

RESOLUTION NO. R-96- 1179

RESOLUTION APPROVING ZONING PETITION DOA77-21(D)
DEVELOPMENT ORDER AMENDMENT
PETITION OF ALL-STAR SPORTS CAMP, INC.
BY KIERAN J. KILDAY, AGENT
(ALL STAR SPORTS CAMP)

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 DOA77-21(D) was presented to the Board of County Commissioners at a public hearing conducted on July 25, 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 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 DOA77-21(D), the petition of All-star Sports Camp, Inc., by Kieran J. Kilday, agent, for a Development Order Amendment (DOA) to increase building square footage (+4,000) and increase students (+80), 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 25, 1996, 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:

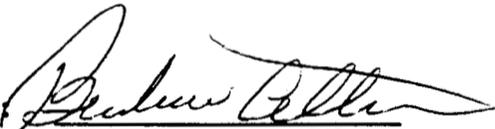
Ken Foster, Chair	--	Aye
Burt Aaronson, Vice Chair	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Absent
Mary McCarty	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 22, 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

EXHIBIT "A"

DESCRIPTION OF LEASE PARCEL:

THE NORTH 1226 FEET OF THE SOUTH 1286 FEET OF THE EAST 1055 FEET OF THE WEST 1115 FEET OF THE WEST 1115 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

BEING 29.69 ACRES MORE OR LESS.

DESCRIPTION: (OVERALL PARCEL)

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THE EAST 970.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST,

LESS THE WEST 60 FEET THEREOF FOR RIGHT-OF-WAY FOR JOG ROAD.

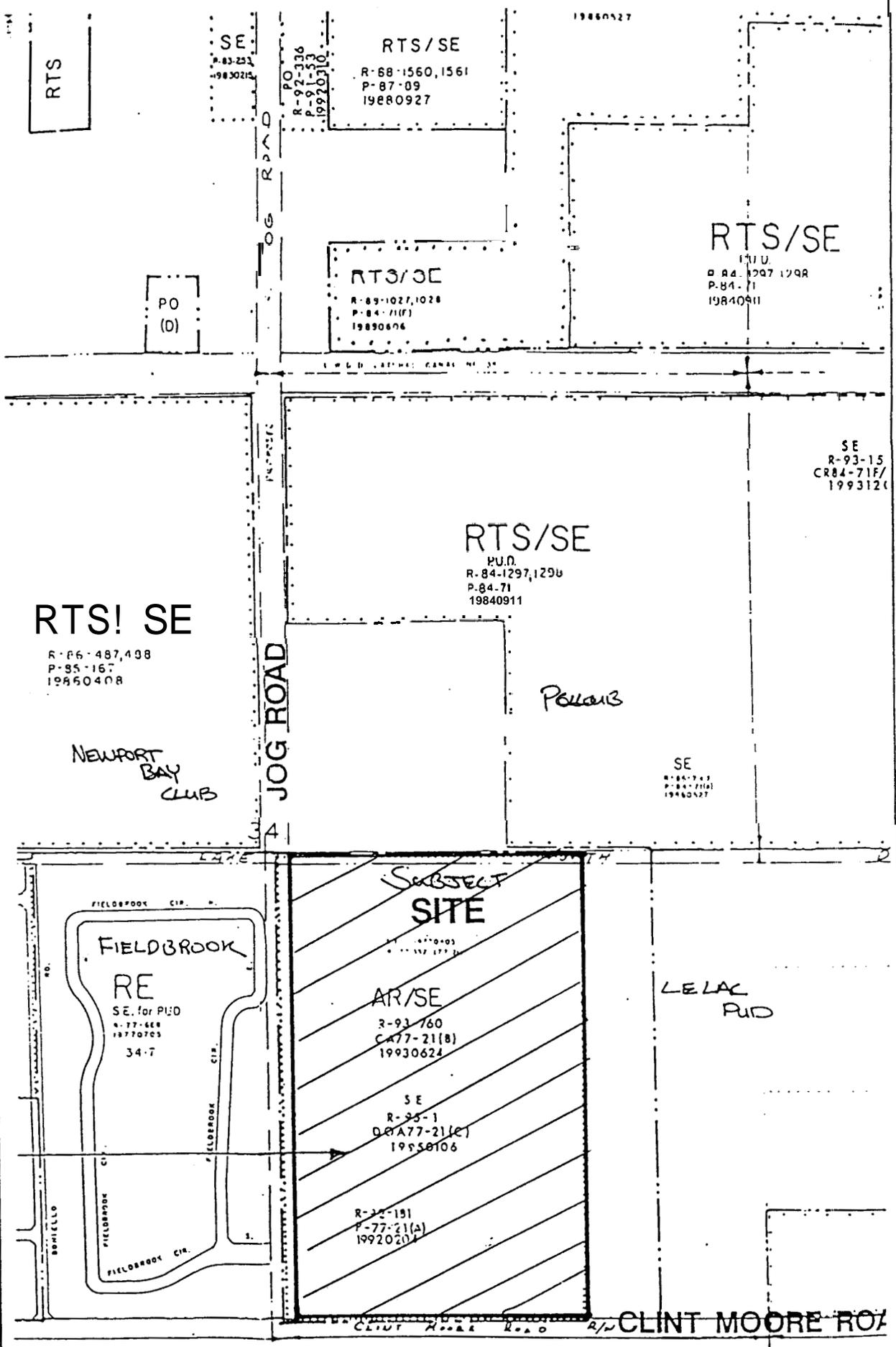
AND LESS THE SOUTH 60 FEET OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST FOR THE RIGHT-OF-WAY FOR CLINT MOORE ROAD.

