

RESOLUTION APPROVING ZONING PETITION DOA88-127(A)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF OKEE STORAGE PARTNERS LTD.  
BY KERIAN KILDAY, AGENT  
(THOUSAND PINES PLAZA)

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, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA88-127(A) was presented to the Board of County Commissioners at a public hearing conducted on October 23, 1997; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

0. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 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 DOA88-127(A), the petition of Okee Storage Partners Ltd., by Kerian Kilday, agent, for a Development Order Amendment (DOA) to Redesign site plan, reduced square footage (-1,970) and modify/delete Conditions 3, 5 and 16 of Resolution R-89-1079 on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 23, 1997, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner McCarty moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 23, 1997.

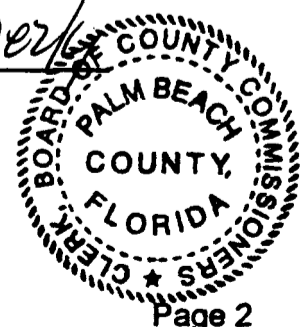
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

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 in Tract 11 and 12 of Block 1, according to the Plot of **PALM BEACH FARMS COMPANY PLAT NO. 9**, as recorded in Plot Book 5, page 58, in *the Public Records of Palm Beach County, Florida*, being more particularly described as follows:

Commencing at a point on the **West** line of **said Tract 11**, 70 feet South of the Northwest corner of **said Tract 11**; thence South **87°46'06"** East, along a line that is 70 feet South of and parallel to the North line of **said Tract 11 and 12**, a distance of 620.50 feet to a point in **said Tract 11**, **said point also being the Point of Beginning**; thence continue South **87°46'06"** East, a distance of **109.48** feet to a point; thence **South**, a distance of 571.57 feet to a point; thence **West**, a distance of 707.30 feet to a point; thence **North**, a distance of 199.40 feet to a point; thence **East**, a distance of **597.90** feet to a Point; thence **North**, a distance of **376.43** feet to the Point **of Beginning**;

