

RESOLUTION APPROVING ZONING PETITION **DOA88-121(B)**
DEVELOPMENT ORDER AMENDMENT
PETITION OF COMAC NORTH PALM
BY KILDAY & ASSOCIATES, AGENT
(SOUTHERN SELF-STORAGE)

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 **DOA88-121(B)** was presented to the Board of County Commissioners at a public hearing conducted on October 22, 1998; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes 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 DOA88-121(B), the petition of COMAC North Palm, by Kilday & Associates, agent, for a Development Order Amendment (DOA) to add building square footage and redesign site plan 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 October 22, 1998, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts moved for the approval of the Resolution.

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

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

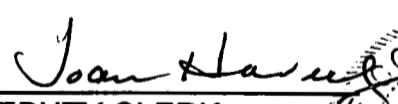
The Chair thereupon declared that the resolution was duly passed and adopted on October 22, 1998.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

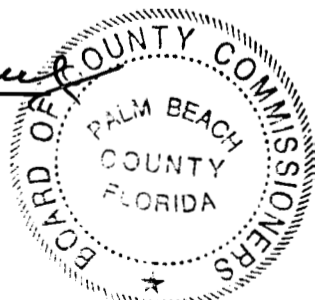


EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

ALL OF LOT 1 OF THE PLAT OF SOUTHERN SELF STORAGE AS RECORDED IN PLAT BOOK 81 ON PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.064 ACRES MORE OR LESS,

