

RESOLUTION NO. R-98- 304

RESOLUTION APPROVING ZONING PETITION DOA81-115(F)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF SCHEVER INTERNATIONAL  
BY ALAN CIKLIN, AGENT  
(SCHEVER INTERNATIONAL 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 DOA81-115(F) was presented to the Board of County Commissioners at a public hearing conducted on February 26, 1998; 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.

8. 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 environments 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, timey 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, tha: Zoning Petition DOA81-115(F), the petition of Schever International, by Alan Ciklin, agent, for a Development Order Amendment (DOA) to Reconfigure site plan and add access point 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 February 26, 1998, 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 **secnded** by Commissioner Lee 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	--	Aye
Carol A. Roberts	--	Aye


The Chair thereupon declared that the resolution was duly passed and adopted on February 26, 1998.

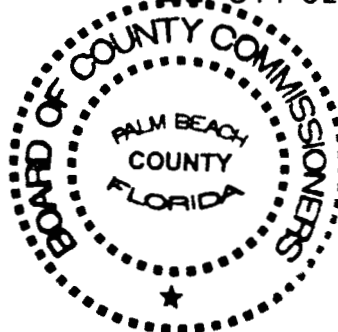
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK



**EXHIBIT A**

**LEGAL DESCRIPTION**

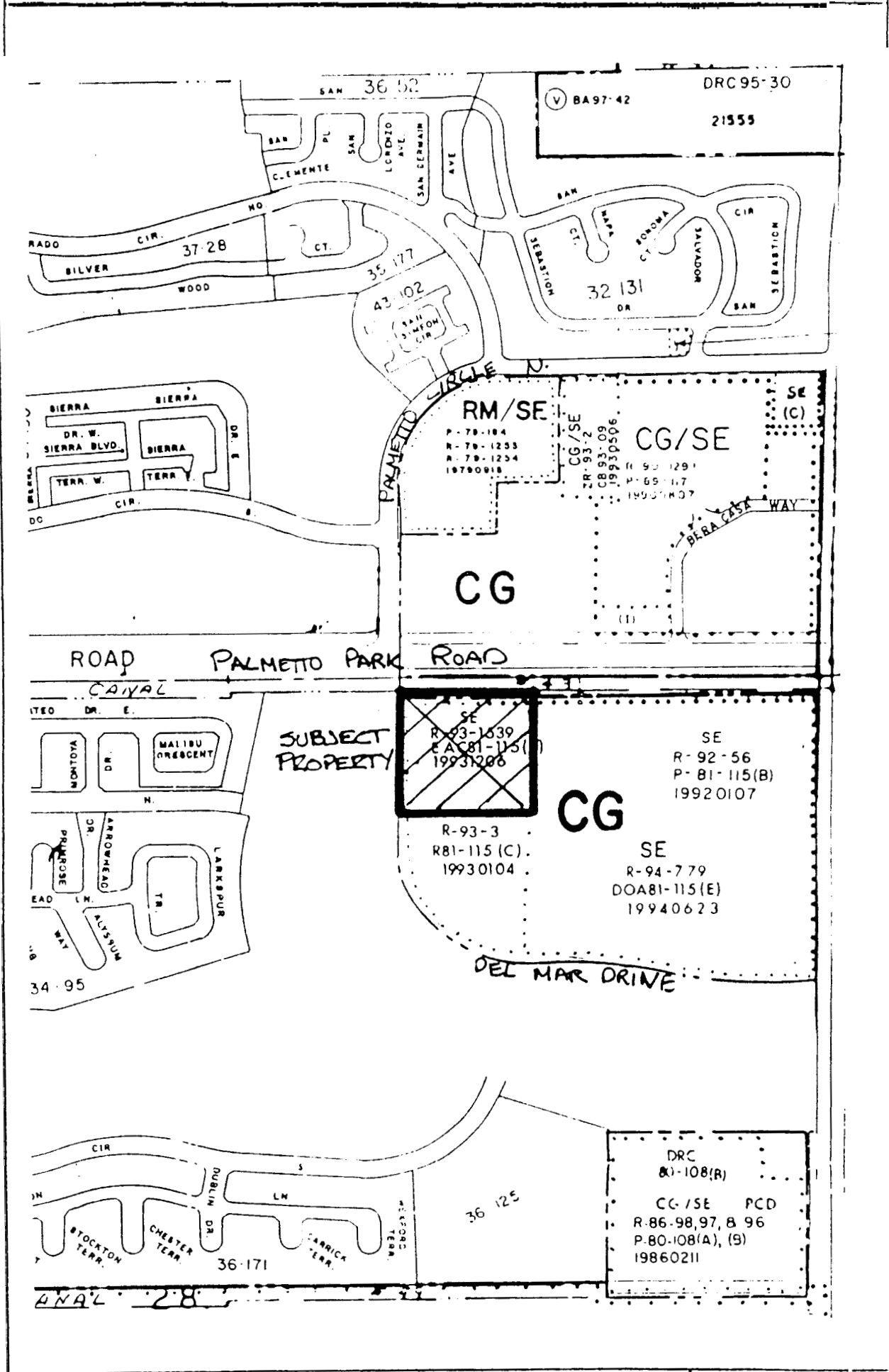
**EXHIBIT 'A'**

**A** parcel of land being a portion of Tract **21**, Boca Del Mar No. **6**, as recorded in Plat **Book 30**, pages **142** and **143** of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

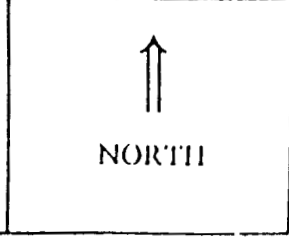
Beginning ~~at~~ the Northwest corner of said Tract **21**; thence with a bearing of North **89° 50' 07"** East, along the North line of Tract **21**, a distance of **575.00** feet to a point; thence with a bearing of South **00° 09' 53"** East, a distance of **125.00** feet to a point of curvature; thence with a curve to the left, having a radius of **175.00** feet, an arc length of **45.81** feet to a point of reverse curvature; thence with a curve to the right, having a radius of **620.00** feet, an arc length of **324.63** feet to a point of reverse curvature; thence with a curve to the left having a radius of **225.00** feet, an arc length of **58.08** feet to a point; thence with a bearing of south **89° 50' 07"** West, a distance of **573.30** feet to a point on the West line of Tract **21**; thence with a bearing of North **00° 09' 53"** West, along said West line of Tract **21**, a distance of **548.64** feet, more or less, to the Point of Beginning.

EXHIBIT B

PALM BEACH COUNTY  
VICINITY SKETCH / ZONING



Petition Number: 81-115 F  
 Zoning Quad Page \_\_\_\_\_  
