

RESOLUTION NO. R-2003-0103

RESOLUTION APPROVING ZONING PETITION PDD2002-027  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF LANCE UHLEY, TRUSTEE  
BY BASEHART CONSULTING, AGENT  
(US 441 LAND TRUST 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 PDD2002-027 was presented to the Board of County Commissioners at a public hearing conducted on January 23, 2003; 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 PDD2002-027, the petition of Lance Uhley, Trustee by Basehart Consulting, agent, for an Official Zoning Map Amendment to a Planned Development District Rezoning from Agricultural Residential to Multiple Use Planned Development 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 23, 2003, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Newell moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on January 23, 2003.

Filed with the Clerk of the Board of County Commissioners on 26 day of February, 2003.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:

  
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:

  
DEPUTY CLERK

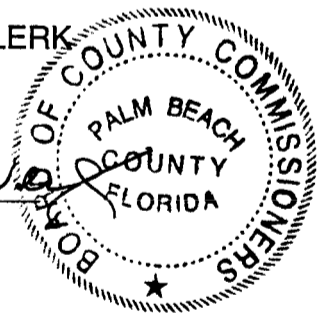


EXHIBIT A  
LEGAL DESCRIPTION

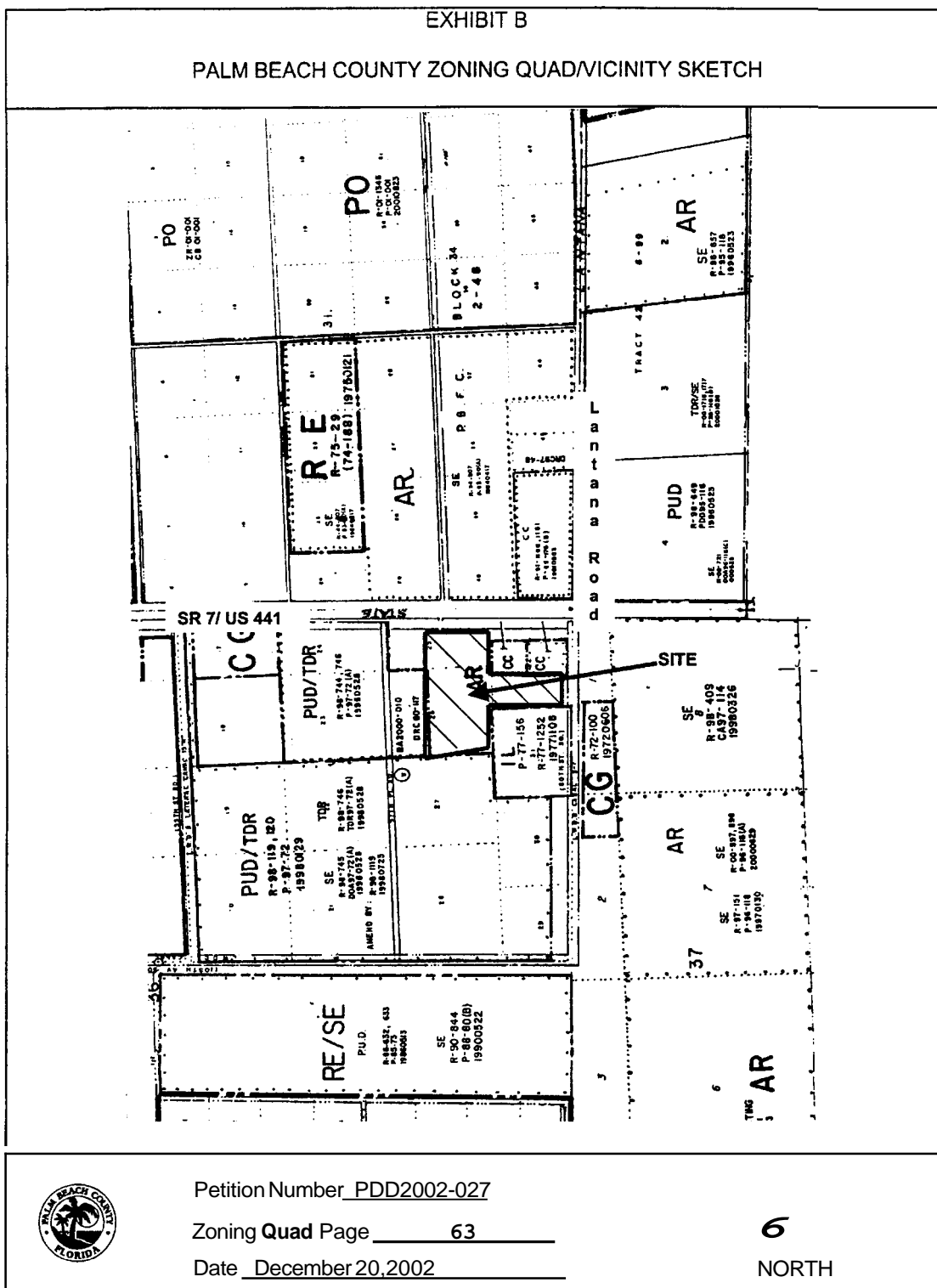
TRACTS 25 AND 26 LESS NORTH 242.99 FEET THEREOF, AND TRACT 32, BLOCK 35, PALM BEACH FARMS COMPANY PLAT NUMBER 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD 7, AS RECORDED IN DEED BOOK 640, PAGE 322 AND OFFICIAL RECORDS BOOK 9169, PAGE 192.