Containing 181,984.22 square feet more or less

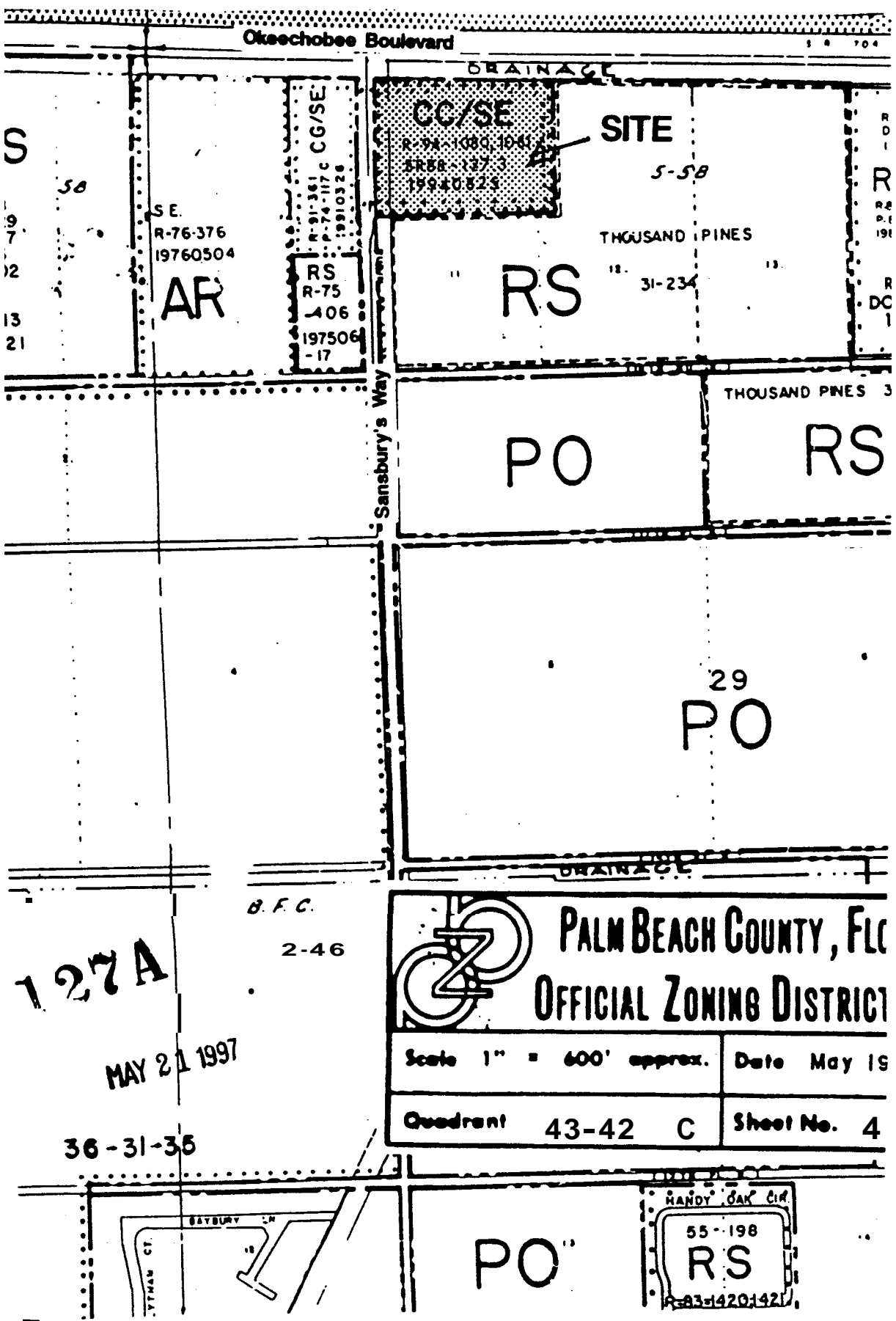
Said lands situate, lying and being in Palm Beach County, Florida

A.K.A. PARCEL 4 - 1000 PINES PLAZA

R

EXHIBIT B

PALM BEACH COUNTY  
VICINITY SKETCH / ZONING



127A

MAY 21 1997

36-31-35

**PALM BEACH COUNTY, FLA**  
**OFFICIAL ZONING DISTRICT**

Scale 1" = 600' approx.	Date May 19
Quadrant 43-42 C	Sheet No. 4



Petition Number: 88-127(A)  
 Zoning Quad Page \_\_\_\_\_  
 Date: May 21, 1997



EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: *All* previous conditions of approval are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. **All previous conditions of approval applicable to the subject property, as contained in Resolutions R-94-1079, R-94-1080 (petition 88-127) have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)**
2. **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 July 3, 1997. 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. BUILDING AND SITE DESIGN

1. **Condition 1 of Resolution 89-1079, Petition 88-127 which currently states:**  
**Prior to Site Plan Review Committee Submittal, the site plan shall be amended to indicate the following:**
  - a. **The required *Landscape* Perimeter Buffer Option 1 or option 2 between the self-service storage facility and perimeter property lines; (Completed)**
  - b. **The required handicap parking spaces for Parcel No. 1 and the self-service storage facility; (Completed)**
  - c. **The incorporation, into the site development plan, of a minimum five (5) foot landscape strip and safety barriers subject to approval by the County Engineer.**
  - d. **The location of dumpsters to service the various uses proposed on site; and**
  - e. **Minimum three (3) acre delineation for the proposed self-service storage facility. (Deleted, not applicable)**

~~is hereby deleted (Reason: 1a & 1c superseded by new Landscape Conditions; 1b completed; 1d superseded by condition D.1; 1e not applicable)~~
2. **Prior to the first building permit, the petitioner shall replace any dead, damaged, or missing trees, shrubs or other required improvements along the south, east and 210 foot west property lines in accordance with the ULDC and conditions of approval as modified. (BLDG PERMIT: LANDSCAPING - Zoning)**