BEING 99.75 ACRES MORE OR LESS,

JB/LEGALS/STONE.LEG

EXHIBIT B

PALM BEACH COUNTY
VICINITY SKETCH / ZONING



Petition Number: 77-21 D
 Zoning Quad Page 37
 Date: 5-16-90

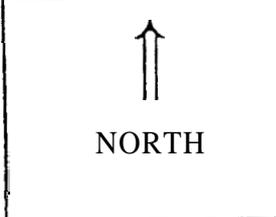


EXHIBIT C

CONDITIONS OF APPROVAL

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

A. **ALL PETITIONS**

1. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-95-1 (Petition DOA77-21(C) has been consolidated as contrined 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. (Previously Condition A.1. of Resolution No. R-95-1, Petition DOA77-21(C) (ONGOING: MONITORING-Zoning)
2. Development of the site is limited to the uses and site design approved by the Board of County Commissioners (site plan dated March 20, 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) (Previously Condition A.2. of Resolution No. R-95-1, Petition DOA77-21(C).

B. **BUILDING AND SITE DESIGN**

1. Condition B.1. of Resolution No. R-95-1, Petition DOA77-21(C) which currently states:

Total gross floor area shall be limited to a maximum of 188,348 square feet.

Is hereby amended to state:

Total gross floor area shall be limited to a maximum of 192,348 square feet. (DRC: ZONING - Bldg)

2. All proposed air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color and character of the principle structure or equivalent landscape material. (Previously Condition No. B.2 of Resolution No. R-95-1, Petition DOA77-21(C)) (BLDG PERMIT: BLDG)

C. **ENVIRONMENTAL RESOURCES MANAGEMENT**

1. The Petitioner shall submit an Affidavit of Notification to the Department of Environmental Resources Management prior to site plan certification. (Previously Condition No. C.1 of Resolution No. R-95-1, Petition DOA77-21(C) (DRC: ERM)

D. **HEALTH**

1. Potable water supply shall be provided by the existing non-community water supply system. (Previously Condition D.1 of Resolution No. R-95-1, Petition DOA77-21(C)) (BLDG PERMIT: HEALTH)
2. Sewage treatment and disposal shall be provided by the existing sewage treatment plant. Therefore, no septic tank system shall be permitted on site. (Previously Condition D.2 of Resolution No. R-95-1, Petition DOA77-21(C) (BLDG PERMIT: HEALTH)

3. All repair, maintenance and upgrading to the existing non-community water supply system shall be in compliance with the Palm Beach County Public Health Unit requirements, prior to Board of County Commissioners' approval. (Previously Condition D.3 of Resolution No. R-95-1, Petition DOA77-21(C) (ONGOING: HEALTH))

