

RESOLUTION APPROVING ZONING PETITION DOA1996-084(A)
DEVELOPMENT ORDER AMENDMENT
PETITION OF CENTEX HOMES
BY LAND DESIGN SOUTH, AGENT
(STONEHAVEN PUD (AKA WELLINGTON GLEN ESTATES 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, 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 DOA1996-084(A) was presented to the Board of County Commissioners at a public hearing conducted on April 4, 2002; 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 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 DOA1996-084(A), the petition of Centex Homes, by Land Design South, agent, for a Development Order Amendment to reconfigure site plan and add units 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 April 4, 2002, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on April 4, 2002 .

Filed with the Clerk of the Board of County Commissioners on 14 day of May, 2002.

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

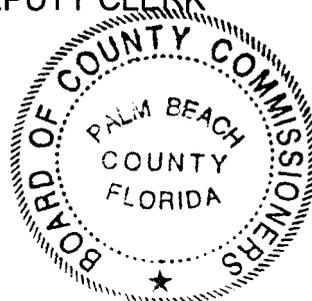


EXHIBIT A
LEGAL DESCRIPTION

BEING ALL OF STONEHAVEN P.U.D. ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 89, PAGES 1 THROUGH 11 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH

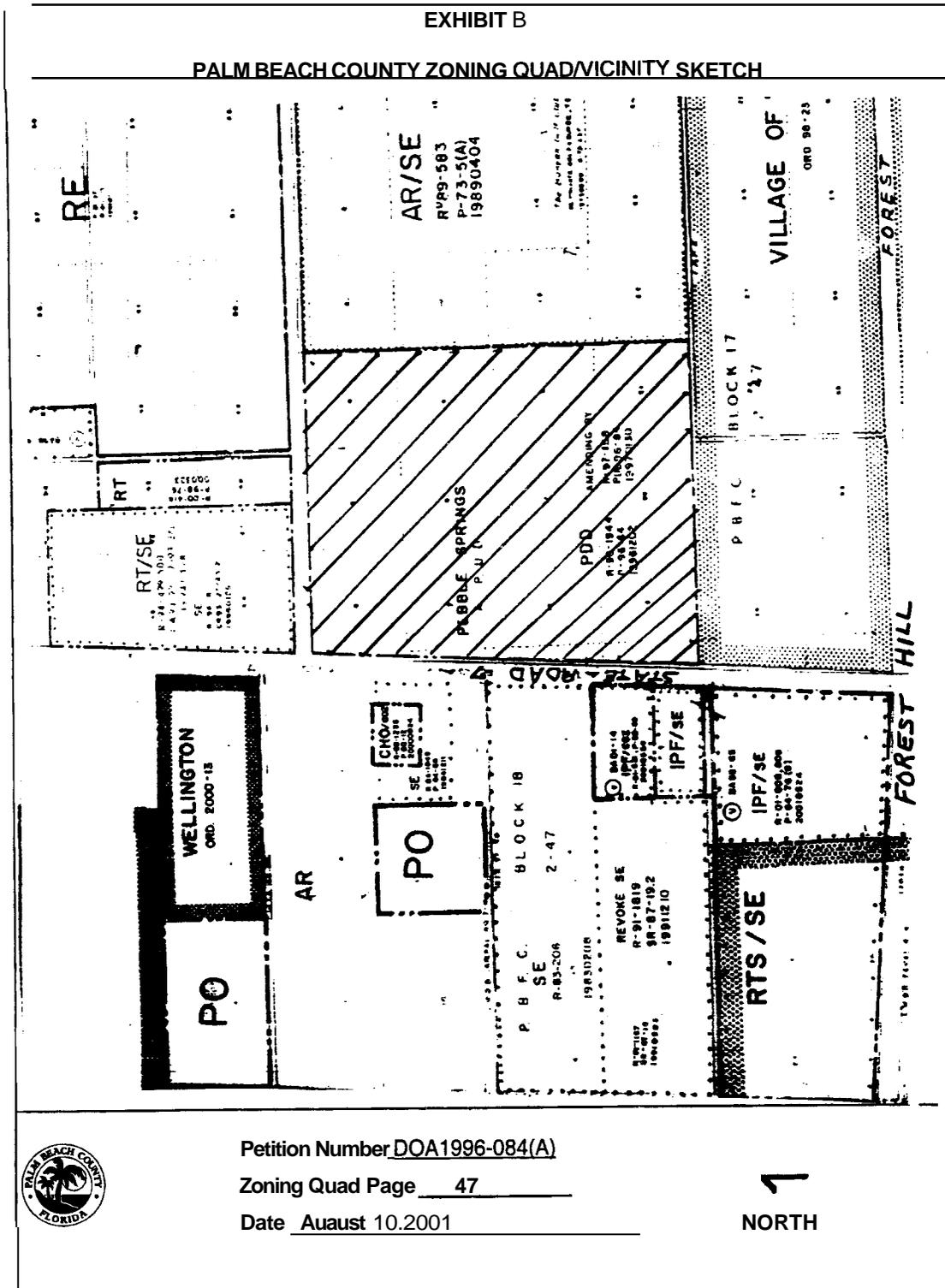


EXHIBIT C

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 Resolution R-97-158 (Petition 96-84) 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. Condition A.1 of Resolution R-97-158, Petition PDD96-84 which currently states:

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 August 30, 1996. 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)

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master plan is dated May 16, 2001 and the approved site plan is dated June 28, 2001. 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)

3. Condition A.2 of Resolution R-97-158, Petition PDD96-84 which currently states:

The approvals granted in Resolution R-78-226, Petition 78-17, and Resolution R-88-129, Petition S86-5, are hereby revoked. (MONITORING)

Is hereby deleted. Reason:[conditions have been revoked, no longer applicable].

B. HEALTH

1. Reasonable precautions shall be taken during development to insure that unconfined particulates (dust particles) from the property do not become a nuisance to neighboring properties. (ONGOING: HEALTH/CODE ENF) (Previously Condition B.1 of Resolution R-97-158, Petition PDD96-84)

C. LANDSCAPING ALONG EAST PROPERTY LANDSCAPING ALONG THE EAST PROPERTY LINE (EXCLUDING THE ADJACENT REQUIRED PRESERVE AREA)

1. Condition C.1 of Resolution R-97-158, Petition PDD96-84 which currently states:

Landscaping and buffering along the east property line excluding the preserve area shall be upgraded to include:

- a. One **(1)** canopy tree for each thirty (30) linear feet of frontage.
- b. One **(1)** shrub for each fifty (50) square feet. (DRC: LANDSCAPE - Zoning)

Is hereby amended to read:

All landscape requirements shall be consistent with the approved site plan dated June 28, 2001. The site plan shall also be revised to incorporate wall and berm combination along the eastern buffer. (DRC: 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:
 - a) No Building Permits may be issued until construction has begun for State Road 7 as a 6 lane section from Belvedere Road to Forest Hill Boulevard plus the appropriate paved tapers. (BLDG PERMIT: MONITORING - Eng) (Previously Condition E.1 of Resolution R-97-158, Petition PDD96-84) [COMPLETE]
- 2. LANDSCAPE WITHIN MEDIAN
 - A. Prior to technical compliance by the Land Development Division, 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 and shall be consistent with the landscaping theme adopted for this roadway. All landscaping installation and maintenance requirements shall be subject to the standards as 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. (TC: ENG) (Previously Condition E.2.A of Resolution R-97-158, Petition PDD96-84) [COMPLETE]
 - B. All required median landscaping including an irrigation system, if required, shall be at the property owners expense. All landscape material shall also be the perpetual maintenance obligation of the property owner 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 concurrent with the improvements with the first plat or within 6 months of receipt of notice to proceed from the County Engineer. (ENG) (Previously Condition E.2.B of Resolution R-97-158, Petition PDD96-84)
 - C. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to recordation of the first plat to reflect this obligation. (PLAT: ENG) (Previously Condition E.2.C of Resolution R-97-158, Petition PDD96-84)

3. The developer, the Property Owner's Association and/or Homeowners Association may add an access onto Dillman Road. The cost for this access which includes, but not limited to, Permitting and Design costs, bridge construction costs, and roadway construction costs shall be provided by the:
 - a. PUD Developer, if any dwelling unit lots are still owned by the developer at the time of the request. (or)
 - b. Property Owner's Association and/or Homeowners Association of the PUD should there be no remaining lots owned by the developer at the time of the request of the additional access. If a connection to Dillman Road is provided, a physical barrier with landscaping at the eastern terminus of Dillman Road at the project's entrance, shall be provided limiting vehicular traffic to the improved portion of Dillman Road only. The landscaping material shall consist of canopy trees and **understory** planting as permitted by the County Engineer. (ONGOING: ENG) (Previously Condition E.3 of Resolution R-97-158, Petition PDD96-84)
4. Prior to the recordation of the first plat, the property owner shall include in the homeowners documents, sales contracts, all sales brochures, Master Plans and related Site Plans a disclosure statement identifying that the Property Owner's Association and/or Homeowners Association will be responsible for the cost of the access onto Dillman Road Extension, if it is requested, and there is no Developer as outlined in the condition above. The Information which appears in written form shall appear in bold print. (PLAT: ENG) (Previously Condition E.4 of Resolution R-97-158, Petition PDD96-84)
5. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before July 1, 1998 and shall continue on an annual basis until all units within the development have been sold or the developer relinquishes control to the Homeowners Association. (DATE: MONITORING - Eng) (Previously Condition E.5 of Resolution R-97-158, Petition PDD96-84)
6. Prior to DRC approval of the Preliminary Development Plan, the internal Street System for POD 2 shall be integrated with POD 3 of the PUD. (DRC APPROVAL: ENGINEERING)
7. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following payment and phasing schedule:

Note: The following is in conformance with a policy concerning "Southern Boulevard and Concurrency" stated in a letter from George Webb, P. E., County Engineer, dated January 25, 2000 and approved by the Board of County Commissioners: Prior to the issuance of the building permits for more than 196 single family dwelling units or prior to December 31, 2002, whichever shall first occur, the property owner shall contribute the amount of:

 - a. \$213,907 toward intersection improvements at the intersection of SR 7 and SR 80.
 - b. \$28,105 toward intersection improvements at the intersection of Jog Road and SR 80.

Payments made pursuant to this condition shall be creditable against the Project's Road Impact Fees which are due at the time of the building permit issuance. This advanced payment does not vest the project against future Road Impact Fee increases. The project's road

impact fee may be increased as provided in the Road Impact Fees Ordinance. Impact fees previously paid in phase I shall also be credited toward this advanced payment. (DATE: MONITORING-Eng)

- c. Building Permits for more than 195 single family dwelling units for the site shall not be issued until the contract has been awarded for the widening of SR 7 as an eight (8) lane median divided section. (BLDG PERMIT: MONITORING-Eng)

F. ENVIRONMENTAL RESOURCES MANAGEMENT

1. Prior to DRC site plan certification the Preserve Management Plan shall be amended to include the 0.41 acre Open Space area located along the southern border of the existing Pine Flatwood preserve. (DRC: ERM)

G. PRESERVATION OF EXISTING VEGETATION

1. Prior to final DRC certification of the site plan, the petitioner shall submit a an Alternate Landscape Plan showing incorporation of relocated and/or exiting vegetation to the eastern buffer or in the required open spaces. (DRC: LANDSCAPE- Zoning)
2. Prior to final DRC certification, the petitioner shall meet with Landscape Section staff to ensure that the maximum amount of existing native vegetation is incorporated into the final site design. (DRC: LANDSCAPE- Zoning)

H. MASS TRANSIT

1. A. 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 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 or Palm Tran. (DRC: ZONING) (Previously Condition D.I.A of Resolution R-97-158, Petition PDD96-84)
- B. Masstransit access, shelters **and/or** bus stops, if required, shall be located and constructed by the petitioner within three (3) years (November 1, 1999) 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 the requirement for mass transit access and/or bus shelters, if requested by the County Engineer. Mass transit access shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use to the shelter, and a bicycle rack. (DATE: MONITORING- Eng) (Previously Condition D.I.B of Resolution R-97-158, Petition PDD96-84)

I. PREM

1. Condition F.1 of Resolution R-97-158, Petition PDD96-84 which currently states:

The property owner shall provide Palm Beach County Board of County Commissioners with a warranty deed by October 1, 1997 for a 2.56- acre civic site, in a location and form acceptable to Facilities, Development & Operations Department (FD&O), and the County Attorney's office. Direct access over canals to either SR 7 or Dillman Road shall be provided by the Petitioner. Developerto Plat and dedicate the Civic site to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

- a. Developer to provide a title policy insuring marketable title to Palm Beach County for the civic site. Policy is subject to Property & Real Estate Management Department's (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site. The appraisal to be obtained by the Developer. The County to have the option, at their discretion, to release all or part of the Declarations of Covenants and Conditions of the P.U.D., as it would apply to the civic site.
- b. All ad valorem real estate taxes and assessments for the year of closing shall be pro-rated at the day of acceptance of the deed for the civic site; acceptance date to be determined by PREM and the County Attorney's Office after receiving Board approval.
- c. Civic site to be free and clear of all trash and debris at the time of acceptance of the warranty deed.
- d. Developer shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Developer shall specifically address the following issues:
 - 1) The discharge of surface water from the proposed civic site into the Developer's water retention basins.
 - 2) As easement across Developer's property from the proposed civic site to the retention basins, if required.
- e. By acceptance of these conditions developer agrees to allow the County to perform any on site inspections deemed appropriate to support the acquisition of the civic site.
- f. Developer to prepare civic site to buildable grade under the direction of the Facilities Development & Operations Department.
- g. Developer to provide water and sewer stubbed out to the property line. (DATE: MONITORING - PREM)

Is hereby deleted. Reason: [it has been satisfied by cash-out].

