

RESOLUTION NO. R-95-1020

RESOLUTION APPROVING ZONING PETITION DOA94-18(A)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF ORIOLE HOMES CORP.

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 DOA94-18(A) was presented to the Board of County Commissioners at a public hearing conducted on July 27, 1995; 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 reservation and therefore 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 DOA94-18(A), the petition of Oriole Homes Corp., for a Development Order Amendment (DOA) to delete Condition B.23 of R-94-790 (completion of Hagen Ranch Road), previously approved 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 July 27, 1995, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Newell moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted this 27th day of July, 1995.

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

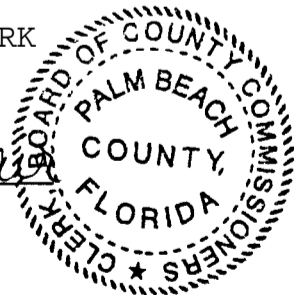


EXHIBIT A

LEGAL DESCRIPTION

**DESCRIPTION**

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST BRNG MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACTS 55 THROUGH 58 INCLUSIVE, LESS THE NORM 40 FEET THEREOF;

TOGETHER WITH ALL OF TRACTS 71, 72, 73, 74, 87, 88, 89 AND 90, TOGETHER WITH THAT PORTION OF THE 30 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN TRACTS 73, 74 AND TRACTS 87, 88, LESS THE EAST 25 FEET THEREOF;

AND THAT PORTION OF THE 30 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN TRACTS 71, 72 AND TRACTS 88, 90, LESS THE WEST 25 FEET THEREOF;

ALL LYING IN BLOCK 49 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBUC RECORDS OF PALM BEACH COUNM, FLORIDA.

PARCEL II:

A PORTION OF BLOCK 49. PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET SOUTH OF THE SOUTHEAST CORNER OF TRACT 41; THENCE SOUTH TO THE SOUTHEAST CORNER OF TRACT 88; THENCE EAST 30 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF TRACT 89; THENCE NORTH TO A POINT 15 FEET SOUTH OF THE SOUTHWEST CORNER OF TRACT 40; THENCE WEST 30 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 71; THENCE WEST TO THE SOUTHWEST CORNER OF TRACT 74; THENCE SOUTH 30 FEET MORE OR LESS TO THE NORTHWEST CORNER OF TRACT 87; THENCE EAST TO THE NORTHEAST CORNER OF TRACT 90; THENCE NORM 30 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT 71 AND THE POINT OF BEGINNING.

SAID LAND CONTAINING 61.02 ACRES, MORE OR LESS.

**TOGETHER WITH**

**The South five feet of the North 55 feet of Tracts 55, 56, 57 and 58, Block 49, THE PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2 at Pages 45 to 54 of the Public Records, of Palm Beach County, Florida;**

**which is also described as**

**The South 5 feet of the property which the second party conveyed to the first party pursuant to that certain Easement Deed recorded in Official Records Book 8520, Page 832, of the Public Records of Palm Beach County, Florida**