E. ENGINEERING

1. The Developer shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain on-site the stormwater runoff generated by a three (3) year-one (1) hour storm with a total rainfall of 3 inches as required by the Permit Section, Land Development Division. In the event that the subject site abuts a Department of Transportation maintained roadway, concurrent approval from the Florida Department of Transportation will also be required. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer, this matter will be referred to the Code Enforcement Board for enforcement. (Previously Condition No. E.1 of Resolution No. R-95-1, Petition DOA77-21(C) (ONGOING: ENG))

2. Condition No. E.2. Resolution No. R-95-1, Petition DOA77-21(C) which currently states:

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. (FAIR SHARE FEE COORDINATOR)

Is hereby amended to state:

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, Zoning Petition Number 77-21(D), to be paid at the time of issuance of the Building Permit presently is \$24,090 (438 additional trips X \$55.00 per trip). (BLDG PERMIT: ACCOUNTING - Impact Fee Coordinator)

3. 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 DOA77-21(C) to be paid at the time of issuance of the Building Permit presently is \$10,890.00 (198 trips X \$55.00 per trip). (Previously Condition E.7. of Resolution No. R-95-1, Petition DOA77-21(C)(BLDG PERMIT: ACCOUNTING - Impact Fee Coordinator)
4. The property owner shall convey to the Lake Worth Drainage District the north 95 feet of the southeast one quarter of Section 34, Township 46 South, Range 42 East less the east 970 foot and also less the west 60 foot thereof for the required right-of-way for Lateral Canal No. 39, by Quit Claim Deed or an Easement Deed in the form provided by said District prior to January 15, 1992. Previously Condition E.3 of Resolution No. R-95-1, Petition DOA77-21(C). (DATE: ENG / MONITORING)

(NOTE: The Lake Worth Drainage District has indicated compliance with this condition.)

5. Property owner shall amend the proposed site plan prior to DRC approval to provide for a pedestrian pathway from Jog Road into this site. This pedestrian pathway shall also integrate the proposed uses for the school. This pedestrian pathway shall be constructed concurrent with the overall improvements for the middle/high school and 8-11 be completed prior to the issuance of a certificate of occupancy. (Previously Condition E.4 of Resolution No. R-95-1, Petition DOA77-21(C) (DRC: ZONING / ENG)
6. Prior to January 1, 1996, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane on Jog Road at the project's entrance road. This right-of-way shall be a minimum of 280 foot in storage length, twelve feet in width and a taper length of 50 feet. This additional right of way shall be free of all encumbrances and encroachments and shall include "Safe Sight Corners" where appropriate as determined by the County Engineer. Property owner 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. (Previously Condition E.5 of Resolution No. R-95-1, Petition DOA77-21(C) (DATE: MONITORING - Eng)
(Note: This condition is complete.)
7. The Property owner shall fund the construction of a right turn lane, south approach on Jog Road at the project's entrance road. Any and all construction costs associated with the construction of this right turn lane in the amount of \$5,000.00 shall be paid available to Palm Beach County prior to January 1, 1996. Construction of this right turn lane shall be completed by Palm Beach County concurrent with the six lane construction of Jog Road. (Previously Condition E.6 of Resolution No. R-95-1, Petition DOA77-21(C). (DATE: MONITORING - Eng)

[Note: This condition is complete.]
8. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
 - a) No Building Permits for any additional trailers for portable classrooms shall be issued until the contract has been let for the construction of Jog Road as a 6 lane section from Clint Moore Road to Linton Boulevard plus the appropriate paved tapers. (BLDG PERMIT: MONITORING - Eng)
9. LANDSCAPE WITHIN MEDIAN
 - a) Prior to January 1, 1998, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Jog Road right-of-way adjacent to the lease parcel for the School Site. 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 landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (DATE: MONITORING - Eng)

- b) All required median landscaping, including an irrigation system if required shall be installed at the property owners expense. All landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before March 1, 1998. (DATE: MONITORING - Eng)
- c) Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to March 1, 1998 to reflect this obligation. (DATE: MONITORING - Eng)
- d) If, prior to January 1, 1998, the All Star Academy and Sports Camp ceases operation, the property owner shall not be required to provide the median landscaping as enumerated in Conditions E.9.a) - c) above until such time as another development proposal is approved by the Board of County Commissioners or another school occupies the site. In the event that another development order is approved by the Board of County Commissioners for a new commercial or residential project, the developer shall be required to install the median landscaping as enumerated in Conditions E.9.a), E.9.b), and E.9.c).

