519, SHEET 16 OF 28 (LAST REVISION DATE 11/18/96); THENCE SOUTH 01°37'56" WEST, ALONG SAID RIGHT ~~OF~~ WAY LINE, A DISTANCE OF 186.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'56" WEST, ALONG SAID WEST RIGHT ~~OF~~ WAY LINE FOR STATE ROAD NO. 7, A DISTANCE OF 153.43 FEET, THENCE SOUTH 88°57'32" WEST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED TRACT 12, BLOCK 18, A DISTANCE OF 611.99 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, BLOCK 18; THENCE NORTH 01°15'34" WEST, ALONG THE WEST LINE OF SAID TRACT 12, BLOCK 18, A DISTANCE OF 660.00 TO THE NORTHWEST CORNER OF SAID TRACT 12, BLOCK 18; THENCE NORTH 88°16'41" EAST ALONG THE NORTH LINE OF SAID TRACT 12, BLOCK 18, A DISTANCE OF 282.11 FEET; THENCE SOUTH 01°38'04" WEST, A DISTANCE OF 300.51 FEET; THENCE NORTH 88°16'41" EAST, A DISTANCE OF 85.39 FEET; THENCE SOUTH 00°00'17" EAST, A DISTANCE OF 206.07 FEET; THENCE NORTH 89°59'13" EAST, A DISTANCE OF 271.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.75 ACRES, 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 preliminary development plan (PDP)/site plan is dated January 14, 2002. 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 – Zoning)

#### B. ACCESS

1. Prior to site plan certification by the Development Review Committee (DRC), the petitioner shall record a cross access agreement from the subject property to the properties to the north and south, in a form acceptable to the County Attorney. (DRC: COUNTY ATT - Zoning)
2. Prior to January 1, 2003 a thirty (30) foot access easement shall be conveyed to the County to permit entry into the County's Parcel directly west of the petitioners site. This easement shall be subject to approval by Property and Real Estate Management (PREM) and shall be recorded in the public records of Palm Beach County, Florida. In addition a gate shall be installed on any fencing erected by the petitioner which may impede access to the County's parcel. (DATE: MONITORING/PREM - PREM)

#### C. ARCHITECTURAL CONTROL

1. Similar architectural character and treatment, including but not limited to color, material, fenestration and roof lines, shall be provided on all sides of the buildings. (BLDG PERMIT: BLDG - Zoning)
2. At time of submittal for final DRC certification of the site plan, the architectural elevations for all the buildings shall be submitted simultaneously with the PDP/site plan for final architectural review and approval. Elevations shall be designed to be consistent with the Architectural Design Guidelines adopted by the BCC on July 24, 2001. Development shall be consistent with the approved architectural elevations. (DRC: ZONING/BLDG PERMIT - Zoning)
3. The maximum height for all buildings including air conditioning, mechanical equipment and satellite dishes shall not exceed the following:
  - a. Three (3) story limited access self-service storage and quality restaurant: thirty-five (35) feet; and
  - b. Multi-access: fifteen (15) feet.

All heights shall be measured from finished grade to the highest point.  
BLDG PERMIT: BLDG – Zoning)

4. All roof or ground mounted air-conditioning, mechanical equipment and satellite dishes 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)

D. HEALTH

1. Generation and disposal of any hazardous effluent into sanitary sewer system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection and the agency responsible for sewage works are constructed and used by project tenants or owners generating such effluent. (ONGOING: HEALTH/CODE ENF - Health)
2. Any biomedical waste which may be generated at this site shall be properly handled and disposed of in accordance with Rule 64E-16FAC (ONGOING: HEALTH/CODE ENF - Health)
3. Any toxic or hazardous waste which may be generated at this site shall be handled and disposed of in accordance with Rule 62-730 FAC. (ONGOING: HEALTH/CODE ENF - Health)

E. ENGINEERING

1. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along SR 7 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)
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 the 6500 square foot quality restaurant shall not be issued until the contract has been awarded for the construction of 8 lane widening of SR 7 from Forest Hill Boulevard to SR 80 plus the appropriate paved tapers. (BLDG PERMIT: MONITORING - Eng)
  - b) Use of the 6,500 square foot restaurant shall be limited to a quality restaurant. (ONGOING)

The mix of allowable Commercial 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. Prior to issuance of a Building Permit the Developer shall plat the subject property in accordance with provisions of Article 8 of the Unified Land Development Code. (BLDG PERMIT: MONITORING - Eng)

4. LANDSCAPE WITHIN MEDIAN OF STATE ROAD 7

- 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 landscape the adjacent median of SR 7 Right-of-Ways. This permit, to be completed by the property owner, shall name Palm Beach County as the applicant. As part of this permit process, the property owner shall enter into a Right of Way, Landscape Maintenance, Removal, and Indemnification Agreement. When landscaping is permitted by the Florida Department of Transportation, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department latest revision to the Streetscape Standards. The property owner shall also be responsible for supplementing any existing landscape material previously planted in this median and 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 Streetscape Standards. If all xeriscape material is utilized,

the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng)

- B. All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All 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 or 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's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed prior to the issuance of a certificate of occupancy. (CO: MONITORING - Eng)
  - C. If the Developer does not enter into an agreement with Palm Beach County to assume the 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)
5. The property owner shall fund 50% of the cost of signal installation if warranted as determined by the County Engineer at State Road 7 and the project entrance road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include any required utility relocation. This shall also include 100% of the cost of median modifications to provide for signalization. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition.

No building Permits shall be issued until the developer provides acceptable surety to the County Engineer for the installation of this signal. (BLDG PERMIT: MONITORING - Eng)

F. LANDSCAPING STANDARD

- 1. All trees to be planted in the right-of-way buffer shall be native canopy trees 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.