EXHIBIT B  
VICINITY SKETCH

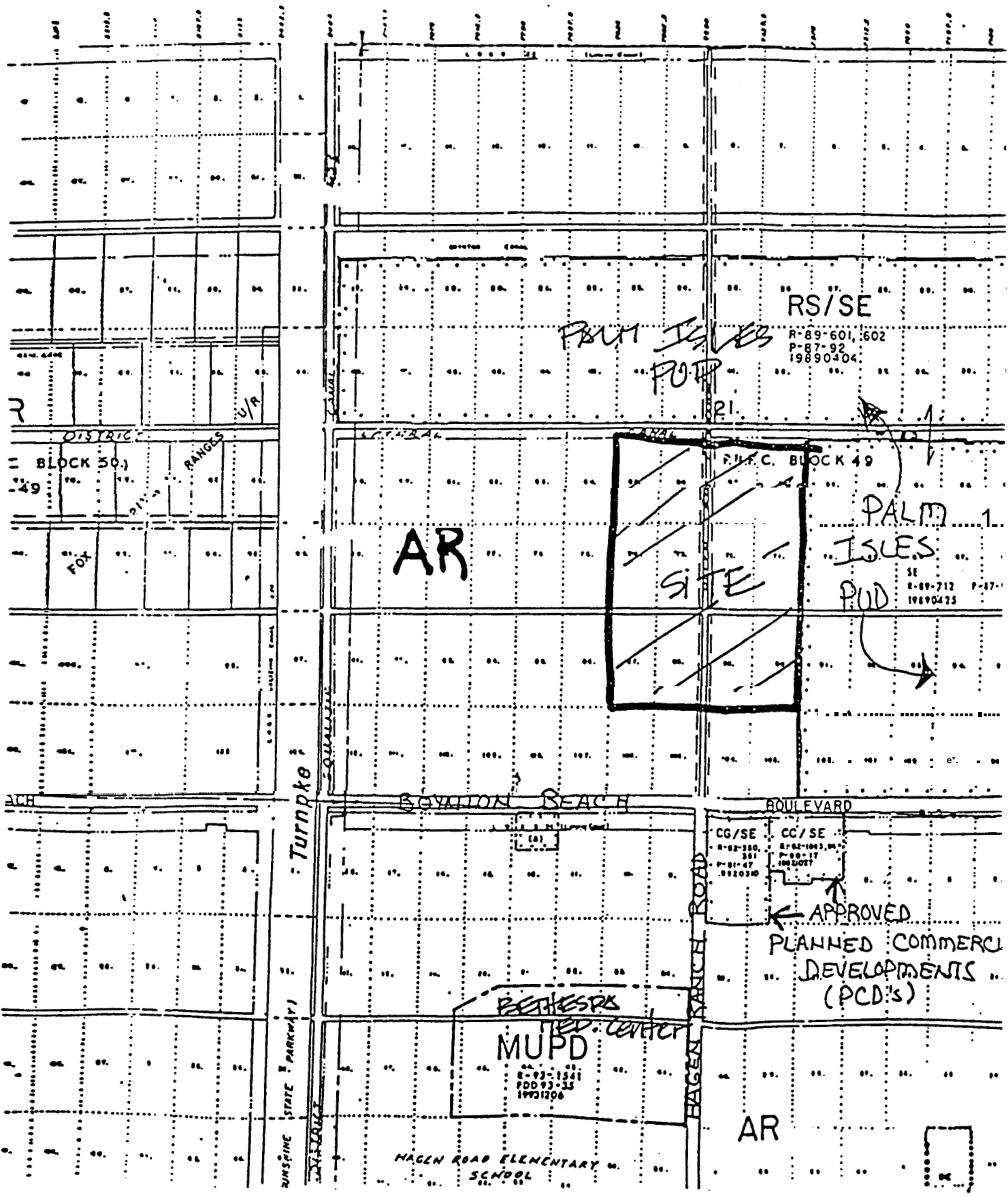


EXHIBIT C

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-94-790 (Petition 94-18) have been consolidated 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. (MONITORING-Zoning)

B. HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted on this site. All existing onsite sewage disposal systems must be abandoned in accordance with Chapter 10D-6, FAC., and Palm Beach County ECR-I. (Previously Condition No. A.1 of Resolution No. R-94-790, Petition 94-18). (HEALTH)
2. Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. All existing onsite potable water supply systems must be abandoned in accordance with Palm Beach County ECR-II. (Previously Condition No. A.2 of Resolution No. R-94-790, Petition 94-18). (HEALTH)

C. LANDSCAPING - GENERAL

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. (Previously Condition No. B.1 of Resolution No. R-94-790, Petition 94-18). (BUILDING-Zoning)

D. LANDSCAPING ALONG EAST PROPERTY LINE (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the east property line shall be upgraded to include:
  - a. A minimum five (5) foot wide landscape buffer strip;
  - b. A six (6) foot high opaque concrete (masonry) wall. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development;
  - c. One (1) canopy tree planted every twenty (20) feet on center; and,

- d. One (1) native palm tree or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location; and,

Fifty (50%) percent of the required trees shall be planted on the exterior side of the required wall and ~~may~~ shall be installed off site. The minimum code requirements for landscaping along the east property line shall be met on site. (Previously Condition No. C.1 of Resolution No. R-94-790, Petition 94-18). (BUILDING-Zoning)

