

RESOLUTION NO. R-96- 393

RESOLUTION APPROVING ZONING PETITION PDD95-57
OFFICIAL ZONING **MAP** AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION **OF** STRAZZULLA BROTHERS COMPANY, **INC.**
BY WILLIAM R. BOOSE, AGENT
SHOPPES AT WYCLIFFE

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 PDD95-57 was presented to the Board of County Commissioners at a public hearing conducted on February **22, 1996**; 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) 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) 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) 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) 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 **PDD95-57**, the petition of Strazzulla Brothers Company, Inc. by William R. Boose, agent, for an Official Zoning Map Amendment (Z) from the Agricultural Residential (AR) to the Multiple Use Planned Development (MUPD) Zoning District with requested uses for a convenience store with gas sales and fast food restaurant 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 February 22, 1996, 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 McCarty and, upon being put to a vote, the vote was as follows:

Ken Foster, Chair	--	Absent
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Absent
Mary McCarty	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on March 28, 1996.

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

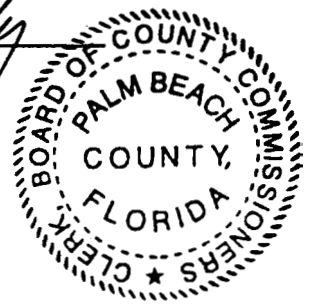


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SECTION 25 AFORESAID; THENCE NORTH 88° 02' 48" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SAID SECTION 25 (~~THE~~ NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 25 IS ASSUMED TO BEAR NORTH 88° 02' 48" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 180.92 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5642, PAGE 1610, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE, SOUTH 01° 53' 48" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, A DISTANCE OF 75.00 FEET FOR A POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 01° 53' 48" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, A DISTANCE OF 1204.56 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD 802) AS DESCRIBED IN OFFICIAL, RECORD BOOK 5642, PAGES 1602 THROUGH 1604, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 45° 22' 20" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD AND DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, A DISTANCE OF 51.36 FEET; THENCE, SOUTH 89° 01' 58" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, A DISTANCE OF 368.38 FEET; THENCE, SOUTH 88° 06' 58" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, A DISTANCE OF 250.03 FEET; THENCE, SOUTH 89° 01' 58" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, A DISTANCE OF 179.13 FEET TO THE SOUTHEAST CORNER OF WYCLIFFE PLAT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01° 42' 43" EAST, ALONG THE EASTERLY LINE OF SAID WYCLIFFE PLAT TWO AND DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, A DISTANCE OF 1286.51 FEET TO THE NORTHEAST CORNER OF SAID WYCLIFFE PLAT TWO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 75 FOOT WIDE ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1081, PAGE 623, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE, SOUTH 88° 02' 48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND DEPARTING THE EAST LINE OF SAID WYCLIFFE PLAT TWO, A DISTANCE OF 835.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.16 ACRES MORE-OR LESS