- 2.3. Total gross floor area shall be limited to a maximum of 101,532 square feet. Expansion shall be limited to five percent (5%) or 1,000 square feet, whichever is less provided parking requirements are met pursuant to Section 7.2.B of the ULDC. (DRC: ZONING)
- 3.4. The maximum height for all structures, measured from finished grade to highest point, shall not exceed twenty five (25) feet except for the Self-service storage Building B, the Gas station canopy and the Financial institution. (BLDG PERMIT: BLDG - Zoning)
- 4.5. The maximum height for the Self-service storage Building B, the Gas station canopy and the Financial institution, measured from finished grade to highest point, shall not exceed thirty five (35) feet. (BLDG PERMIT: ELDG - Zoning)
- 5.6. Condition 6 of Resolution R-89-1079, Petition 88-127 which currently states:

**All mechanical and air conditioning equipment shall be roof mounted and screened with parapets and be contained within enclosed loading and service areas.**

Is hereby amended to read:

**All mechanical and air conditioning equipment shall be roof mounted and screened with parapets and be contained within enclosed loading and service areas except for the Self-service storage buildings. (BLDG PERMIT: BLDG - Zoning)**

**C. DUMPSTER**

- 1. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within twenty five (25) feet of the residential property line and shall be confined to the areas designated on the site plan. (DRC / ONGOING: ZONING / CODE ENF)

**D. HEALTH**

- 1. The Health Department shall have sole authority to determine sewage disposal. (Previous Condition 8, Resolution R-89-1079, Petition 88-127). (ONGOING:HEALTH)
- 2. Water service is available to the property. Therefore, no well water shall be permitted on the site to provide potable water. (Previous Condition 9, Resolution R-89-1079, Petition 88-127). (ONGOING:HEALTH)

**E. ENGINEERING**

Condition 16 of Resolution R-89-1079, Petition 88-127 which currently states:

- 1. The petitioner shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite the stormwater runoff generated by a three (3) year-one (1) hour storm with a total rainfall of 3 inches as required by the Permit Section, Land Development Division. In the event that the subject abuts a Department of Transportation

maintained roadway, **concurrent approval from the Florida Department of Transportation will also be required.** The drainage system shall be **maintained in acceptable condition as approved by the County Engineer.** In the event that the drainage system is not adequately maintained as determined by the County Engineer, **this matter will be referred to the Code Enforcement Board for enforcement.**

Is hereby deleted. (Reason: Code Requirement)

2. **The petitioner shall design the drainage system such that storm water runoff from the parking areas and paved surfaced area shall be separate from those areas which may contain hazardous or undesirable waste from the proposed site. (Previous Condition 11, Resolution R-89-1079, Petition 88-127).**

3. **Condition 12 of Resolution R-89-1079, Petition 88-127 which currently states:**

**Within 90 days of approval of this project, the petitioner shall convey to Palm Beach County by road right-of-way warranty deed for Lyons Road, 60 feet from centerline free of all encumbrances and encroachments. Petitioner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the county Engineer.**

Is hereby deleted. (Reason: Completed)

4. **Condition 13 of Resolution R-89-1079, Petition 88-127 which currently states:**

The petitioner shall construct:

- a. **Sansbury Way as a 3 lane section from Okeechobee Boulevard south to the project's south entrance, plus the appropriate paved tapers.**
- b. **Continuous right turn lane on Sansbury Way at the project's entrances (in addition to a 3 lane section).**

**All concurrent with onsite paving and drainage improvements. Construction shall be completed prior to the issuance of the first building permit.**

Is hereby deleted. (Reason: Completed)

5. **The petitioner 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 for as it may from time to time be amended. The Fair Share Fee for this project, based upon the number of approved trips, is \$201,246.00 (7,612 trips x \$26.79 per trip). (Previous Condition 14, Resolution R-89-1079, Petition 88-127).**