F. IRRIGATION QUALITY WATER

- 1. When irrigation quality water is available within 500 feet of the property, the petitioner shall connect to the system subject to permitting and/or requirements of the Florida Department of Environmental Regulations and/or the South Florida Water Management District. The cost for connection shall be borne by the property owner. (Previously Condition F.1 of Resolution No. R-95-1, Petition DOA77-21(C) (ONGOING: UTILITIES)

G. LANDSCAPING - GENERAL

- 1. Prior to site plan certification, the petitioner shall work with Zoning staff to develop an in-fill landscape plan based on the minimum requirements of the Landscape Code. The petitioner shall revise the tabular data on the site plan to reflect conformance with this plan. Where appropriate credit shall be given for playing field areas and existing vegetation. (Previously Condition G.1 of Resolution No. R-95-1, Petition DOA77-21(C). (DRC: ZONING/LANDSCAPE)

2. All trees required by the approval of this petition shall:
 - a. Be a minimum of fourteen (14) feet in height at installation.
 - b. Have 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.
 - c. Have a minimum of five (5) feet of clear trunk and a minimum seven (7) foot canopy spread. (Previously Condition G.2. of Resolution No. R-95-1, Petition DOA77-21(C). (CO: LANDSCAPE)

H. LANDSCAPING ALONG LEASE PARCEL'S WEST PROPERTY LINE AND EXTENDING FIFTY FEET EAST

1. Landscaping 8nd buffering shall be upgraded to include:
 - a. A minimum ten (10) foot wide landscape buffer strip.
 - b. A six (6) foot high opaque hedge, in accordance with Compatibility Buffer Alternative 3 (Section 500.35, Landscape Code). The hedge shall consist of wax myrtle, a minimum of four (4) feet in height, subject to availability, and shall be installed within 60 days of this approval. (Previously Condition H.1. of Resolution No. R-95-1, Petition DOA77-21(C). (CO: LANDSCAPE)
2. The following landscaping requirements shall be installed on the interior side of the existing four (4) foot fence:
 - a. One fourteen (14) foot tall native canopy tree planted every twenty (20) foot on center. (Previously Condition H.2 of Resolution No. R-95-1, Petition DOA77-21(C). (CO: LANDSCAPE)
3. Landscaping and buffering shall be installed prior to the issuance of a Certificate of occupancy for any of the trailers. (Previously Condition H.3 of Resolution No. R-95-1, Petition DOA77-21(C). (CO: LANDSCAPE)
4. Existing Australian pine trees:
 - a. May continue to be used as a hedge in accordance with Section 500.35.H.13.8. of the Zoning Code.
 - b. Shall not exceed twelve (12) foot in height.
 - c. May supersede the landscaping 8nd buffering requirements of Condition 8 I.1. and I.2. in those locations .
 - d. Shall be supplemented to create a solid opaque barrier in accordance with Section 500.35.H.13. of the Zoning Code. (Previously Condition H.4. of Resolution No. R-95-1, Petition DOA77-21(C). (CO: LANDSCAPE)
5. Prior to site plan certification, staff shall determine the exact location of the fifty (50) foot extension east from the west property line. (Previously Condition H.5. of Resolution No. R-95-1, Petition DOA77-21(C). (DRC: ZONING)

I. PARKING

1. Condition 1.1. of Resolution No. R-95-1, Petition DOA77-21(C), which presently states:

Prior to site plan certification, the applicant shall delete the "staff parking" designation on the site plan.

Is hereby deleted. [REASON: Site plan has been amended.]