AND LESS AND EXCEPT THAT PORTION OF TRACT 32 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 88 DEGREES 33 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 222.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, (U.S. NO. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2525; THENCE NORTH 01 DEGREES 28 MINUTES 15 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 32 AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE OF SAID TRACT 32, A DISTANCE OF 270.00 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 04 SECONDS EAST A DISTANCE OF 432.00 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 15 SECONDS EAST A DISTANCE OF 270.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE SOUTH 01 DEGREES 28 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 432.00 FEET TO THE POINT OF BEGINNING.

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 27, 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. ARCHITECTURAL REVIEW

1. 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 site plan for final architectural review and approval. Elevations shall be designed to be consistent with Sec. 6.6.E of the ULDC. Development shall be consistent with the approved architectural elevations. (DRC: ZONING – Zoning)

#### C. LANDSCAPE – STANDARD

1. Fifty (50) percent of all canopy trees to be planted in perimeter buffers shall be native and meet the following minimum standards at installation:
  - a. Tree height: Fourteen (14) feet;
  - b. Trunk diameter: 3.5 inches measured at 4.5 feet above grade;
  - c. Canopy diameter: Seven (7) feet – diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of 3.5 feet in length; and
  - d. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (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 shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:
  - a. Eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
  - b. Twenty-four (24) to thirty-six (36) inches – medium shrub;
  - c. Forty-eight (48) to seventy-two (72) inches – large shrub;
  - d. This condition shall not apply where a single row of shrubs is required along either side of a fence or wall or compatibility buffer;
  - e. Credit may be given for existing or relocated shrubs provided they meet current ULDC requirements. (CO: LANDSCAPE – Zoning)

4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE – Zoning)
5. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location, unless specified herein. (CO: LANDSCAPE – Zoning)

D. LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES (LANTANA ROAD AND SR7/US441 FRONTAGES)

1. Landscaping along the south and east property lines shall be upgraded to include:
  - a. a minimum twenty (20) foot wide right-of-way buffer strip (road frontages only). No width reductions or easement encroachments shall be permitted;
  - b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) foot measured from top of curb. Field adjustment of berm may be permitted for preservation of existing vegetation;
  - c. one (1) canopy tree for each thirty (30) linear feet of property line;
  - d. one (1) palm or pine for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet between clusters;
  - e. one (1) small shrub for each two (2) linear feet of property line, to be installed at a minimum height of eighteen (18) inches;
  - f. one (1) medium shrub for each four (4) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches;
  - g. one (1) large shrub for each six (6) linear feet of property line, to be installed at a minimum height of thirty (30) inches. This condition does not apply to the area (approximately 130 linear feet) where the oil change/car wash facility is located; and
  - h. along the property line (approximately 130 linear feet) where the oil change/car wash facility is located, one (1) large shrub for each two (2) linear feet of the property line, planted twenty-four (24) inches on center and on the plateau of berm. Shrubs shall be a minimum height of forty-eight (48) inches at installation, and shall be maintained at a minimum height of seventy-two (72) inches at maturity (excluding height of berm). This row of shrubs shall be extended (westward) with a minimum of thirty (30) linear feet at each terminal islands of the parking area. (CO: LANDSCAPE – Zoning)