EXHIBIT B
VICINITY SKETCH

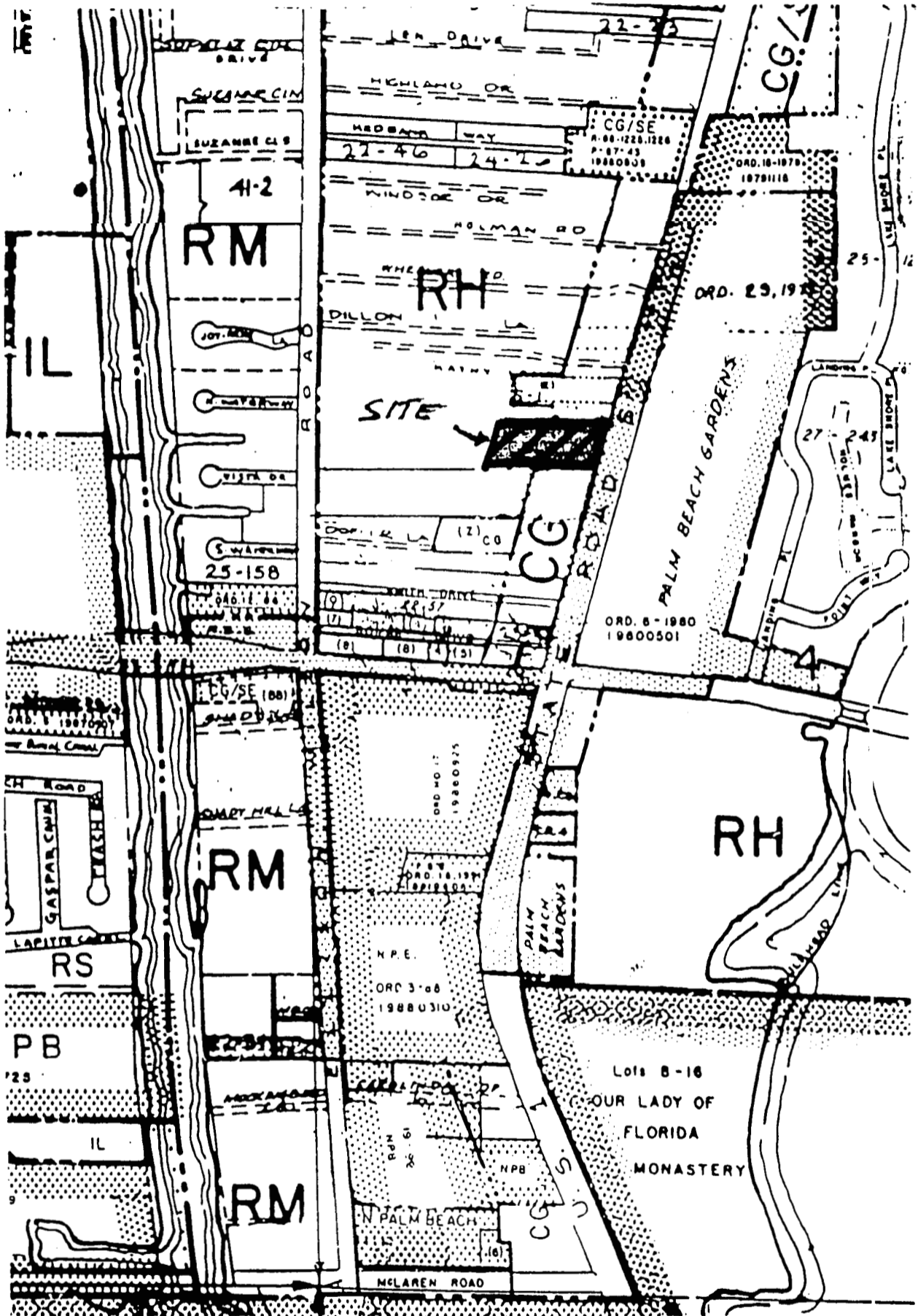


EXHIBIT C

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. Resolution **R-89-1059**, Petition **88-121**, is hereby revoked. (MONITORING) (Previously Condition A. 1 of Resolution R-96-1946, Petition 88-121(A))
2. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-96-1496 (Petition 88-121(A), 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)
3. Condition A.2 of Resolution R-96-1946, Petition 88-121(A), which currently states:

Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated September 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.

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 site plan is dated August 26, 1998. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING)

B. ARCHITECTURAL CONTROL

1. Condition B.1 of Resolution R-96-1946, Petition 88-121(A), which currently states:

The proposed self service storage building shall be designed and constructed to be consistent with the elevation dated October 11, 1996, prepared by Design Team West Inc. and Mike Carter Construction.

Is hereby amended to read:

The 45,000 square foot self service storage building shall be designed and constructed to be consistent with the elevation dated October 11, 1996, prepared by Design Team West Inc. and Mike Carter Construction. The

43,245 square foot self service storage building shall be constructed to be consistent with the elevations prepared by T & M Design, Architecture & Planning dated October 8, 1998. (DRC/BLDG PERMIT: ZONING/BLDG/ZONING)

2. Condition B.2 of Resolution R-96-1946, Petition 88-121(A), which currently states:

Similar architectural character and treatment, including but not limited to color, material, fenestration and barrel tile roof treatment, shall be provided on the north, south and east sides of the building. Similar architectural color, material and barrel tile roof treatment shall be provided on all sides of the building.

Is hereby amended to read:

Similar architectural character and treatment, including but not limited to color, material, fenestration and barrel tile roof treatment, shall be provided on the north, south and east sides of the 45,000 square foot building and on all sides of the 43,245 square foot building. Similar architectural color, material and barrel tile roof treatment shall be provided on all sides of the building. (BLDG PERMIT: BLDG - Zoning)

3. Condition B.3 of Resolution R-96-1946, Petition 88-121(A), which currently states:

Prior to issuance of a CO for the self service storage facility, all outdoor storage areas and mechanical or electrical equipment on the entire site shall be screened from view on all sides so as not to be visible from any property line.

Is hereby amended to read:

Prior to issuance of a Certificate of Occupancy for the 43,245 square foot self service storage facility, all mechanical or electrical equipment on the entire site shall be screened from view on all sides so as not to be visible from any property line. (BLDG PERMIT: BLDG - Zoning)

4. Prior to final site plan certification by the Development Review Committee (DRC), architectural elevations for the 43,245 square foot self service storage building shall be submitted to the Zoning Division and incorporated as part of the certified site plan and petition file. (DRC: ZONING)
5. All roof mounted air conditioning and mechanical equipment shall be screened from view on all sides by the roof parapet, pitched roof, or roof treatment (i.e. dormers, cuppola, etc.). The roof treatment shall be consistent with the color, character and architectural style of the principal structure. (BLDG PERMIT: BLDG - Zoning)

C. BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 88,245 square feet. (DRC: ZONING)

2. The maximum height for the 43,245 square foot building, including all air conditioning and mechanical equipment, measured from finished grade to highest point, shall not exceed thirty-five (35) feet. (BLDG PERMIT: ELDG - Zoning)
3. All ground mounted air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (CO: BLDG - Zoning)