6. Condition 18, Resolution R-89-1079, Petition 88-127 which currently states:
- Access onto Okeechobee Boulevard shall be permitted when Okeechobee is being constructed as a minimum four (4) lane section adjacent to the site.**
- is hereby deleted. (Reason: Okeechobee Boulevard has been constructed as a six (6) lane road).**
7. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Lyons Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County standards and codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING-Eng)
8. **LANDSCAPE WITHIN MEDIAN OF STATE ROADS**
- 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 Okeechobee Boulevard. This permit, to be completed by the property owner, shall name Palm Beach County as the applicant. 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 March 1994 Streetscape Standards. The property owner shall also be responsible to supplement 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 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. Declaration of Covenants and Restriction Documents shall be established or amended as required and shall be approved and recorded prior to the issuance of a certificate of occupancy. (CO: MONITORING - Eng)



9. **The property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Lyons Road, 76 feet from centerline. This additional right of way shall be dedicated prior to September 1, 1998 or prior to the issuance of the first Building Permit whichever shall first occur. Right of way conveyance shall in accordance with Palm Beach County's Typical Expanded Intersection Detail and shall be free of all encumbrances and encroachments. The developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate as determined by the County Engineer. (DATE/BLDG PERMIT: MONITORING-Eng)**

**F. LANDSCAPING - STANDARD**

1. **All canopy 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.**
  - d. **credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)**
2. **All palms required to be planted on site by this approval shall meet the following minimum standards at installation:**
  - a. **Palm heights: twelve (12) feet clear trunk or grey wood, whichever is greater;**
  - 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)**

**G. LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING OKEECHOBEE BOULEVARD)**

1. **Landscaping and buffering along the north property line shall include**
  - a. **A minimum ten (10) foot wide landscape buffer strip;**
  - b. **One (1) canopy tree planted every thirty (30) feet on center,**
  - c. **One (1) palm 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. **Thirty (30) 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)**

**H. LANDSCAPING ALONG THE NORTHERN 370 FEET WEST PROPERTY LINE (ABUTTING SANSBURY'S WAY)**

1. **Landscaping and buffering along the above property line shall include:**
  - a. **A minimum twenty (20) foot wide landscape buffer strip;**
  - b. **One (1) canopy tree planted every thirty (30) feet on center;**

- c. **One (1) palm 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 25% canopy trees in that location; and**
- d. **Thirty (30) 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)**

**I. 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. **Foundation planter strip shall be provided along the front and side facades of all new buildings. The minimum width of the required foundation planter strip shall be five (5) feet. The combined length of the required foundation planter strip shall be no less than 40% of the accumulative length of the structure. All required foundation planter strips shall be planted with a minimum of one (1) tree or palm every twenty (20) feet and appropriate ground cover. (DRC / CO: ZONING / LANDSCAPE)**
- 3. **A minimum five (5) foot landscape strip, three hundred and sixty (360) foot long and safety barriers along the north side of the existing detention lake shall be provided. (DRC: ZONING / ENG)**

**J. LIGHTING**

- 1. **Condition 4 of Resolution 89-1079, Petition 88-127 which currently states:  
  
Lighting shall be low intensity, shielded and directed away from residential areas and rights-of-way.  
  
Is hereby deleted. (Reason: superseded by Conditions 2,3&4)**
- 2. **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 INF - Zoning)**
- 3. **All new outdoor lighting fixtures shall not exceed twenty five (25) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning)**
- 4. **All outdoor lighting shall be extinguished no later than 12.00 a.m., excluding security lighting only. (ONGOING: CODE ENF)**

**K. MASS TRANSIT**

- 1. **a. Prior to final certification of the preliminary development plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate one or more of the following: mass transit access, mass transit shelter(s) and/or a bus stop(s) on or adjacent to the subject property, if required by the Palm Beach County School Board and/or the County Engineer. (DRC: ZONING)**

b. Mass transit access, shelters and/or bus stops, if required, shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer prior to issuance of 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 maintenance responsibility of the property owner. (BLDG PERMIT: MONITORING - Eng)

