

RESOLUTION NO. R-96-542

RESOLUTION APPROVING ZONING PETITION DOA75-68(L)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF HALVORSEN DEVELOPMENT  
BY ROBERT BENTZ, AGENT  
LOGGERS RUN COMMERCIAL POD (TRACT D1)

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 DOA75-68(L) was presented to the Board of County Commissioners at a public hearing conducted on March 28, 1996; 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 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 DOA75-68(L), the petition of HALVORSEN DEVELOPMENT by ROBERT BENTZ, agent, for a Development Order Amendment (DOA) to amend the master plan for the Loggers Run PUD to add access to a commercial pod (Tract D1) 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 March 28, 1996, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on April 25, 1996.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK

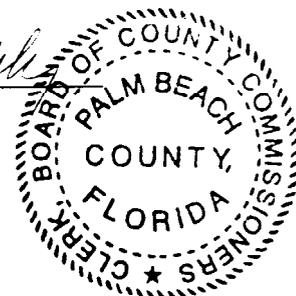


EXHIBIT A  
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

**ALL OF PARCEL D-1 OF THE PLAT OF WINDING LAKES – SECTION ONE  
AS RECORDED IN PLAT BOOK 40, PAGES 41-43 OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA.**

**CONTAINING 5.00 ACRES MORE OR LESS.**



EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval and time frames as contained in Resolutions R-75-778, R-85-1430, R-86-453, R-87-1199, R-94-1309, R-94-1477, R-95-714 and R-95-1009 remain in full effect. The conditions listed below apply only to the commercial parcel designated as Tract D-1 on the Loggers Run Master Plan.

A. USE LIMITATIONS

1. Development of the site is limited to the uses and site design approved by the Board of County Commissioners (site plan dated March 6, 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. (DRC: ZONING)
2. Total gross floor area shall be limited to a maximum of 39,687 square feet. Expansion shall be limited to five per cent (5%) or 1,000 square feet, whichever is less. (DRC: ZONING)
3. Business hours open to the public shall be limited from 7:00 a.m. to 10:00 p.m. daily.
4. There shall be no delivery or unloading activities between the hours of 7:00 p.m. and 9:00 a.m. (ONGOING: CODE ENF)
5. To ensure consistency with the site plan dated March 6, 1996, presented to the Board of County Commissioners, no more than ten (10) 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)
6. The attached retail space shall not be used for a restaurant or sale of food or beverages. (ONGOING: CODE ENF - Zoning)

B. ACCESS

1. Vehicular access to the site shall be limited to:
  - a. One access (right in/right out only) located in the northwest corner of the property;
  - b. One access centrally located on the west side of Oriole Country Road opposite the existing access for Loggers Run Middle School; and
  - c. One access (right-in-only) located in the southeast corner of the property. This access to be used by delivery trucks only. (DRC: ZONING)

C. ARCHITECTURAL CONTROL

1. The building shall be designed and constructed to be compatible with the general architectural character of surrounding residential areas. (BLDG PERMIT: BLDG - Zoning)
2. Similar architectural character and treatment shall be provided on all sides of the building. (BLDG PERMIT: BLDG - Zoning)

3. The architectural design of the building shall create an overall unified image, utilizing, but not limited to, the items specified below.
  - a. Common elements such as consistent forms, colors, architectural details and landscape materials.
  - b. Roof and/or trim color shall be coordinated with base colors. Gutters and down spouts shall be integrated into the architectural design of the building. (BLDG PERMIT: BLDG - Zoning)
4. All air conditioning and mechanical equipment shall be screened from view and not visible from any property line. Screening shall consist of a visually opaque barrier consistent with the color, character and architectural style of the principal structure. (CO: BLDG - Zoning)
5. Exterior storage and loading areas shall be screened from view and integrated into the building design to make it compatible with the building architecture. (BLDG PERMIT: BLDG - Zoning)
6. Prior to certification of the preliminary development plan by the Development Review Committee, the property owner shall record in the public record a covenant requiring architectural consistency between the building and signage. The covenant shall be recorded in the public record in a manner and form acceptable to the County Attorney. The covenant shall not be removed, altered, changed or amended without written approval from the County Attorney. (DRC: CO ATT)