E. ENGINEERING

1. The Property owner shall construct a Right turn lane north approach on SR 7 at the Project's entrance:
  - 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. Permits required by Florida Department of Transportation for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)
  - b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: 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 shall not be issued for more than 3493 square feet of convenience store, a 12-fueling position gas station, 2143 square feet of fast food restaurant, 2200 square feet of retail, 114345 square feet of self-storage, 1 caretakers unit, 0.3 acres of outdoor storage, a 3-bay oil change facility, a 1-bay automatic car wash, and a 7710 square feet tire store until construction has commenced for the 4-lane widening of Lyons Road from Lantana Road to Hypoluxo Road. (BLDG PERMIT: MONITORING-Eng)
- b.) The developer shall provide an approved phasing plan prior to DRC approval outlining how the site will comply with the phasing condition "a" above. (DRC APPROVAL: ENG)
- c.) No Building Permits for the site may be issued after December 31, 2004. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study, which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Section 5.8 of the Unified Land Development Code. (DATE: MONITORING-Eng)

Acceptable surety required for the Lyons Road widening improvements as outlined in the Condition above shall be posted with the Office of the Land Development Division on or before July 23, 2003. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Developer's Engineer. (TPS - Maximum 6 month time extension) (DATE: MONITORING-Eng)

3. LANDSCAPE WITHIN THE MEDIAN OF SR 7

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

- a. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING- Eng)
- b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING-Eng)

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

In the event that the County installs trees, irrigation, and sod under its OTIS program along this project's frontage prior to the petitioner installing this landscaping and irrigation, then the option for the petitioner to install and maintain shall no longer be available without Board of County commissioners approval, and the petitioner shall contribute to the County's beautification program, as outlined in the second part of this condition, as follows:

Alternately, at the option of the petitioner:

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

NOTE: Payments under this program do not guarantee the installation of landscaping and irrigation along this project's frontage during any particular time frame.

F. LANDSCAPING ALONG THE NORTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL ONLY)

1. Landscaping along the north and west property lines abutting residential properties shall be upgraded to include:
  - a. a minimum twenty (20) foot wide buffer strip. No width reduction or easement encroachment shall be permitted;
  - b. a minimum two and one-half (2.5) high continuous berm measured from top of curb. Field adjustment of berm may be permitted for preservation of existing vegetation;
  - c. one (1) native canopy tree for each twenty (20) linear feet of property line. Where the wall is required per Condition F.2, trees shall be planted alternating on both sides of the required wall;
  - d. one (1) palm or pine for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet between clusters. Where the wall is required per Condition F.2, palms or pines shall be planted alternating on both sides of the required wall;
  - e. One (1) small shrub for each four (4) linear feet of property line, to be installed at a minimum height of eighteen (18) inches. Where the wall is required per Condition F.2, shrubs shall be planted on both sides of the required wall;
  - f. One (1) medium shrub for each six (6) linear feet of property line, to be installed at a minimum height of twenty-four (24) inches. Where the wall is required per Condition F.2, shrubs shall be planted on both sides of the required wall; and
  - g. One (1) large shrub for each two (2) linear feet of property line, planted twenty-four (24) inches on center, to be installed at a minimum height of thirty (30) inches. This condition shall not apply to areas where the required wall per Condition F.2 is located. (CO: LANDSCAPE – Zoning)
2. A six (6) foot high opaque concrete panel wall shall be required along the northeast corner of Building A, Self-service storage facility. The wall shall extend approximately thirty (30) linear feet into the buffer along the north property line, and extend eastwards for eighty-five (85) linear feet to the inner edge of the eastern buffer and shall consist of the following:
  - a. the wall shall be located on the plateau of the required berm pursuant to Condition F.1.b;
  - b. the exterior side of the required wall shall be given a finished architectural treatment that is consistent with the color and style of the overall development. (CO: LANDSCAPE – Zoning)