2. Prior to issuance of the first building permit on the east parcel, the petitioner shall install the required wall along the entire east property line. (Previously Condition No. C.2 of Resolution No. R-94-790, Petition 94-18). (BUILDING)

E. ENGINEERING

1. The property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed the right of way for Hagen Ranch Road. This site related right of way for Hagen Ranch Road, 80 feet in width, shall be conveyed prior to January 15, 1995 or prior to the issuance of the first Building Permit whichever shall first occur. Right of way conveyance shall be along the projects entire frontage and shall be free of all encumbrances and encroachments. 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 "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer (Previously Condition No. E.1 of Resolution No. R-94-790, Petition 94-18). (MONITORING/BUILDING - Engineering)
2. The Property owner shall construct a left turn lane north approach and a left turn lane south approach on Hagen Ranch Road at the project's entrance road. This construction shall be concurrent with the paving and drainage improvements for the site for Phase 1. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (Previously Condition No. E.2 of Resolution No. R-94-790, Petition 94-18). (BUILDING - Engineering)
3. Prior to July 15, 1995 or prior to the issuance of the first Building Permit, whichever occurs first, the Property owner shall convey to Palm Beach County adequate road drainage easement through the project's internal surface water management system to provide legal positive outfall for all runoff from those segments of Hagen Ranch Road along the property frontage and for the section of Hagen Ranch Road from Boynton Beach Boulevard to the project's south property line. Said easements shall be no less than 20 feet in width. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge and treatment requirements of the applicable County Water Control District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate

Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures. Elevation and location of all construction shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material (Previously Condition No. E.3 of Resolution No. R-94-790, Petition 94-18). (MONITORING/Building - Engineering)

4. The Developer 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 to be paid at the time of the Building Permit is \$1650 presently per approved single family dwelling unit and \$1155 per approved multi family dwelling unit (trips X \$165.00 per trip). (Previously Condition No. E.4 of Resolution No. R-94-790, Petition 94-18). (IMPACT FEE COORDINATOR)
5.
  - a) The Property owner shall lengthen the existing northbound left turn lane on El Clair Ranch Road at Boynton Beach Boulevard. Length of this turn lane shall be a minimum of 390 feet in length. The construction shall be concurrent with the paving and drainage improvements for Phase 1 of the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but not limited to, utility relocations and acquisition of any additional required right-of-way. Acceptable surety for this construction shall be posted with the office of the County Engineer prior to January 1, 1995 based upon 110% of a certified cost estimate by the developers engineer. (MONITORING - Engineering)
  - b) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BUILDING - Engineering)
  - c) Construction shall be completed prior to the issuance of building permits which authorizes the construction of 47 dwelling units. (Previously Condition No. E.5 of Resolution No. R-94-790, Petition 94-18). (BUILDING - Engineering)
6. In order to comply with the mandatory traffic performance standards the Developer shall be restricted to the following phasing schedule:
  - a) Building Permits for no more than 97 single family and 100 multi family housing units shall be issued until the contract for construction of Jog Road from Boynton Beach Boulevard to Le Chalet Boulevard as a four lane divided roadway has been let.
  - b) Building Permits for no more than 97 single family and 95 multi family units shall be issued until the contract for construction of an additional eastbound left turn lane at Boynton Beach Boulevard and Jog Road has been let.

The mix of the proposed single family and multi family dwelling units may be adjusted by the County Engineer if an approved traffic study is submitted which demonstrates compliance with the Mandatory Traffic Performance Standards. (Previously Condition No. E.6 of Resolution No. R-94-790, Petition 94-18). (BUILDING - Engineering)