EXHIBIT B
VICINITY SKETCH

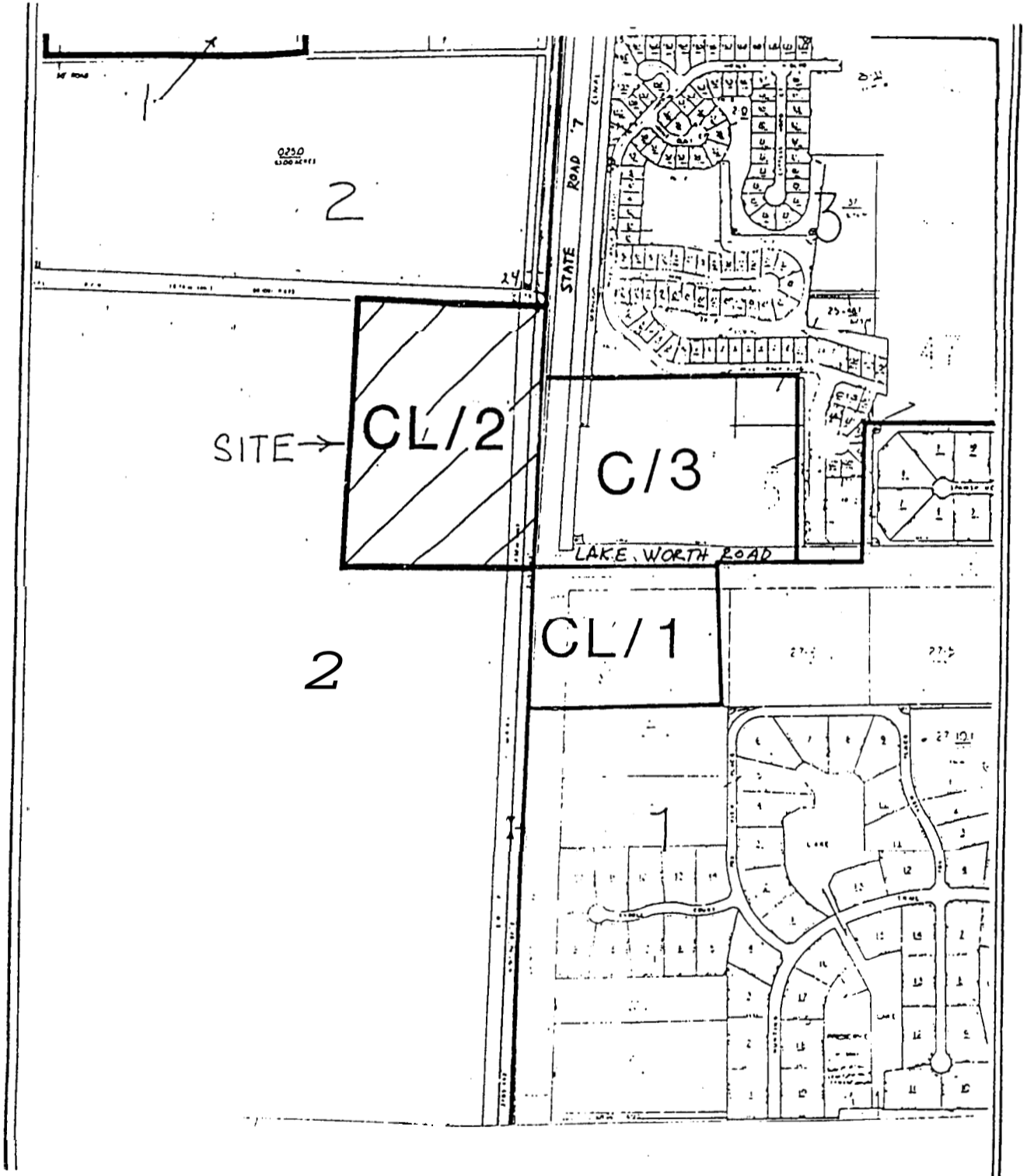


EXHIBIT C

CONDITIONS OF APPROVAL

A. BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of **150,600** square feet. Expansion shall be limited to five percent (**5%**) or 1,000 square feet of the total gross floor area, whichever is less. (DRC: ZONING)
2. The subject property shall be limited to a maximum of five (**5**) out parcels. (DRC: ZONING)
3. Currently approved requested uses shall be limited to one **3,500** square foot fast food restaurant and one **2,500** square foot convenience store with gas sales. The Development Review Committee (DRC) may approve an increase in square footage of the fast food restaurant up to **6,000** square feet and an increase of up to 4,000 square feet for the convenience store with gas sales and co-location of the requested uses on a single and/or combined outparcel(s) if an acceptable traffic equivalency analysis and transfer of square footage is approved by the County Engineer. (DRC: ZONING)
4. The requested uses shall be located in out parcels adjacent to SR7/US441. (DRC: ZONING)
5. All roof mounted air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color, character and architectural style of the principle structure. (CO: BLDG)
6. All other air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principle structure or equivalent landscape material. (CO: BLDG - Zoning)
7. No building or accessory structure, other than the required wall in the landscape buffer, shall be located within 50 feet of the west property line. (DRC: ZONING)

B. BUS ACCESS/STOP

1. Prior to final certification of the master plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate bus access and/or a bus stop(s) on or adjacent to the subject property. Bus access and/or bus stops shall be located and constructed by the petitioner in a manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer. The petitioner shall dedicate additional right-of-way to accommodate this requirement, if requested by the County Engineer. Bus stops, if required, shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use, and bicycle rack. (DRC: ZONING - School Board / Eng / Planning)
2. The property owner shall negotiate, in good faith, a contract for a proportionate share of the cost of operation and maintenance of mass transit generated by this projects identifiable impacts in accordance with an official county program adopted for such purpose. This condition shall remain in effect until 3/1/97. (DATE: MONITORING - Eng)

C. COVENANTS

1. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record in the public record a covenant requiring architectural consistency between all project buildings and project identification/signage with the general architectural character of the Wycliffe Golf and Country Club PUD. This covenant shall require the use of prevalent Mediterranean architecture, including such elements as pastel colored stucco, classical features (columns, arches, medallions, bull's eye windows, etc.), terra cotta colored barrel tile roofs, and towers. The covenant shall be recorded in a form and manner acceptable to the County Attorney. (DRC: CTY ATT)
2. 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 County Attorney. (DRC: CTY ATT)