D. BUILDING AND SITE DESIGN

1. The site shall be limited to one (1) structure only. (DRC: ZONING)
2. The minimum setback for the building shall be seventy five (75) feet from the south property line and forty five (45) feet from the west property line. (DRC: ZONING)
3. The maximum height for the building including parapet, measured from finished grade to highest point, shall not exceed thirty-five (35) feet. (BLDG PERMIT: BLDG - Zoning)
4. Openings shall not be permitted on the east and west facades of the building, except required emergency exits. (BLDG PERMIT: BLDG)
5. Prior to final Development Review Committee (DRC) certification, the petitioner shall abandon or obtain removal agreements for proposed improvements within the existing utility easements along the north, east and south property lines. (DRC: ZONING)
6. Prior to final DRC certification, the site plan shall be amended to include effective screening of all loading areas from adjacent rights-of-way and residential areas. (DRC: ZONING)

E. ENGINEERING

1. The Property owner shall construct:
  - a. left turn lane, south approach and a right turn lane, north approach on Oriole Country Road at the project's north entrance.

- b. The property owner of Parcel D shall construct non-mountable curbing on both sides of existing median of Palmetto Park Road from Oriole Country Road West to a point 100 feet west of the proposed entrance onto Palmetto Park Road.
- c. The property owner of Parcel D shall provide fifty percent (50%) of the funding to construct non-mountable curbing on both sides of future median of Palmetto Park Road to the Riverside Drive intersection.
- d. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING - Eng)
- d. **All** construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng)

2. LANDSCAPE WITHIN MEDIAN

- A. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Dept. for a permit to landscape all adjacent median(s) of all abutting rights-of-way. Petitioner shall install landscaping consistent with the proposed Loggers Run Homeowner's Association landscape program for Palmetto Park Road. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Engineering and Public Works Dept. March 1994 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: BLDG - Eng)
- B. All required median landscaping, including an irrigation system shall be installed at the property owners expense. **All** landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy. (CO: BLDG - Eng)
- C. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to issuance of a certificate of occupancy to reflect this obligation. (CO: BLDG - Eng)

3. The property owner shall fund the installation of school flashers on Oriole Country Road and Palmetto Park Road at Loggers Run Middle School if warranted, as determined by the County Engineer. If flashers are warranted within three (3) years of the Board of County Commissioner public hearing (March 28, 1996), the property owner shall complete all funding for the installation of these traffic control devices within 30 days written notice by the County. (ONGOING: SCHOOL BOARD/ENG)
4. The project's south entrance onto Oriole Country Road shall be designed for use by delivery trucks only. This entrance shall not be used for any vehicles exiting the site. (DRC/ONGOING: CODE ENF - Zoning)
5. The final site plan shall provide for a minimum 40 foot pavement radii at the Palmetto Park Road turnout. (DRC: ENG)

F. DUMPSTERS

1. Prior to issuance of a Certificate of Occupancy (CO), the petitioner shall construct an eight (8) foot high opaque concrete dumpster enclosure. The height of the dumpster enclosure shall be measured from the elevation of the asphalt adjacent to and outside the enclosed area. (CO: BLDG - Zoning)
2. Dumpster/trash removal shall be prohibited between the hours of 7:00 p.m. and 9:00 a.m. (ONGOING: CODE ENF - Zoning)

G. LANDSCAPING

1. All trees required to be planted shall be native evergreen species and meet the following minimum standards at time of installation:
  - a. Tree height: fourteen (14) feet
  - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
  - c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (CO: LANDSCAPE - Zoning)
  - 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 shall be native species and meet the following minimum standards at time of installation:
  - a. Palm heights: twelve (12) feet grey wood.
  - b. Clustering: staggered heights twelve (12) to eighteen (18) feet.
  - c. Pruning: minimum six (6) fronds, no clipped or spiked cuts.
  - d. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG NORTH PROPERTY LINE (ABUTTING PALMETTO PARK ROAD)

1. Landscaping and buffering along the north property line shall be upgraded to include:
  - a. A minimum forty (40) foot wide landscape buffer strip.
  - b. A continuous five (5) foot high berm with the height of berm measured from the top of curb.
  - c. One (1) canopy tree for each twenty (20) linear feet of perimeter property line with a maximum spacing of thirty (30) feet on center.
  - d. One (1) palm or pine tree for each thirty (30) linear feet perimeter property line with a maximum spacing of eighty (80) feet between clusters. A grouping of three or more palms or pine trees may supersede the requirement for a canopy tree in that location.
  - e. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE - Zoning)