D. LANDSCAPING - GENERAL

1. All trees required to be planted on site by this approval shall 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; and,
 - 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.
 - d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previously Condition F.1 of Resolution R-96-1946, Petition 88-121(A)).
2. All palms required to be planted on site by this approval shall be native species and meet the following minimum standards at time of installation:
 - a. Palm heights: Twelve **(12)** feet clear trunk;
 - b. Clustering: Staggered heights twelve **(12)** to eighteen **(18)** feet; and
 - 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.
 - e. A group of three **(3)** palms shall not be substituted for a perimeter canopy tree unless otherwise stated. (CO: LANDSCAPE - Zoning) (Previously Condition F.2 of Resolution R-96-1946, Petition 88-121(A))
3. All landscaping shall be located on the exterior side of the proposed eight **(8)** foot high screen wall. (DRC/CO: LANDSCAPE CODE ENF - Zoning) (Previously Condition F.3 of Resolution R-96-1946, Petition 88-121(A))

E. ENGINEERING

1. 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 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 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. (BLDG PERMIT: MONITORING- Eng) (Previously Condition E.I.A of Resolution R-96-1946, Petition 88-121(A)) [COMPLETE]

- 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 the issuance of a Certificate of Occupancy. (CO: MONITORING - Eng) (Previously Condition E.I.B of Resolution R-96-1946, Petition 88-121(A)) [COMPLETE]
- 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: MONITORING- Eng) (Previously Condition E.I.C of Resolution R-96-1946, Petition 88-121(A)) [COMPLETE]

- 2. Prior to issuance of a building permit, the property owner shall plat the subject property in accordance with the County Engineer's approval. (BLDG PERMIT: MONITORING - Eng) (Previously Condition E.2 of Resolution R-96-1946, Petition 88-121(A)) [COMPLETE]

F. LANDSCAPING ALONG EAST PROPERTY LINE (US HIGHWAY 1 FRONTAGE)

- 1. Landscaping and buffering along the east property line (US Highway 1 frontage), shall be upgraded to include:
 - a. A minimum thirty-five (35) foot wide landscape buffer strip;
 - b. An undulating berm having an average height of 2.5 feet measured from the top of curb. At no time shall the berm be less than two (2) feet in height;
 - c. One (1) canopy tree for each twenty (20) linear feet of frontage with a maximum spacing of twenty-five (25) feet on center:

- d. One **(1)** palm or pine tree for each twenty-five **(25)** linear feet of frontage with a maximum spacing of sixty **(60)** feet on center between clusters. A group of three **(3)** or more palms may be substituted for a maximum of two **(2)** canopy trees; and,
- 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) (Previously Condition G.1 of Resolution R-96-1946, Petition 88-121(A))

G. LANDSCAPING ALONG NORTH PROPERTY LINE MINIMUM DISTANCE OF TWO HUNDRED THIRTY (230) FEET FROM US HIGHWAY 1

- 1. Landscaping and buffering within the proposed fifteen **(15)** buffer shall include:
 - a. A continuous two **(2)** foot high berm, measured from the top of curb;
 - b. One **(1)** canopy tree for each twenty **(20)** linear feet of property line with a maximum spacing of twenty-five **(25)** feet on center;
 - c. A minimum three **(3)** sixteen **(16)** foot high canopy trees with a minimum spacing of sixty **(60)** feet on center;
 - d. One **(1)** palm or pine tree for each twenty-five **(25)** linear feet of property line with a maximum spacing of sixty **(60)** feet on center between clusters;
 - e. Thirty-six **(36)** inch high wax myrtle hedge material installed on the plateau of the berm and spaced no more than twenty-four **(24)** inches on center along the entire north property line. This hedge shall be maintained at a minimum height of sixty **(60)** inches; and,
 - f. Along the north property line, the proposed screen wall shall be extended easterly a minimum distance of twenty-five **(25)** feet east of the northwest corner of the proposed self service storage facility building. (DRC/CO: ZONING/LANDSCAPE - Zoning) (Previously Condition H.1 of Resolution R-96-1946, Petition 88-121(A))