D. HEALTH

1. The automated car wash facility shall use a 100% water recycling system. (BLDG PERMIT: HEALTH)
2. Generation and disposal of hazardous effluent into sanitary sewage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection (FDEP) and Agency responsible for sewage works are constructed and used by project tenants or owners generating such effluent. (ONGOING: HEALTH)

E. ENGINEERING

1. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project, Zoning Petition 95-57, to be paid at the time of issuance of the Building Permit presently is:
 - a. \$284,735.00 (5177 trips X \$55.00 per trip) for the 144,600 square foot retail center
 - b. \$36,190.00 (1316 trips X \$27.50 per trip) for the 3,500 square fast food restaurant
 - c. \$23,568.00 (857 trips X \$27.50 per trip) for the service station and car wash and 1,500 square foot convenience store. (ONGOING: ACCOUNTING - IMPACT FEE COORDINATOR)
2. LANDSCAPE WITHIN **MEDIAN** ,
 - 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 all adjacent median(s) of all abutting rights-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the

palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. 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 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 on or before the issuance of a Certificate of Occupancy. (CO: MONITORING - Zoning)
 - C. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to issuance of a certificate of occupancy to reflect this obligation. (CO: MONITORING - Eng.)
3. Prior to the issuance of a building permit the property owner shall convey to Palm Beach County **Land Development Division** by road right-of-way warranty deed additional right of way if required for the construction of a right turn lane on Lake Worth Road at the project's entrance road. This right-of-way shall be a minimum of **280 feet** in storage length, twelve feet in width and a taper length of **50 feet** or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate **as** determined by the County Engineer. 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. (BLDG. PERMIT: MONITORING - Eng.)
4. The Property owner shall reconstruct the existing median opening on Lake Worth 150 feet west of the projects west property line to provide for the following:
- a) a left turn lane west approach on Lake Worth Road at the projects main entrance road;
 - b) a right turn lane east approach on Lake Worth Road at the projects main entrance road;
 - c) relocation **of** all the existing trees currently in the median of Lake Worth Road, which will be part of the construction program **of** the left turn lane into this projects entrance. Any of the existing trees which cannot be relocated, shall be replaced with a similar type and height, subject to the approval of the County engineer; and
 - d) nonmountable curbing on both sides of the median area relocation.

This construction and tree location program 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 Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. Construction shall be completed prior to the issuance ~~of~~ the first Certificate of Occupancy. (CO: MONITORING - Eng)

5. The Property owner shall construct a separate right turn lane north approach on SR 7 at the projects north and the projects main entrance and SR 7, if permitted by the Florida Department of Transportation. **If** this construction is permitted by the Florida Department of Transportation, this construction by the property owner shall be accomplished by one of the following:
 - a) This property owner may fund the construction of these right turn lanes directly with the Florida Department of Transportation. These turn lanes shall then be incorporated into the six laning of SR 7 from Lake Worth Road to Forest Hill Boulevard by the Florida Department of Transportation.
 - b) This property owner may elect to construct ~~this~~ **these** right turn lanes after the widening of SR 7 by the Florida Department of Transportation. If the property owner intends to construct these turn lanes after the widening of SR 7, then surety for this construction shall be posted prior to the issuance of the first Building Permit. This construction shall then be completed ~~prior~~ within six months after the issuance of the first Building Permit. Surety shall be based upon **100%** of the certified cost estimate by the developer's Engineer.
(BLDG. PERMIT/CO: MONITORING/ENG)
6. In order to comply with the mandatory Traffic Performance Standards:
 - a) **No** building permits shall be issued until construction has begun for SR 7 as a minimum **4** lane section from SR 80 to Boynton Beach Boulevard plus the appropriate paved tapers.
 - b) **No** building permits shall be issued until Lake Worth Road or a comparable facility approved by the County Engineer **is** under construction as a **2/3** lane cross-section from its present terminus west of SR 7 to South Shore Boulevard. (BLDG. PERMIT: ENG)
7. The property owner relocate the projects **middle** entrance ~~on~~ SR 7 subject to the approval of the FDOT and the Office of the County Engineer. (BLDG. PERMIT: ENG)
8. In the event the property owner wishes to construct a directional left-turn lane at the project's north entrance on SR 7, such improvement shall be subject to approval by the Florida Department of Transportation and the County Engineer. (ONGOING: ENG)

F. LANDSCAPING - STANDARD

1. All trees required to be planted on site by this approval 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 at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (CO: LANDSCAPE - Zoning)