 Date: 9/17/97



## 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. Condition A.1 of Resolution **R-94-779**, Petition No. 81-115(E) which currently states:

**All** previous conditions of approval applicable to the subject property, as contained in Resolutions **R-93-1539**, have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-94-779 (Petition 81-115(E)), 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. Prior to site plan certification, the site plan shall be amended to indicate compliance with all minimum property development regulations and land development requirements of Palm Beach County. (Previously Condition No. A.2 of Resolution R-94-779, Petition No. 81-115(E) (ONGOING: ZONING))
3. 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 December 11, 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. **All** air conditioning and mechanical equipment shall be screened from view on all sides. (Previously Condition No. 6.1 of Resolution **R-94-779**, Petition No. 81-115(E) (ONGOING: ZONING - Bldg))
2. Prior to certification of the site plan for Parcel **D**, the petitioner shall provide the following:
  - a. The delineation of the required **pedestrian/bikeway** system integrated with the surrounding development.
  - b. Surrounding land uses. (Previously Condition No. 6.2 of Resolution R-94-779, Petition No. 81-115(E) (DRC: ZONING))

#### C. DUMPSTER

1. All areas or receptacles for the storage and disposal of trash, garbage or vegetation, shall include the following:

- a. Be concealed behind a solid enclosure. The open end of the enclosure shall have an obscuring, opaque gate.
- b. All exterior sides of such enclosures, except the open end shall be landscaped with thirty-six (36) inch high shrub and hedge material planted twenty-four (24) inches on center. (Previously Condition No. C.1 of Resolution R-94-779, Petition No. 81-115(E) (ONGOING: ZONING - Bldg))

**D. ENVIRONMENTAL RESOURCES MANAGEMENT**

- 1. The site is dominated by mature Brazilian Pepper (*Schinus terebinthifolius*) with Australian Pine (*Casuarina* Spp.) and mature Slash Pine (*Pinus elliotii*) as the principal species. The petitioner shall preserve the native slash pines to the greatest extent possible through incorporation into the site plan. (Previously Condition No. D.1 of Resolution R-94-779, Petition No. 81-115(E) (ONGOING: ERM))

**E. ENGINEERING**

- 1. Petitioner shall align the project's east entrance onto Palmetto Park road with the east entrance of Del Mar Shopping Village. (Previously Condition No. E.1 of Resolution R-94-779, Petition No. 81-115(E) (ENG))

NOTE: Condition is currently satisfied.