7.
  - a) Prior to the recordation of the first plat, the petitioner shall include in the homeowners documents and all sales contracts as well as all written sales brochures, Master Plans and related Site Plans a disclosure statement identifying all Hagen Ranch Road as a planned roadway through the petition property which is included in the County's Thoroughfare Plan or Five Year Road Program including the ultimate number of lanes for this road. (ENGINEERING)
  - b) The Developer/Property Owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and Building Department. The next report shall be submitted on or before July 15, 1995 and shall continue on an annual basis until all units within the development have been sold. (MONITORING)
  - c) This property shall also be appropriately signed by the developer prior to the issuance of the first building permit. Sign locations shall be indicated both on the Master Plan and appropriate Site Plans. (Previously Condition No. E.7 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
8. The Property owner shall construct Hagen Ranch Road from the southern paved terminus by Boynton Isles PUD, south to this project's south property line. This construction shall be concurrent with the paving and drainage improvements for phase 1 of the site. Construction shall be to collector street standards, 2-12 foot travel lanes (expandable to 5-lanes), based upon construction plans approved by the County Engineer. Construction shall be completed prior to the issuance of the first certificate of occupancy. (Previously Condition No. E.8 of Resolution No. R-94-790, Petition 94-18). (BUILDING - Engineering)
9. The Property owner shall provide construction plans for Hagen Ranch Road as a two lane collector road, (expandable to five lanes) from Boynton Beach Boulevard to this project's south property line. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed prior to January 15, 1997. Plan costs shall be approved by the County Engineer. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division (Previously Condition No. E.9 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)



10. The property owner shall provide for the acquisition by funding the right-of-way of Hagen Ranch Road from Boynton Beach Boulevard to this project's south property line as referenced in the Condition above. This developer shall enter into an agreement for acquisition with the Right of Way Acquisition Section prior to January 15, 1996. Notification shall be given to Land Development Division (Previously Condition No. E.10 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
11. Prior to January 15, 1996 the property owner shall prepare and provide to the County all necessary right-of-way acquisition documents including but not limited to surveys, property owners maps, legal descriptions for acquisition, and parcelled right-of-way maps required for the construction of Hagen Ranch Road from Boynton Beach Boulevard to this project's south property line, subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 25 years. Notification shall be given to Land Development Division (Previously Condition No. E.11 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
12. The property owner shall construct Hagen Ranch Road as a two lane collector road from Boynton Beach Boulevard to this project's south property line. This construction shall be completed prior to December 1, 1997. This construction shall include:
  - a) Separate left turn lane and right turn lane north approach on Hagen Ranch Road at Boynton Beach Boulevard.
  - b) Signal modifications as required by the County Engineer at the intersection of Hagen Ranch Road and Boynton Beach Boulevard. (Previously Condition No. E.12 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering;
13. All canal crossings within the project limits shall be constructed to their ultimate configuration (Previously Condition No. E.13 of Resolution No. R-94-790, Petition 94-18). (ENGINEERING)
14. Acceptable surety required to the Land Development Division for the offsite road improvements as outlined in the condition above shall be posted with the Office of the County Engineer prior to April 1, 1997. This surety shall be based upon 110% of the certified cost estimate from the developers engineer (Previously Condition No. E.14 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
15. The Property owner shall prepare the construction plans for the additional eastbound left turn lane required in Condition #6(b) plus the appropriate tapers. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed prior to July 2, 1995. Plan costs shall be approved by the County Engineer. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division (Previously Condition No. E.15 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)