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

- 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. (CO: LANDSCAPE - Zoning)
3. All trees, palms and shrub/hedge material shall be planted in a meandering and naturalistic pattern, with exception to five (5) foot wide buffers. (CO: LANDSCAPE - Zoning)
  4. 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. (CO: LANDSCAPE - Zoning)

G. LANDSCAPING - INTERIOR

1. Foundation planting or grade level planters shall be provided along the front facades of the restaurant to consist of the following:
  - a. The minimum width of the required landscape area shall be eight (8) feet;
  - b. The length of the required landscaped area shall be no less than 50% of the total length of the front side of the structure; and,
  - c. The landscape area shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear feet of building facade and appropriate ground cover. (DRC/CO: ZONING/LANDSCAPE-Zoning)

H. LANDSCAPING - STONEHAVEN

1. Prior to Development Review Committee (DRC) site plan approval, the petitioner shall deposit funds (up to \$10,000) into an escrow account to be used by the Stonehaven Homeowner's Association for the installation of one (1) native canopy tree for each lot abutting State Road 7 (not to exceed twenty-three (23) trees). Tree cost shall be based upon the following minimum standards:
  - a. Tree height: Fourteen (14) feet;
  - b. Trunk diameter: 3.5 inches measured at 4.5 feet above grade; and
  - 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. (DRC: CO ATT/LANDSCAPE - Zoning)

I. LANDSCAPING ALONG EAST PROPERTY LINE (SR 7/441 FRONTAGE)

1. Landscaping along the east property line abutting State Road 7/US 441 shall be upgraded to include:
  - a. A minimum twenty (20) foot wide right-of-way buffer strip. No easement encroachment 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;
  - 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; and
  - h. 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 – small shrub;
- twenty-four (24) to thirty-six (36) inches – medium shrub; and
- thirty-six (36) to forty-eight (48) inches – large shrub. (CO: LANDSCAPE – Zoning)

J. LANDSCAPING ALONG SOUTH AND WEST PROPERTY LINES

1. Landscaping along the south 400 feet of the west property line (except where the access easement is located), and the south property line shall be upgraded to include:
  - a. A minimum twenty (20) foot wide landscape buffer along the south 400 feet of the west property line, less the south 45 feet therein. No easement encroachment shall be permitted;
  - b. A minimum fifteen (15) foot wide landscape buffer along the south property line. No easement encroachment shall be permitted;
  - c. One (1) native canopy tree for each twenty (20) 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; and
  - h. 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 – small shrub;
    - twenty-four (24) to thirty-six (36) inches – medium shrub; and
    - thirty-six (36) to forty-eight (48) inches – large shrub. (CO: LANDSCAPE – Zoning)

K. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF - Zoning)
2. All outdoor, freestanding lighting fixtures shall not exceed twenty five (25) feet in height measured from finished grade to highest point, (CO: BLDG - Zoning)

L. 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 County Engineer. (DRC: ZONING - Zoning)
2. If required, mass transit access, shelters and/or bus stops, shall be constructed by the petitioner in a location and manner acceptable to Palm Tran and the County Engineer prior to issuance of the first certificate of occupancy (CO). 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 main responsibility of the property owner. (CO: MONITORING - Eng)

**M. MUPD**

1. Prior to certification of the preliminary development plan by the Development Review Committee, 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. (DRC: ZONING - Co Att-Zoning)

**N. PLANNING**

1. Prior to the issuance of the certificate of occupancy, the petitioner shall pave the property to the edge of the northern and southern property lines at the locations shown on the final certified site plan that read "cross access". (CO: MONITORING/BUILDING - Planning)
2. The site shall be limited to a self-storage facility and a high quality restaurant. (DRC: ONGOING - Planning)

**O. SIGNS**

1. Freestanding point of purchase signs fronting on State Road 7/441 shall be limited as follows:
  - a. Maximum sign height: twelve (12) feet;
  - b. Maximum sign face area: one-hundred (100) square feet;
  - c. Maximum number of signs: one (1);
  - d. Location: within fifty (50) feet of the State Road 7/US 441 entrance. Distance shall be measured from the centerline of the access drive;
  - e. Style: monument; and
  - f. Signs shall be limited to identification of tenants only. (CO: BLDG - Zoning)
2. Wall signs shall be limited to the east facades of the buildings and individual lettering size shall be limited to twenty-four (**24**) inches high. Wall signs shall be limited to identification of tenants only. (CO: BLDG - Zoning)

**P. USE LIMITATION**

1. Total gross floor area shall be limited to a maximum of 107,830 square feet. Expansion shall be limited to an increase of five percent (5%) of the total square footage or 1,000 square feet, whichever is less, subject to approval by the Traffic Division and DRC. (DRC: ZONING - Zoning/Planning)
2. No outdoor retail business activities shall be allowed on site, except for deliveries. (ONGOING: CODE ENF - Zoning)
3. No outdoor entertainment or restaurant seating shall be permitted. (ONGOING: CODE ENF - Zoning)
4. Repair or maintenance of vehicles and outside storage of disassembled vehicles, parts or inventory shall not be permitted on site. (ONGOING: CODE ENF - Zoning)
5. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF - Zoning)

6. Outdoor speaker or public address systems which are audible from any property line shall not be permitted on site. (ONGOING: CODE ENF – Zoning)
7. Outdoor storage of vehicles and boats shall not be visible from adjacent properties. In the event outdoor storage is determined to be visible, canopy cover may be used to provide screening, subject to DRC approval. (ONGOING: CODE ENF – Zoning)

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)
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 – Zoning)