2. 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 1.2. of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)

J. RECYCLE SOLID WASTE

1. The property owner and lessee8 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 J.1. of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: 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 J.2 of Resolution No. R-95-1, Petition DOA77-21(C). (DRC: ZONING/ SWA)

K. SIGNS

1. Any new or replaced signs fronting on Jog Road shall be limited as follows:
 - a. Maximum sign height - ten (10) feet.
 - b. Maximum total sign face area - 100 sq. ft. total.
 - c. Maximum number of signs - two (2). (Previously Condition No. K.1. of Resolution No. R-95-1, Petition DOA77-21(C). (BLDG PERMIT: BLDG - Zoning)
2. Prior to issuance of permits for any new or replaced signs, the petitioner shall submit a Master Sign Program to the Zoning Division which specifies sign location, sign dimensions, unified color, unified graphics, typical base planting details, and conformance to all sign related conditions of approval. (Previously Condition K.2. of Resolution No. R-95-1, Petition DOA77-21(C). (BLDG PERMIT: BLDG - Zoning)
3. There shall be no additional signs permitted on Old Clint Moore Road. The applicant shall be limited to the two signs that are existing on this road. (Previously Condition No. K.3. of Resolution No. R-95-1, Petition DOA77-21(C). (BLDG PERMIT: BLDG - Zoning)
4. NO signs shall encroach into the perimeter landscape buffers or vegetation preservation areas. (Previously Condition K.4 of Resolution No. R-95-1, Petition DOA77-21(C). (DRC: ZONING)

L. USE LIMITATIONS

1. The **summer camp** shall be limited to a **maximum** of 525 students from **three (3) to fourteen (14) years** Of age. (Previously condition L.1 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
2. **No** now outdoor loudspeaker system audible off site shall **be permitted**. (Previously Condition L.2 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
3. Yo outdoor **cup** activities, **excluding drop-off/pick-up**, shall **be** allowed on the site prior to **9:00 a.m.** nor continuo later than **4:00 p.m.** All **camp activities** are limited to **Monday** through Friday. (Previously Condition L.3 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
4. Operation of the camp shall be limited to the months of **June, July and August** of **each year**. (Previously Condition L.4 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
5. **The operator of the Oxley's Restaurant** shall limit hours of operation to **after 5:30 pm** Monday through Friday, with the uception of **preparing lunches** for the school. (Previously Condition L.6 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
7. The operator of the **Chukkers Lounge** shall not roll alcoholic beverages before **5:30 pm**, Monday through Friday. (Previously Condition L.7 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING - Code Enf)
8. The operator of the **Hay Barn** outdoor picnic area shall not **serve alcoholic beverages** before **5:30 pm** Monday through Thursday, and before **5 pm** on Friday. All events will be **scheduled in advance** to not coincide with the **regular school hours** of **8:30 am** to **5 pm**. (Previously Condition L.8 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING/PLANNING - Code Enf)
9. The school shall be closed during **annual events** hsl'd elsewhere in the vicinity of the school that conflict with the regular school day, i.e. the **circus**, the **antique car show**, and the **rodeo**. (Previously Condition L.9 of Resolution No. R-95-1, Petition DOA77-21(C). (ONGOING: ZONING/PLANNING - Code Enf)
10. Prior to **site plan certification** by the **Development Review Committee**, the site plan shall be amended to indicate:
 - 8) The **maximum** student enrollment, **employee count** and **required/provided parking spaces** pursuant to Section 7.2 of the Palm Beach County Unified Land Development Code;
 - b) The **required school piking** shall be separated from the **stadium, restaurant, lounge** and **hay barn piking areas**; and
 - c) **Landscaping** along the perimeter of the school site where it **abuts the stadium, restaurant, lounge** and **hay barn**. (Previously Condition L.10 of Resolution No. R-95-1, Petition DOA77-21(C). (DRC: ZONING)

11. Condition L.11 of Resolution No. R-95-1, Petition DOA77-21(C) which currently states:

The private school shall limited to a maximum of 294 students.

Is hereby amended to state:

The private school shall limited to a maximum of 374 students. (ONGOING: ZONING / CODE ENF)

12. **No temporary structures for the school or day camp shall be permitted.** (Previously Condition L.12 of Resolution No. R-95-1, Petition DOA77-21(C).(ONGOING: ZONING / CODE ENF)
13. The private school and **summer camp facility shall not operate concurrently.** (Previously Condition L.13 of Resolution No. R-95-1, Petition DOA77-21(C).(ONGOING: ZONING / CODE ENF)

M. 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 8nd 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 Condition81 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 condition8 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 ss otherwise provided in the Unified Land Development Code (ULDC), ss 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 M.1 of Resolution No. R-95-1, Petition DOA77-21(C).(MONITORING)