

RESOLUTION NO. R-2003-1400

RESOLUTION APPROVING ZONING PETITION PDD2003-023  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF ENGLE HOMES  
BY LAND DESIGN SOUTH, AGENT  
(LINTON JOG 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 PDD2003-023 was presented to the Board of County Commissioners at a public hearing conducted on September 17, 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 has considered the findings in the staff report and 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 PDD2003-023, the petition of Engle Homes by Land Design South, agent, for an Official Zoning Map Amendment to a Planned Development District rezoning from the Agricultural Residential Zoning District to the Residential Planned Unit Development Zoning District 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 September 17, 2003, 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 Koons and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted on September 17, 2003.


Filed with the Clerk of the Board of County Commissioners on 3 day of November, 2003.

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

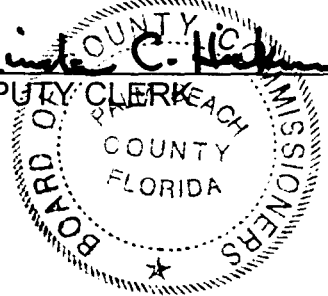


EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THEREFROM THE EXISTING RIGHT OF WAY FOR LINTON BOULEVARD.

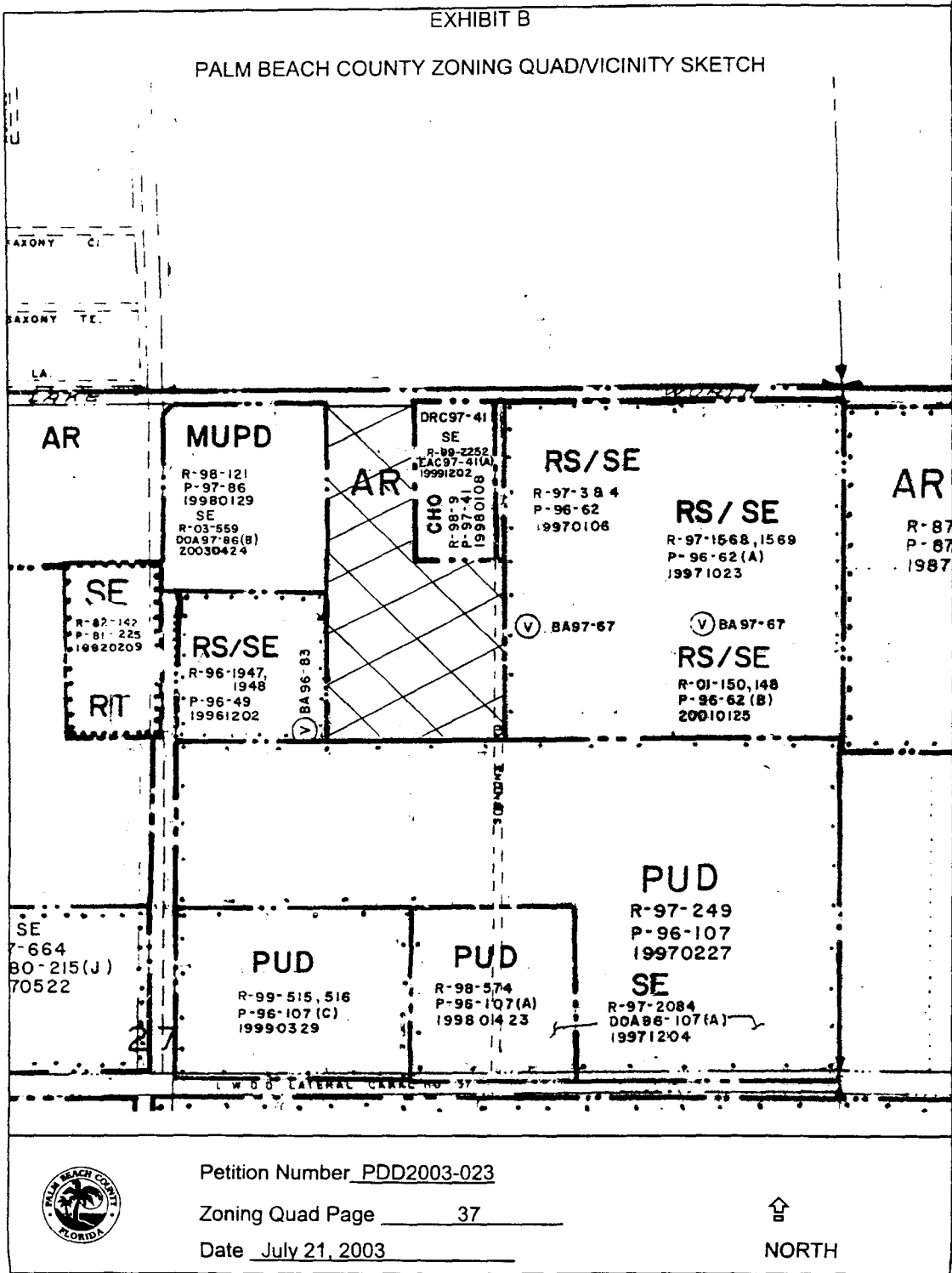
AND

PARCEL 2:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 664042.399 SQUARE FEET (15.244 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 site plan is dated June 23, 2003. 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. ENVIRONMENTAL RESOURCES MANAGEMENT

1. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. (ONGOING:ERM-ERM)

#### C. LANDSCAPING - STANDARD

1. All trees to be planted along the south property line and fifty-percent (50%) of trees to be planted in the remaining perimeter 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; 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 the property 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; and,
  - d. this condition does not apply to the five (5) foot wide compatibility buffer or where a single row of hedge is required on one or both sides of the wall/fence. (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)
6. Field adjustment of plant materials, berms and fence may be permitted to provide pedestrian sidewalks/bike paths/vehicular access and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE - Zoning)
7. Preservation areas may be excluded from perimeter landscape buffer planting and berm requirements, subject to the following:
  - a. Prior to final Development Review Committee (DRC) site plan approval, documentation that demonstrates native preserve area vegetation will meet or exceed the screening provided by required perimeter landscaping shall be submitted to the Landscape Section of the Zoning Division for review and approval; and