- 2. Petitioner shall construct at the intersection of Palmetto Park Road and the project's east entrance:
  - a. left turn lane east approach. (Previously Condition No. E.2 of Resolution R-94-779, Petition No. 81-115(E) (ENG))

NOTE: Condition is currently satisfied.

- 3. Petitioner shall construct at the intersection of Palmetto Park Road and the project's west entrance:
  - a. left turn lane east approach. (Previously Condition No. E.3 of Resolution R-94-779, Petition No. 81-115(E) (ENG))

NOTE: Condition is currently satisfied.

- 4. Petitioner shall construct at the intersection of Palmetto Park Road and Boca Dei Mar Drive:
  - a. left turn lane north approach,
  - b. right turn lane south approach, and
  - c. left turn lane east approach, (Previously Condition No. E.4 of Resolution R-94-779, Petition No. 81-115(E) (ENG))

NOTE: Condition is currently satisfied.

- 5. Petitioner shall align the project's west entrance onto Boca Dei Mar Drive with Montoya Circle South. (Previously Condition No. E.6 of Resolution R-94-779, Petition No. 81-115(E) (ENG))

NOTE: Condition is currently satisfied.

6. Petitioner shall construct at the intersection of Montoya Circle South and Boca Del Mar Drive:

- a. **left** turn lane west approach. (Previously Condition No. E.7 of Resolution R-94-779, Petition No. 81-115(E)(ENG)

NOTE: Condition is currently satisfied.

7. Petitioner shall construct at the project's east entrance and Boca Del Mar Drive:

- a. **left** turn lane west approach. (Previously Condition No. E.8 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

8. Petitioner shall align the project's north entrance onto Boca Del Mar Drive with Montoya Circle South. (Previously Condition No. E.9 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

9. Petitioner shall construct at the project's north entrance and Boca Del Mar Drive:

- a. **left** turn lane north approach. (Previously Condition No. E.10 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

10. Petitioner shall construct at the intersection **of** Boca Del Mar Drive and Powerline Road:

- a. **left** turn lane north approach,
- b. **left** turn lane south approach,
- c. **right** turn lane east approach,
- d. **left** turn lane west approach, and
- e. **right** turn lane west approach, (Previously Condition No. E.11 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

11. Petitioner shall construct at the intersection **of** Powerline Road and the project's entrance road:

- a. **right** turn lane north approach, and
- b. **left** turn lane south approach. (Previously Condition No. E.12 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

12. Petitioner shall construct at the intersection of Palmetto Park Road and Powerline Road:

- a. **right** turn lane north approach,
- b. **dual left** turn lanes north approach,
- c. **dual left** turn lanes south approach,

- d. dual left turn lanes east approach,
- e. dual left turn lanes west approach, and
- f. modification of the existing signal when warrant6 d as determined by the County Engineer. (Previously Condition No. E.13 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

- 13. Prior to the issuance of a certificate of occupancy for either **Phase B** (the shopping center) or Phase C (office complex) provide an additional two lane bridge over the Lake Worth Drainage District **L-47** Canal on Powerline Road. Construction of this bridge shall commence **30** days after written notification by the County should the **4-laning of Powerline Road require it.** (Previously Condition No. E.14 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied

- 14. Petitioner shall not be issued building permits for Phases **A** (the financial plaza), Phase **D** (an office complex), **or** Phase **E** (the hotel/motel) until Powerline Road is four laned from the Hillsboro Canal north to the Lake Worth Drainage District **L-47** Canal. (Previously Condition No. E.15 of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.

- 15. Petitioner shall contribute Two Hundred Thousand Dollars (**\$200,000**) to be paid at the time of the issuance of building permits on a square footage basis for Phases **A**, **D** and **E** as indicated on Exhibit **No. 3** for this petition. This fee to be used in the implementation for **Phase II** of the area wide major thoroughfare road improvement program **adopted by** the County, **OR** for the four-laning of the Hillsboro Canal bridge on Powerline Road, at the County Engineer's discretion. (Previously Condition No. E.16 of Resolution R-94-779, Petition No. 81-115(E) (ENG - Impact Fee Coord)

- 16. The developer **will** take necessary precautions **to** insure there **will** be no pollutant run-off from this project to adjacent or nearby surface **waters.** (Previously Condition No. **E.17** of Resolution R-94-779, Petition No. 81-115(E) (ENG - Code Enf)

- 17. Petitioner shall provide for a **pedestrian/bikeway** system integrated with the surrounding development. (Previously Condition No. **E.18** of Resolution R-94-779, Petition No. 81-115(E) (ENG - Zoning)

- 18. Within thirty (**30**)days of this approval, the applicant shall enter into an agreement with Palm Beach County for the design and **construction** of roadway improvements as specified by the Board of County Commissioners. This resolution will become invalid unless said agreement is executed as specified above. (Previously Condition No. **E.19** of Resolution R-94-779, Petition No. 81-115(E) (ENG)

NOTE: Condition is currently satisfied.