I. LANDSCAPING ALONG SOUTH PROPERTY LINE (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the south property line shall be upgraded to include:
  - a. A minimum twenty (20) foot wide landscape buffer strip.
  - b. A continuous three (3) foot high berm with the height of berm measured from the top of curb. (CO/DRC: LANDSCAPE - Zoning)
2. The petitioner shall install a six (6) foot high concrete wall on the plateau of the berm. The required wall shall be setback a minimum ten (10) foot from the property line. (CO/DRC: LANDSCAPE - Zoning)
3. The following landscape requirements shall be installed alternating on the interior and exterior side of the required wall:
  - a. One (1) canopy tree for each twenty (20) linear feet of perimeter property line with a maximum spacing of thirty (30) feet on center.
  - b. One (1) palm or pine tree for each thirty (30) linear feet perimeter property line with a maximum spacing of eighty (80) feet between clusters. A grouping of three or more palms or pine trees may supersede the requirement for a canopy tree in that location. (CO/DRC: LANDSCAPE - Zoning)
4. The petitioner shall install on the exterior side of the required wall a 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 forty-eight (48) inches. (CO/DRC: LANDSCAPE - Zoning)

5. The petitioner shall install on the interior side of the required wall a twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty six (36) inches. (CO/DRC: LANDSCAPE-Zoning)

J. LANDSCAPING ALONG EAST PROPERTY LINE (ABUTTING ORIOLE COUNTRY ROAD)

1. Landscaping and buffering along the east property line shall be upgraded to include:
  - a. A minimum twenty (20) foot wide landscape buffer strip.
  - b. Continuous three (3) foot high berm with the height of berm measured from the top of curb.
  - c. One (1) canopy tree for each twenty (20) linear feet of perimeter property line with a maximum spacing of thirty (30) feet on center.
  - d. One (1) palm or pine tree for each thirty (30) linear feet perimeter property line with a maximum spacing of eighty (80) feet between clusters. A grouping of three or more palms or pine trees may supersede the requirement for a canopy tree in that location.
  - e. Twenty four (24) inch high shrub or hedge material installed on the plateau of the berm. Shrub or hedge material shall be spaced no more than twenty four (24) inches on center and maintained at a minimum height of thirty-six (36) inches. (CO/DRC: LANDSCAPE - Zoning)

K. LANDSCAPING ALONG WEST PROPERTY LINE

1. Landscaping and buffering along the west property line shall be upgraded to include:
  - a. A minimum ten (10) foot wide landscape buffer strip. (CO/DRC: LANDSCAPE - Zoning)
2. The petitioner shall install an eight (8) foot high concrete wall a distance of three hundred thirty (330) feet from the southwest corner of the property:
  - a. The height of the wall may be increased to be consistent with the wall on the south property line.
  - b. The wall shall have a decorative precast finish. (CO/DRC: LANDSCAPE - Zoning)
3. The petitioner shall install a four (4) foot high green vinyl coated chain link fence a distance of three hundred and four (304) feet along the balance of the west property line from the end of the concrete wall to approximately twenty five (25) feet south of the northern property line.
4. The following landscape requirements shall be installed alternating on the interior and exterior side of the required wall/fence:

- a. One (1) canopy tree for each twenty (20) linear feet of perimeter property line with a maximum spacing of thirty (30) feet on center.
  - b. One (1) palm or pine tree for each thirty (30) linear feet perimeter property line with a maximum spacing of eighty (80) feet between clusters. A grouping of three or more palms or pine trees may supersede the requirement for a canopy tree in that location. (CO/DRC; LANDSCAPE - Zoning)
5. The petitioner shall install on the exterior side of the required wall/fence a 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 sixty (60) inches. (CO/DRC; LANDSCAPE-Zoning)
  6. The petitioner shall install on the interior side of the required wall/fence a twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches. (CO/DRC; LANDSCAPE - Zoning)

L. LANDSCAPING - INTERIOR

1. One interior 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. The minimum width of all landscape islands shall be ten (10) feet. Two (2) trees and appropriate ground cover shall be planted in each island. (CO/DRC; LANDSCAPE - Zoning)
3. Landscaping shall be provided along the north, west and southwest facades of the principal structure and meet the following minimum standards:
  - a. The minimum width of this foundation planting shall be ten (10) feet.
  - b. The petitioner shall install one tree for each thirty (30) linear feet of adjacent building facade with a maximum spacing of forty (40) feet on center.
  - c. The petitioner shall install one palm for each twenty (20) linear feet of adjacent building facade with a maximum spacing of fifty (50) feet between palm clusters.
  - d. The petitioner shall provide appropriate ground cover and shrub material in the foundation planting areas. (CO; LANDSCAPE)

M. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING; BLDG / CODE ENF - Zoning)
2. All outdoor lighting fixtures shall not exceed thirty (30) feet in height, measured from finished grade to highest point. (CO; BLDG - Zoning)