2. All printed and electronic advertising for the project, when practical, shall contain information that mass transit service to the site is available. This condition shall apply to advertising for the entire project only, not to individual stores or tenants. (ONGOING: PALM TRAN)
3. ~~commercial~~ locations which are *open* to the *public* shall not restrict public mass transit access. (ONGOING: PALMTRAN)

#### L. MUPD

1. To ensure consistency with the site plan dated July 3, 1997 presented to the Board of County Commissioners, no more than twenty-five (25) percent of the total approved square footage or other area indicated as being covered by structures shall be relocated to portions of the site not previously covered. (DRC: ZONING)
2. All requested uses shall remain in the location indicated on the preliminary development plan approved by the Board of County Commissioners (exhibit dated July 3, 1997). (DRC: ZONING)

#### M. SIGNS

1. Off-premise sign shall not be allowed on site. (Previous Condition 2, Resolution 89-1079, Petition 88-127). (ONGOING: CODE ENF)
2. New freestanding signs (except for the existing sign) fronting on Okeechobee Boulevard shall be limited as follows:
  - a. Maximum sign height, measured from finished grade to highest point - one (1) sign at fifteen (15) feet and one (1) sign at ten (10) feet;
  - b. Maximum sign face area per side - one (1) sign at 100 square feet and one (1) sign at 70 square feet;
  - c. Maximum number of signs - two (2); and
  - d. Style - monument style *only*. (CO: BLDG)
3. New freestanding signs (~~except for the existing sign~~) fronting on Sansbury's Way shall be limited as follows:
  - a. Maximum sign height, measured from finished grade to highest point - ten (10) feet;
  - b. Maximum sign face area per side - 70 square feet;
  - c. Maximum number of signs - one (1); and
  - d. Style - monument style *only*. (CO: BLDG)

N. UNITY OF CONTROL

1. Prior to **Site Plan Certification** by the Site Plan Review Committee the **property owner shall record a Unity of Control on the subject property subject to approval by the County Attorney.** (Previous Condition 15, Resolution 89-1079, Petition 88-127). (ONGOING: COUNTY ATTY)

O. USE LIMITATIONS

1. ~~condition 3~~ of Resolution R-89-1079, Petition 88-127 which currently states:  
**The restaurant/office building shall be limited to two (2) stories in height**  
  
~~is hereby deleted. (Reason: The Development Order Amendment requests the deletion of the proposed use).~~
2. ~~condition 5~~ of Resolution R-89-1079, Petition 88-127 which currently states:  
**No outdoor storage shall be permitted.**  
  
~~is hereby deleted. (Reason: Outdoor storage area is proposed within the self-service storage facility).~~
3. Condition 16 of Resolution R-89-1079, Petition 88-127 which currently states:  
**The restaurant shall be limited to the first floor of the two-story office/restaurant building,**  
  
~~is hereby deleted. (Reason: The Development Order Amendment requests the deletion of the proposed use).~~
4. **No storage or placement of any stock materials, refuse, equipment or accumulated debris shall be permitted within the Planned Commercial Development.** (Previous Condition 7, Resolution R-89-1079, Petition 88-127). (ONGOING: CODE ENF)
5. **There shall be no outdoor service of food or liquor permitted on site.** (previous Condition 17, Resolution 89-1079, Petition 88-127). (ONGOING: CODE ENF)
6. **No commercial use shall commence business activities (including deliveries and stocking operations) prior to 6:00 a.m. nor continue activities later than 12:00 p.m.** (ONGOING: CODE ENF)
7. **Delivery to the Fast-food restaurant shall be limited to the Loading area designated on the site plan dated July 3, 1997.** (DRC: ZONING)

P. COMPLIANCE

1. **Failure to comply with any conditions of approval may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.**

Is hereby amended to read:

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.

Staff may be *directed* by the Executive Director of PZ&B or a majority vote of the Code Enforcement Board 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)