2. Condition F.2 of Resolution R-97-158, Petition PDD96-84 which currently states:

The property owner shall provide the County with a certified survey of the proposed civic site by August 1, 1997. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

- a. The survey shall meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6.
- b. If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.
- c. The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site. (DATE: MONITORING - PREM)

Is hereby deleted. Reason: [it has been satisfied by cash-out].

3. Condition F.3 of Resolution R-97-158, Petition PDD96-84 which currently states:

The property owner shall provide PREM with an Environmental Assessment of the proposed civic site by August 1, 1997. The minimum assessment which is required is commonly called a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

- a. Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.
- b. Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.

The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
 - 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
 - 3) Hazardous Waste Data Management System List (HWDMS).
- c. Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
 - d. The results of an on-site survey to describe site conditions and to identify potential area of contamination.
 - e. Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone. (DATE: MONITORING - PREM)

Is hereby deleted. Reason: [it has been satisfied by cash-out].

4. Condition F.4 of Resolution R-97-158, Petition PDD96-84 which currently states:

Prior to October 1, 1997, the Petitioner may request to exchange the required on-site dedication of land for cash of equal value or off-site land equal in acreage, however, this option shall be used only upon County approval. In addition, should the off-site land option be chosen, each PREM condition listed in numbers 1, 2 & 3 above will also apply. If the land off-site is of less cash value than the on-site dedication the petitioner shall contribute cash equal to the difference in values. Valuation of the on-site and off-site land shall be subject to the County appraisal process and be at the cost of the petitioner. If off-site

land or cash contribution is accepted by Palm Beach County, the petitioner shall be deemed to have satisfied the intent of ULDC 6.8B.6a (2). (DATE: MONITORING - PREM)

Is hereby deleted. Reason: [it has been satisfied by cash-out].

J. PLANNED UNIT DEVELOPMENT

1. Street lights shall be provided pursuant to Section **6.8.A.23.d(1)** of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng) (Previously Condition G.1 of Resolution R-97-158, Petition PDD96-84)
2. Street trees shall be planted in or adjacent to all rights-of-way, pursuant to Section **6.8.A.23.d(3)** of the ULDC, subject to approval by the County Engineer. (CO: LANDSCAPE - Eng) (Previous Condition G.2 of Resolution R-97-158, Petition PDD96-84)
3. Street bike lanes shall be provided in or adjacent to all rights-of-way over fifty (50) feet in width, pursuant to Section **6.8.A.23.d(4)** of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng) (Previous Condition G.3 of Resolution R-97-158, Petition PDD96-84)
4. All utilities shall be underground, pursuant to Section **6.8.A.23.d(5)** of the ULDC. (PLAT: ENG - Zoning) (Previous Condition G.4 of Resolution R-97-158, Petition PDD96-84)
5. 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, among other things, provide for: 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.

The property shall not be subjected to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the issuance of the first building permit, or recordation of the first plat for any portion of the planned development, whichever occurs first. (BLDG PERMIT/ PLAT: MONITORING/ ENG - Co Att) (Previous Condition G.5 of Resolution R-97-158, Petition PDD96-84)

6. Prior to final site plan certification by the Development Review Committee (DRC), the site plan for the affected 15.65 acre portion of the PUD shall be amended to show a focal point at the terminus of each residential access street, cul-de-sac, or nonresidential access way. The focal point shall be in the form of special planting with specimen trees and decorative pavement acceptable to the Zoning Division. (DRC: ZONING)
7. Flexible Regulations and Administrative Deviations from the required property development regulations for the residential units and their accessory structures shall be limited to the following:

Property Development Regulations	Administrative Deviation or Flexible Regulations
Front Setback 25 feet	22.5 feet
Lot coverage 40%	44%

8. No side or rear setback reductions shall be permitted for the entire PUD, except as allowed per ULDC requirements. (DRC: ZONING)

9. A minimum of one (1) additional recreational/open space areas with minimum lot size of 0.2 acre shall be indicated on the final certified site plan. Such recreation uses shall have a direct connection to the lake, pedestrian system within the project and include a tot lot, gazebo, fitness station, rest station, or similar 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, storm-water management or other utility purposes. (DRC/PLAT: ZONING)
10. No single-family units/pods shall be permitted to convert to zero lot line units without BCC approval. (DRC: ZONING)
11. The PUD shall be limited to a maximum of two hundred and fifty-three (253) units. (DRC: ZONING)

K. 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 H.I of Resolution R-97-158, Petition PDD96-84 which currently states:

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)

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 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. (MONITORING)