3. **All** outdoor lighting shall be extinguished no later than 11:00 p.m., excluding security lighting only. (ONGOING: CODE ENF)
4. Petitioner shall install high pressure sodium street lights at all entrances. The street lights shall be a minimum 22,000 lumens/200 watt bulb and consistent with the street lighting style along Palmetto Park Road. (CO: BLDG - Zoning)

N. MASS TRANSIT

1. Prior to final certification of the master plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate bus access and/or a bus stop(s) on or adjacent to the subject property. Bus access and/or bus stops shall be located and constructed by the petitioner in a manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer. (DRC: ZONING - School Board)

The petitioner shall dedicate additional right-of-way to accommodate this requirement, if requested by the County Engineer. **Bus** stops, if required, shall include, a: a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use, and bicycle rack. (ONGOING/DRC: ZONING - School Board / Eng / Planning)

2. The property owner shall negotiate, in good faith a contract for a proportionate share of the cost of operation and maintenance of mass transit generated by this projects identifiable impacts. This condition shall remain in effect until March 28, 1997. (DATE: MONITORING - Eng)

O. PARKING

1. All delivery and loading areas shall be located in the rear of the building. Screening shall consist of a depressed truckwell and an enclosed truck loading dock platform. The loading dock platform shall be constructed in a manner consistent with the color, character and architectural style of the principle structure. (20: BLDG - Zoning)
2. No overnight parking of any vehicle or trucks shall be permitted. (ONGOING: CODE ENF)
3. The parking spaces along the west property line shall be changed to angled parking with a one way drive to the north. Appropriate stop signs and do not enter signs shall be provided. (DRC: BLDG - Zoning)

P. SIGNAGE

1. Freestanding point of purchase sign on site shall be limited as follows:
  - a. Maximum sign height, measured from top of curb to highest point - ten (10) feet;
  - b. Maximum sign face area per side - 100 square feet;
  - c. Maximum number of signs - One (1);
  - d. Located perpendicular to the Palmetto Park Road R.O.W. with appropriate set back;

- e. Monument style only. (BLDG PERMIT: BLDG - Zoning)
- 2. Directional signage on Oriole Country Road shall be limited as follows:
  - a. Maximum sign height, measured from top of curb to highest point - four (4) feet;
  - b. Maximum sign face area per side - ten (10) square feet;
  - c. Maximum number of signs - two (2);
  - d. Located maximum ten (10) feet from drive;
  - e. Southeast drive shall be designated as an entrance only for delivery vehicles;
  - f. Monument style only. (BLDG PERMIT: BLDG - Zoning)

Q. SCHOOL BOARD

- 1. Petitioner will modify the intersection of Palmetto Park Road and Oriole Country Road to provide a left turn signal arrow on the existing traffic signal, and the appropriate pavement turn lane (on Oriole Country Road) pavement marking as required by the Palm Beach County Traffic Engineering Department criteria. (CO: MONITORING - Eng)
- 2. Petitioner will provide a safe pedestrian access at the entrance to the development from Palmetto Park Road. The safe pedestrian access will be provided by the provision of a stop sign from the access onto Palmetto Park Road from the proposed development. Petitioner will also provide a stop bar associated with this stop sign. Petitioner will provide pavement ripples in advance of the stop bar exit for additional pedestrian safety. Petitioner will also stripe the cross walk to assist in providing a safe pedestrian path at this development access point. (CO: MONITORING - Eng)
- 3. Petitioner will construct a sidewalk along the west right-of-way of Oriole Country Road. Petitioner will connect to the existing sidewalk along the south side of Palmetto Park Road, (west side) going south along the development frontage of Oriole Country Road. (CO: MONITORING-Eng)
- 4. Petitioner shall pay for the "school" pavement markings and associated school signage on Oriole Country Road at a north and south location of the subject development, per Palm Beach County Traffic Engineering standards. (CO: MONITORING - Eng)
- 5. Petitioner shall pay for the construction of a sidewalk on the east side of Oriole Country Road that will provide a safe student pedestrian sidewalk connected to the existing sidewalk along the school bus loop at Loggers Run Middle School. (CO: MONITORING - Eng)
- 6. Petitioner shall pay for the installation of a four (4) foot height, vinyl coated chain link fence and associated gates at the Loggers Run Middle School. This fence will help to control and prevent the attractive nuisance of student crossing at a mid block location from the school center to the proposed development. Petitioner shall pay for landscaping along this fence line as required by Palm Beach County Landscape standards. (CO: LANDSCAPE - Zoning)

R. COMPLIANCE

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

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit.  
(MONITORING)