G. LANDSCAPING - INTERIOR

1. One landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (DRC: ZONING)
2. A landscaped divider median shall be provided between every third row of abutting parking. The minimum width of this median shall be ten (10) feet. One tree and appropriate ground cover shall be planted for each thirty (30) linear feet of the divider median, with a maximum tree spacing of sixty (60) feet on center. (CO: LANDSCAPE - Zoning)
3. Landscaped divider medians with at grade bicycle and pedestrian cuts shall be provided in the center of all driveways over thirty (30) feet in width providing ingress or egress to the site. The minimum width of this median shall be six (6) feet. The minimum length of this median shall be twenty five (25) feet. A minimum width of five (5) feet of landscaped area shall be provided. One tree and appropriate ground cover shall be planted for each twenty (20) linear feet of the divider median. (CO: LANDSCAPE - Zoning)
4. Landscape planter areas shall be provided along the front and side facades of the principal structure. The minimum width of the required landscape planter areas shall be five (5) feet. The combined length of the required landscape planter areas shall be no less than 40% of the total length of the applicable side of the structure. All required landscape planter areas shall be planted with a minimum of one (1) tree every 20 feet on center and appropriate ground cover. (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the west property line shall be upgraded to include:
 - a. A minimum fifteen (15) foot wide landscape buffer strip with an undulating berm having an average height of three (3) feet; and
 - b. A six (6) foot high opaque concrete wall. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (CO: LANDSCAPE - Zoning)
2. One (1) canopy tree shall be planted every twenty (20) feet on the west side of the required wall. (CO: LANDSCAPE - Zoning)

3. One (1) palm or pine tree shall be planted for each thirty (30) linear feet of the length of the buffer. A group of three or more palms or pine trees may supersede the requirement for a canopy tree. (CO: LANDSCAPE - Zoning)
4. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches, shall be installed on the east side of the required wall. (CO: LANDSCAPE-Zoning)

I. LANDSCAPING ALONG NORTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the north property line shall be upgraded to include:
 - a. A minimum ten (10) foot wide landscape buffer strip; and
 - b. A six (6) foot high opaque concrete wall, fence, hedge, berm, or combination, at installation. (CO: LANDSCAPE - Zoning)
2. One (1) canopy tree shall be planted every twenty (20) feet on center on alternating sides of requirement I.1.b. above. (CO: LANDSCAPE - Zoning)
3. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches, shall be installed along the interior and exterior sides of requirement I.1.b. above. (CO: LANDSCAPE - Zoning)

J. LANDSCAPING ALONG SOUTH AND EAST PROPERTY LINES (ABUTTING SR7/US441 AND LAKE WORTH ROAD)

1. Landscaping and buffering along the south and East property lines shall be upgraded to include:
 - a. a minimum twenty (20) foot wide landscape buffer strip;
 - b. one (1) canopy tree shall be planted every twenty (20) feet on center;
 - c. one (1) palm tree or pine tree for each thirty (30) linear feet of frontage. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and
 - d. twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (CO: LANDSCAPE - Zoning)

K. LIGHTING

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

L. PARKING/STORAGE

1. All delivery and/or loading areas shall be screened from view from the west property line by a twelve (12) foot high wing wall, measured from finished grade to highest point. The wing wall shall be constructed in a manner consistent with the color, character and architectural style of the principle structure. (CO: BLDG - Zoning)
2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading and delivery areas. (ONGOING: CODE INF)
3. Prior to site plan certification by the Development Review Committee (DRC), the site plan shall be amended to include shopping cart storage and retrieval corrals in the parking areas adjacent to the east side of the principal structure. (DRC: ZONING)
4. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF)

M. SIGNS

1. Point of purchase freestanding signs fronting SR7/US441 shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - twenty (20) feet;
 - b. Maximum sign face area per side - 150 square feet;
 - c. Maximum number of signs - one (1);
 - d. Style - monument style only. (CO: BLDG)
2. Point of purchase freestanding signs fronting Lake Worth Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - twenty (20) feet;
 - b. Maximum sign face area per side - 150 square feet;
 - c. Maximum number of signs - one (1);
 - d. Style - monument style only. (CO: BLDG)
3. Outparcel identification signs shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - eight (8) feet;
 - b. Maximum sign face area per side - 40 square feet;
 - c. Maximum number of signs - one per outparcel;
 - d. Style - monument style only. (CO: BLDG)
4. Entry wall/project identification signs shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - eight (8) feet;
 - b. Maximum sign length - 16 feet;
 - c. Maximum number of signs - one;

- d. Style - monument style only; and
 - e. Location - to be located on the southeast corner of the site only. (CO: BLDG)
5. Entry wall/project identification signs shall be limited as follows:
- a. **Maximum** sign height, measured **from** finished grade to highest point - six (6) feet;
 - b. Maximum sign length - 16 feet;
 - c. Maximum number of signs - one;
 - d. Style - monument style only; and
 - e. Location - to be located on the northeast corner of the site only. (CO: BLDG)

N. COMPLIANCE

- 1. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; and/or
 - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

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)