  - b. Additional native vegetation may be relocated or added to preserve areas to meet the intent of this condition. (DRC:ZONING/ LANDSCAPE - Zoning)
8. All canopy trees to be planted within overhead utilities easement shall be consistent with FP&L's tree list suggested in the Plant the Right Tree in the Right Place guidelines and pursuant to Section 7.3.E.12.a of the ULDC. (CO: LANDSCAPE - Zoning)

D. LANDSCAPING ALONG THE NORTH PROPERTY LINE (FRONTAGE OF LINTON BOULEVARD)

1. Landscaping and buffering along the north property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. A maximum of five (5) feet in width reduction may be permitted subject to ULDC buffer width reduction requirements;
  - b. a minimum two (2) foot high berm measured from top of curb;
  - c. one (1) native canopy tree for each thirty (30) linear feet of the property line;
  - d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
  - e. one (1) medium shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
  - f. one (1) large shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE - Zoning)

E. ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

No Building Permits for the site may be issued after January 1, 2007. 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)

2. LANDSCAPE WITHIN THE MEDIAN OF LINTON BOULEVARD

- a. The petitioner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Linton Boulevard. This landscaping and irrigation shall strictly conform with the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by petitioner shall be perpetually maintained by the petitioner, his successors and assigns, without recourse to Palm Beach County, unless petitioner provides payment for maintenance as set forth in Paragraph D.
  - b. 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)
  - c. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)
  - d. At 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. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. 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 petitioner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Petitioner.
  - e. Alternately, at the option of the petitioner, and prior to the issuance of a Building Permit, the petitioner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, 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 along Linton Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended.
3. Prior to approval of the Preliminary Development Plan by the Development Review Committee, the property owner shall convey an access easement to the property owner to the west. Location of the access easement shall be approved by the County Engineer with the form and content of the easement approved by the County Attorney's Office. (DRC: ENG/CTY ATTY-Eng)
  4. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Linton Boulevard 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)