G. LANDSCAPING - INTERIOR

1. Foundation plantings or grade level planters shall be provided along the following:
  - a. north, south and east facades of the warehouse building, repair maintenance buildings (oil change carwash and tire repair). This condition does not apply to facades where bay doors/tunnels are located;
  - b. east facade of Building A; east facade of Buildings D and E; south facade of Building L; and east and south facades of Building M of the self-service storage facility;
  - c. The minimum width of the required landscape areas for all the above buildings shall be five (5) feet;
  - d. The length of the required landscaped areas shall be no less than fifty percent (50%) of the total length of required side (facade) of the structure; and,
  - e. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (CO: LANDSCAPE- Zoning)
2. Prior to final DRC certification of the site plan, the plan shall be revised to indicate the following areas with decorative pavement (paver blocks):
  - a. at all access points along SR7/US441 and Lantana Road. The pavement shall be installed from the property line and extend to a minimum of fifty (50) feet of the access driveway;
  - b. a minimum of five (5) foot wide pedestrian crossing in the parking areas. (DRC/CO:ZONING/LANDSCAPE – Zoning)
3. Landscaping for terminal islands in the parking area shall consist of the following:
  - a. one (1) canopy trees for each ten (10) linear feet of the island; and,
  - b. a continuous hedge between all trees within the islands where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE –Zoning)
4. Landscaping for divider median at the north access driveway along the SR7/US441 shall consist of the following:
  - a. one (1) Royal palm for each twenty (20) linear feet of the median; and,
  - b. a continuous hedge between all trees within the median where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE - Zoning)

H. LIGHTING

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

3. All outdoor lighting poles shall be located a minimum setback of thirty five (35) feet from any residential property line or use. (BLDG PERMIT: BLDG – Zoning)
4. All outdoor lighting shall be extinguished no later than 10:30 p.m., excluding security lighting only. (ONGOING: CODE ENF-Zoning)
5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF-Zoning)

I. MASS TRANSIT

1. Prior to Technical Compliance of the project, the property owner shall convey to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area, if required by Palm Tram and subject to the approval of Palm Tran. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to palm Tran. Prior to final DRC certification of the site plan, the location sketch, legal description, and dedication documents of this easement shall be approved by Palm Tran. (DRC/TC:ZONING/PALM TRAN/ENG-Zoning)
2. Prior to final certification of the site plan by the Development Review Committee, 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)
3. 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 responsibility of the property owner. (CO: MONITORING- Eng)

J. 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)

K. PLANNING

1. The industrial portion of the site shall be limited to uses within the Light Industrial zoning category (Per Ordinance 2001-037). The following uses shall be prohibited:
  - a. Excavation, Type III;
  - b. Heavy Industry;
  - c. Mining, excavation Type III A;

- d. Restaurant, fast food;
- e. Truck Stop;
- f. Mining, excavation Type III B;
- g. Vehicles sales and rental;
- h. Flea market, open;
- i. Convenience Store, with gas sales; and
- j. Automotive service station.

Any request for a change in the above listed uses shall require an amendment to the Palm Beach County Comprehensive Plan. (DRC:ONGOING-CODE ENF-Planning)

- 2. Prior to final DRC certification of the site plan, Planning Division Staff shall not certify the project until the "Notice of Intent to Find in Compliance" from the Florida Department of Community Affairs (DCA) has been issued and no challenges have been filed during the 21 day period for the "FLUA Amendment Criteria Text Amendment" Comprehensive Plan amendment. A challenge to this amendment may result in this zoning petition becoming null and void and the final site plan may not become certified. (DRC:PLANNING-Planning)

#### L. SIGNS

- 1. Freestanding point of purchase signs shall be limited as follows:
  - a. Maximum sign height: fifteen (15) for the sign along SR7/US441 and twelve (12) feet for the Lantana Road sign;
  - b. Maximum total sign face area: one-hundred (100) square feet per sign;
  - c. Maximum number of signs: one (1) for each road frontage;
  - d. Location: within fifty (50) feet of each. Access point Distance shall be measured from the centerline of the access drive;
  - e. Style: monument; and,
  - f. Signs shall be limited to tenant identification only. (BLDG PERMIT: BLDG – Zoning)
- 2. Wall signs shall be limited to the east facades of each building and as follows:
  - a. wall sign for the self-service storage facility shall be limited to Building A only;
  - b. individual lettering size for each shall be limited to thirty-six (36) inches high. (BLDG PERMIT: BLDG – Zoning)

#### M. USE LIMITATION

- 1. Outdoor retail business activities shall not be allowed on site, except for deliveries. (ONGOING: CODE ENF – Zoning)
- 2. Outdoor repair or maintenance of vehicles, and outside storage of disassembled vehicles, parts or inventory shall not be permitted on site. (ONGOING: CODE ENF – Zoning)
- 3. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF – Zoning)
- 4. Outdoor speaker or public address systems, which are audible from any property line, shall not be permitted on site. (ONGOING: CODE ENF – Zoning)

5. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. (ONGOING: CODE ENF – Zoning)

N. 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. (ONGOING: MONITORING-Zoning)