19. 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 presently is **\$32,670.00 (594 trips X \$55.00 per trip)**. (Previously Condition 1f.20 of Resolution R-94-779, Petition No. 81-115(E)) (ENG - Impact Fee Coord)
20. The traffic control gates shown in the access drives on the east, south, and west sides of the property as shown on the proposed site plan shall remain open between the hours of 7:00 AM to 7:00 PM. (ONGOING - Eng)
21. The Property owner shall fund the restriping of Boca Del Mar Drive to include a 175 foot left turn lane storage lane on the south approach to the Palmetto Park Road intersection, a 125 foot two way left turn lane, and a 50 foot left lane into the west driveway plus any appropriate paved tapers. Funds for this work shall be provided to the County Engineer prior to June 1, 1998. Amount of the funding shall be approved by the County Engineer. (DATE: MONITORING - Eng)
22. The developer shall install sod and irrigation on the south side of Palmetto Park Road from Boca Del Mar Drive to Montoya Circle South. The installation of the sod and irrigation is subject to Lake Worth Drainage District approval and will be completed prior to the final inspection for the new guard house on Boca Del Mar Drive. (CO: MONITORING-LWDD)

F. HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. (Previously Condition No. F.1 of Resolution R-94-779, Petition No. 81-115(E) (HEALTH)
2. Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. (Previously Condition No. F.2 of Resolution R-94-779, Petition No. 81-115(E) (HEALTH)
3. Potable water and sewage disposal shall be provided by the City of Boca Raton. (Previously Cond. F.3 of R-94-779, Pet. 81-115(E) (HEALTH)

G. IRRIGATION QUALITY WATER

1. When irrigation quality water is available within **500 feet** of the property, the petitioner shall connect to the system. The cost for connection shall be borne by the property owner. (Previously Condition No. G.1 of Resolution R-94-779, Petition No. 81-115(E) (ONGOING: UTIL)

H. LANDSCAPING - GENERAL (APPLICABLE TO PARCELA ONLY)

1. Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to Landscape Code requirements and all landscape conditions of approval. (Previously Condition No. H.1 of R-94-779, Pet. No. 81-115(E) (DRC: ZONING)

I. LANDSCAPING - GENERAL (APPLICABLE TO PARCELS D and C ONLY)

1. Prior to site plan certification, the petitioner shall provide tabular data on the site plan to reflect conformance to the landscape design standards for planned developments in Section **6.8.A.23.b.(7)(b)** of the Palm Beach County Land Development Code and all landscape conditions of approval. (Previously Condition No. 1.1 of Resolution R-94-779, Petition No. 81-115(E) (DRC: ZONING))
2. **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. (Previously Condition No. **1.2** of Resolution R-94-779. Petition No. 81-115(E) (LANDSCAPE - ZONING))

J. LANDSCAPING ALONG BOCA DEL MAR DRIVE (PARCEL D and C ONLY)

1. Landscaping within the required buffer along Boca Del Mar Drive shall be installed pursuant to Section **6.8.A**, Table 6.8-3, Type D perimeter landscape area of the Palm Beach County Land Development Code and shall be upgraded to include:
  - a. **A** minimum twenty (20) foot wide landscape buffer strip.
  - b. One (1) native canopy tree for every **two** hundred (200) square feet of landscape buffer area.
  - c. Thirty (30) inch high shrub or hedge material for every one hundred fifty (**150**) square feet of landscape buffer area at installation, maintained at a minimum height of forty **two** (42) inches. (Previously Condition No. J.1 of Resolution R-94-779, Petition No. 81-115(E) (ZONING))

K. LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES (PARCEL D ONLY)

1. Landscaping and buffering along the north and east property lines of Parcel D shall be upgraded to include:
  - a. **A** minimum twenty (**20**) foot wide landscape buffer strip measured from the edge of pavement along the north property line and a minimum twenty-five (25) foot wide landscape buffer strip measured from the edge of pavement along the east property line.
  - b. **A** six (**6**) foot high opaque berm, hedge or combination thereof. (Previously Cond. No. K.1 of Reso. R-94-779, Pet. 81-115(E) (LANDSCAPE -ZONING))