5. The Property owner shall construct a restricted median opening and reconstruct and lengthen as required by the county engineer the left turn lane east approach on Linton Boulevard at the Projects Entrance Road which will only allow left turn ins to the site.
  - a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this 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)
6. The concurrency approval for this site is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING:ENG-Eng)

F. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING MIZNER'S PRESERVE RESIDENTIAL PUD)

1. Landscaping and buffering along the south property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction shall be permitted. A maximum of five (5) feet easement encroachment may be permitted along the east 330 feet of the south property line;
  - b. the petitioner shall repair the existing fence or install a new six (6) foot high fence along the entire south property line;
  - c. one (1) native canopy tree (Mahogany) for each twenty (20) linear feet of the property line along the west 340 feet of the property line. Tree planting along the east 330 feet shall be subject to the FPL tree list;
  - d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and
  - e. one (1) medium shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and
  - f. ficus hedge shall be planted at eighteen (18) inches on center along the entire south property line, and to be planted on the interior side of the existing fence. Shrub shall be a minimum size of seven (7) gallons at installation, and to be maintained at seventy-two (72) inches at maturity. (CO: LANDSCAPE - Zoning)

G. LANDSCAPING ALONG THE NORTH 621 FEET OF THE EAST PROPERTY LINE AND THE NORTHEAST PROPERTY LINE (ABUTTING LINTON MEDICAL CENTER)

1. Landscaping and buffering along the north 621 feet of the east property line and the northeast property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction and easement encroachment shall be permitted;
  - b. a continuous two and one half (2.5) foot high berm measured from top of curb;



- c. a six (6) foot high black or green vinyl coated fence to be located on the plateau of the berm;
  - d. one (1) canopy tree planted for each twenty (20) linear feet of the property line, and to be planted alternating on both sides of the fence;
  - e. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters, and to be planted alternating on both sides of the fence; and
  - f. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation, and to be planted on the interior side of the fence; and
  - g. one (1) large shrub for each two (2) linear feet of the property line and to be planted on the interior side of the fence. Shrub shall be a minimum height of forty-eight (48) inches at installation, and to be maintained at seventy-two (72) inches at maturity; and
  - h. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation, and to be planted on the exterior side of the fence.
- (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG THE SOUTH 680 FEET OF THE EAST PROPERTY LINE (ABUTTING ALL STAR ACADEMY)

- 1. Landscaping and buffering along the south 680 feet of the east property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction and easement encroachment shall be permitted;
  - b. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
  - c. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
  - d. one (1) small shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation;
  - e. one (1) medium shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation; and
  - f. one (1) large shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, and shall be maintained at seventy-two (72) inches at maturity. (CO: LANDSCAPE - Zoning)

I. LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING ADDISON CENTER MUPD)

- 1. Landscaping and buffering along the west property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
  - b. a minimum two and one half (2.5) foot high continuous berm measured from top of curb;
  - c. one (1) native canopy tree for each twenty (20) linear feet of the property line;
  - d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
  - e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation;

- f. one (1) medium shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation; and
- g. one (1) large shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation. (CO:LANDSCAPE-Zoning)

J. LANDSCAPING - INTERIOR

- 1. Landscaping for terminal islands in the guest parking areas shall consist of the following:
  - a. one (1) canopy tree or Royal Palm (1) for each 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)

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)
- 3. 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)

L. PLANNED UNIT DEVELOPMENT

- 1. Decorative street lights shall be provided similar to those required under Section 6.8.A.16.c. (1) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng) (CO: BLDG – Eng)
- 2. Prior to final site plan approval by the Development Review Committee (DRC), the site plan shall be amended to show a focal point at the following:
  - a. terminus of the roundabout located adjacent to the gatehouse. Location of this focal point may be moved to south of the gatehouse subject to final decision by the BCC on the future connection to Addison Center MUPD; and
  - b. at the lake area, adjacent to Buildings 18 and 19.
  - c. The focal point shall be in the form of a plaza, fountain, arcade or similar pedestrian oriented public areas acceptable to the Zoning Division. (DRC: ZONING - Zoning)
- 3. Recreation uses provided in accordance with Section 6.8.B.4.A.(6)(b)(i) of the ULDC shall be a minimum of 0.1 acre and shall be located at the rear of Buildings 2 and 3. Such recreation uses shall have a direct connection to the pedestrian system on the property and include a recreation amenity subject to approval of the Zoning Division. These recreation areas shall not be used towards the Parks and Recreation Department's minimum recreation

requirement or be located within land areas designated for drainage, stormwater management or other utility purposes. (DRC / PLAT: ZONING - Zoning)