16. The property owner shall provide for the acquisition by funding the right-of-way of the additional eastbound left turn lane as referenced in the Condition above and shall provide surety acceptable to the Office of the County Engineer and County Attorney. This developer shall enter into a written agreement with the Right of Way Acquisition Section prior to January 1, 1995, or prior to the certification of the Master Plan whichever shall first occur. Notification shall be given to Land Development Division (Previously Condition No. E.16 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
17. Prior to January 1, 1995, the property owner shall prepare and provide to the County all necessary right-of-way acquisition documents including but not limited to surveys, property owners maps, legal descriptions for acquisition, and parcelled right-of-way maps required for the construction of the additional eastbound left turn lane as referenced above and subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 25 years. Notification shall be given to Land Development Division. (Previously Condition No. E.17 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
18. The property owner shall construct the additional eastbound left turn lane per Condition No. 6(b). The construction shall commence prior to January 1, 1996. All canal crossings within the project limits shall be constructed to their ultimate configuration. (Previously Condition No. E.18 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
19. Surety required to the Land Development Division for the offsite road improvements as outlined in Condition Nos. 15, 16, 17 and 18 shall be posted with the Office of the County Engineer prior to January 1, 1995. Surety in the amount of 110% shall be based upon a Certified Cost Estimate from the Developer's Engineer (Previously Condition No. E.19 of Resolution No. R-94-790, Petition 94-18). (MONITORING - Engineering)
20. The developer has agreed to designing, acquiring the right-of-way and constructing Hagen Ranch Road from Boynton Beach Boulevard to the project's south property line (Conditions #9, 10, 11, 12 and 13) in lieu of paying Traffic Impact Fees. The cost of designing acquiring the right-of-way and constructing the additional eastbound left turn lane at the intersection of Boynton Beach Boulevard and Jog Road (Conditions #15, 16, 17 & 18) shall be credited against this project's impact fee. The developer's maximum cost for complying with Conditions #9, 10, 11, 12, 13, 15, 16, 17 and 18 shall not exceed \$320,000. (Previously Condition No. E.20 of Resolution No. R-94-790, Petition 94-18). (ENGINEERING)
21. Prior to submission of the first plat for recordation the developer shall provide legal access to this project via Hagen Ranch Road from the project south to Boynton Beach Boulevard or through the Palm Isles PUD by recording a Supplement to Declaration of Protective Covenants and Restrictions for Palm Isles and Perpetual Access Easement. (Previously Condition No. E. 21 of Resolution No. R-94-790, Petition 94-18). (ENGINEERING)
22. Construction for the access to this site shall be limited to the section of Hagen Ranch Road south of the subject site. (Previously Condition No. E.22 of Resolution No. R-94-790, Petition 94-18). (ENGINEERING - Building)

23. Condition B.23 of Petition Z/COZ 94-18, Resolution No. R-94-790, which currently states:

No Certificates of Occupancy shall be issued until Hagen Ranch Road, from Boynton Beach Boulevard to the project, is open for vehicular traffic provided that there has been no undue delay by Palm Beach County in acquiring the right-of-way for this section of Hagen Ranch Road.

Is hereby amended to state:

- a. No Certificates of Occupancy for Palm Isles West shall be issued after six months from the date of the Certificate of Title being issued to Palm Beach County for the section of Hagen Ranch Road south of Palm Isles West. (BUILDING/ENGINEERING)
- b. Should Palm Beach County deliver the right-of-way for Hagen Ranch Road prior to September 30, 1995, no certificates of occupancy shall be issued after March 31, 1996. (MONITORING/BUILDING-Engineering)

In any event, the most restrictive date above shall take precedent. This restriction shall remain until Hagen Ranch Road is open for traffic. (ENGINEERING)

24. From the time until the section of Hagen Ranch Road within Palm Isles is complete, a temporary barrier for vehicular traffic shall be installed and maintained until the first Certificate of Occupancy is issued. (ENGINEERING)

F. CONCURRENCY

1. Property owner shall post surety for intersection improvements prior to January 27, 1996 (within (6) six months of approval of a site specific development order for this project by the Board of County Commissioners). If surety is not posted, then this concurrency certificate shall become null and void. (MONITORING-Engineering)
2. Building permits for no more than (46) forty-six single family units shall be issued until the contract for construction of an extension to the existing left turn lane on the south approach to the Boynton Beach Boulevard and El Clair Ranch Road intersection has been let. Left turn storage shall be extended to 390 feet per County turn lane geometrics typical (dated 2-25-94), unless a lesser length is approved by the County Engineer. (BUILDING-Engineering)

G. SECURITY

1. Prior to the issuance of the first Certificate of Occupancy (C.O.), the developer shall provide at the entrance to Palm Isles Boulevard at Hagen Ranch Road manned security gates or a video camera linked to the main security gate of Palm Isles. This security shall be maintained until Hagen Ranch Road is completed. The petitioner shall provide the Building Division verification of compliance with this condition prior to the issuance of the first C.O. (BUILDING-Engineering)

H. COMPLIANCE

1. Failure to comply with any of these 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; cease and desist 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 the Conditional Use and any/or zoning which was approved concurrently with the Conditional Use;
- 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;
- 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 Conditional Use, 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. (Previously Condition No. D.1 of Resolution No. R-94-790, Petition 94-18). (MONITORING)