L. ALTERNATIVE LANDSCAPE BETTERMENT PLAN (PARCEL D ONLY)

1. The petitioner may submit, to the Development Review Committee for approval, an Alternative Landscape Betterment Plan (**ALBP**) to substitute for the condition of approval for landscaping requirements for parcel D only. At a minimum this ALBP shall demonstrate:

- a. The quality of plant material required by the applicable landscape and buffering conditions of approval is being utilized;
- b. The minimum specifications of all plant material sizes as indicated in the conditions of approval are utilized; and,
- c. That maximum spacing between planting groups does not exceed fifty (50) feet. (Previously Condition No. L.1 of Resolution R-94-779, Petition No. 81-115(E) (ZONING\BLDG))

**M. LANDSCAPING - INTERIOR (APPLICABLE TO PARCEL A ONLY)**

1. Immediately upon planting, all trees within the proposed interior parking area shall be a minimum of fourteen (14) feet in height with a minimum diameter of three and one-half (3.5) inches measured at a point which is at least four and one-half (4.5) feet above existing grade level. (Previously Cond. M.1 of R-94-779, Pet. 81-115(E) (ZONING))
2. The trees within the proposed parking area shall have a minimum of five (5) feet of clear trunk and a minimum seven (7) foot canopy spread. (Previously Condition No. M.2 of Resolution R-94-779, Petition No. 81-115(E) (ZONING))

**N. PARKING**

1. Vehicle parking shall be limited to the parking areas designated on the approved site plan. No parking of vehicles shall be permitted in landscaped areas, right-of-way or interior drives. (Previously Condition No. N.1 of Resolution R-94-779, Petition No. 81-115(E) (ZONING-Code Enf))

**O. RECYCLE SOLID WASTE**

1. The property owner shall participate in a recycling program when available in the area. Material to be recycled shall include, but not be limited to, paper, plastic, metal and glass products. (Previously Condition No. O.1 of R-94-779, Petition No. 81-115(E) (ZONING - SWA))
2. Prior to site plan certification, receptacles for recycled material shall be designated on the site plan, located in the parking area or adjacent to the dumpster location. (Previously Condition No. O.2 of Resolution R-94-779, Petition No. 81-115(E)) (ZONING)

**P. SIGNS**

1. All on site signs shall comply with the Palm Beach County Sign Code and shall indicate principal uses only. No snipe signs, balloons, banners or other prohibited types of advertisement or signs shall be permitted on-site. (Previously Condition No. P.1 of Resolution R-94-779, Petition No. 81-115(E) (ZONING - Bldg - Code En9))
2. If, prior to the issuance of a building permit for the project, the Sign Code is amended to be more restrictive than the conditions of approval, the regulations of the amended Sign Code shall supersede all sign-related conditions of approval. (Previously Condition No. P.2 of Resolution R-94-779, Petition No. 81-115(E) (ZONING-Bldg))
3. Signs for Parcel D shall be further limited and meet the following requirements:

- a. Maximum sign height, measured from crown of road - **eight (8)** feet;
- b. Maximum sign face area per side - **80** square feet;
- c. Maximum number of signs - one **(1)**. (Previously Condition No. P.3 of Resolution R-94-779, Petition No. 81-115(E) (BLDG - Zoning)

4. Signage for Parcel C fronting on Boca Del Mar Drive shall be limited to one (1) entrywall sign with a maximum sign height, measured from finished grade to highest point of eight (8) feet and maximum sign face area per side of 60 square feet. (CO: BLDG)

**Q. COMPLIANCE**

1. In granting this approval, the Board of County Commissioners **relied** upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)

2. Condition Q.1 of Resolution R-94-779, Petition No. 81-115(E) which currently states:

As provided in Section **5.8** of the Palm Beach County Land Development Code, failure to comply with any of the conditions of approval at any time may result in:

- a. The denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property; and/or
- b. The revocation of any conditional use and any zoning which was approved concurrently with the conditional use as well as any previously granted certifications of concurrency or exemptions therefrom; and/or
- c. A requirement of the development to conform with updated standards of development, applicable 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

3. Condition No. Q.2 of Resolution R-94-779, Petition No. 81-115(E) which currently states:

Appeals of any departmental-administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Land Development Code. Appeals of any revocation of Special Exception, Rezoning, or other actions based on a **Board** of County Commission decision, shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit.

Are hereby amended to read:

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; 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 ULOC at the time of the finding of noncompliance, 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)