4. Prior to the final DRC approval of the PDP/Site plans, the petitioner shall revise the plans to show decorative pavers along the following areas:
  - a. gate house (a minimum of 4,000 square feet);
  - b. focal feature adjacent to Buildings 4 and 19;
  - c. access driveway area adjacent to Buildings 6 and 9; and Buildings 12 and 15 (a minimum of 1,000 square feet); and
  - d. all pedestrian crossings;
5. Prior to the final DRC approval of the PDP/Site plans, the petitioner shall revise the plans to show a fountain in the center of the lake. (DRC/BLDG PERMIT:ZONING –Zoning)
6. Prior to the recordation of the first plat, 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 include the following:
  - a. 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.
  - b. The property shall not be subject 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/ COUNTY ATTY - Zoning)
7. All recreational equipments and structures shall be setback a minimum of one hundred (100) feet from the south property line. The south recreation area shall contain a tot lot with benches only. (DRC:ZONING-Zoning)
8. No dumpster shall be permitted except for the main (north end) recreation area. Curbside trash pick-up shall be provided within the residential development. (ONGOING-CODE ENF- Zoning)

M. PLANNING

1. Prior to final Preliminary Development Plan (PDP) approval, in accordance with Condition B.1. of Ordinance 98-40, the PDP shall be revised to include a notation for a cross access point with the Linton Medical Center, Petition 97-041(A), which shall read "proposed vehicular and pedestrian cross access to be paved to the property line." The alignment shall be in accordance with the Linton Medical Center certified site plan or at a mutually agreed upon modified location. This access can be controlled by gates or other security devices that can be controlled by both the developer/Homeowners Association of the PUD and/or the owner of the Linton Medical Center. However, in no case, shall a gate or security device not provide access by being rendered inoperable or non-functional. All controlled access shall be operational and not closed by locks or chains. (DRC: PLANNING-Planning)
2. Prior to final Preliminary Development Plan (PDP) approval, the PDP shall be revised to include a notation at the northwest corner of the site, which shall read "proposed vehicular and pedestrian cross access to be paved to the

property line.” This access point shall be in alignment with the approved access point for the Addison Center, Petition 1997-086(B). (DRC: PLANNING-Planning)

3. Prior to the issuance of the certificate of occupancy, in accordance with Condition B.1. of Ordinance 98-40, the petitioner shall pave the property to the edge of the eastern property line at the location shown on the Preliminary Development Plan that will read “proposed vehicular and pedestrian cross access...” This access can be controlled by gates or other security devices that can be controlled by the developer/Homeowners Association of the PUD and/or the owner of the Linton Medical Center. However, in no case, shall a gate or security device not provide access by being rendered inoperable or non-functional. All controlled access shall be operational and not closed by locks or chains. If controlled access is to be used at this location, it shall also be installed and operational prior to the issuance of the certificate of occupancy. (CO/ONGOING: MONITORING/PLANNING-Planning)
4. Prior to the issuance of the certificate of occupancy, the petitioner shall pave the property to the edge of the northwest property line at the location shown on the Preliminary Development Plan that will read “proposed vehicular and pedestrian cross access...” (CO:MONITORING/PLANNING-Planning)
5. Prior to final Preliminary Development Plan (PDP) approval by the DRC, the property owner shall record a cross access easement from the subject property to the parcel to east (Linton Medical Center, Petition 97-041(A)) in a form acceptable to the County Attorney. (DRC:CTY ATTY-Planning)

#### 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)