H. LANDSCAPING ALONG SOUTH PROPERTY LINE MINIMUM DISTANCE OF ONE HUNDRED NINETY (190) FEET FROM US HIGHWAY 1

- 1. Landscaping and buffering within the proposed fifteen **(15)** buffer shall include:
 - a. A continuous two **(2)** foot high berm, measured from the top of curb;
 - b. One **(1)** canopy tree for each twenty **(20)** linear feet of property line with a maximum spacing of twenty-five **(25)** feet on center;
 - c. A minimum three **(3)** sixteen **(16)** foot high canopy trees with a minimum spacing of sixty **(60)** feet on center;
 - d. One **(1)** palm or pine tree for each twenty-five **(25)** linear feet of property line with a maximum spacing of sixty **(60)** feet on center between clusters; and,
 - e. Twenty-four **(24)** inch high shrub or hedge material installed on the plateau of the berm and spaced no more than twenty four **(24)** inches on center. This hedge shall be maintained at a

minimum height of forty-eight **(48)** inches. (CO: LANDSCAPE - Zoning) (Previously Condition 1.1 of Resolution R-96-1946, Petition 88-121(A))

I. LANDSCAPING - INTERIOR

1. Condition J.1 of Resolution R-96-1946, Petition 88-121(A), which currently states:

Landscape foundation planting areas shall be provided on the north, south and east facades of the building. The combined length of the required landscape foundation planting areas shall be no less than **60%** of the total length of the applicable side of the structure. The **minimum** width of the required foundation planting areas shall be **thirty (30)** inches. **All** required areas shall be planted with a minimum of **one (1)** tree, palm or trellised bougainvillea (bougainvillea - minimum **12** feet in height at installation) every **20** feet on center and appropriate ground cover.

Is hereby amended to read:

Landscape foundation planting areas shall be provided on the north, south and east facades of the 45,000 square foot building. The combined length of the required landscape foundation planting areas shall be no less than 60% of the total length of the applicable side of the structure. The **minimum** width of the required foundation planting areas shall be **thirty (30)** inches. All required areas shall be planted with a minimum of one (1) tree, palm or trellised bougainvillea (bougainvillea - minimum 12 feet in height at installation) every 20 feet on center and appropriate ground cover. (DRC / CO: ZONING / LANDSCAPE)

2. Foundation plantings or grade level planters shall be provided along the north facade of the 43,245 square foot building to consist of the following:
 - a. The minimum width of the required landscape areas shall be five (5) feet;
 - b. The length of the required landscaped areas shall be no less than 50% of the total length of the applicable side of the structure; and,
 - c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or a cluster of three (3) palms for each twenty (20) linear foot of building facade and appropriate ground cover. (DRC/CO: ZONING/LANDSCAPE)
3. Prior to final site plan approval by the Development Review Committee, the approved Alternative Landscape Betterment Plan (**ALBP**) of record shall be amended to reflect the new proposed landscaping materials consistent with the ALBP by Kilday & Associates dated August 26, 1998. (DRC/CO: ZONING/LANDSCAPE)

J. LIGHTING

1. **All** outdoor light poles shall not exceed twenty **(20)** feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning) (Previously Condition C.1 of Resolution R-96-1946, Petition 88-121(A))

2. **All outdoor light poles shall be located a minimum of twelve (12) feet from residential zoning districts property lines with house-side cutoff shields to prevent lighting from spilling into residential areas. (CO: BLDG-Zoning) (Previously Condition C.2 of Resolution R-96-1946, Petition 88-121(A))**
3. **Wall mounted lighting along the north, south and west property lines, adjacent to a residential zoning district, shall be hooded and mounted at a height below the proposed wall. This condition will apply only if such lighting is proposed for the project. (CO: BLDG - Zoning) (Previously Condition C.3 of Resolution R-96-1946, Petition 88-121(A))**
4. **All outdoor lighting shall be extinguished no later than 10:00 pm, excluding security lighting only. (ONGOING: CODE ENF) (Previously Condition C.4 of Resolution R-96-1946, Petition 88-121(A))**
5. **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) (Previously Condition C.5 of Resolution R-96-1946, Petition 88-121(A))**

K. SIGNS

1. Point of purchase signage shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - fifteen (15) feet;
 - b. Maximum sign face area per side - 100 square feet;
 - c. Maximum number of signs - one (1);
 - d. Style - monument style only; and,
 - e. Location - within ten (10) feet of proposed turnout on US Highway 1. (BLDG PERMIT: BLDG - Zoning)(Previously Condition D.1 of Resolution R-96-1946, Petition 88-121(A))
2. Condition D.2 of Resolution R-96-1946, Petition 88-121(A), which currently states:

No wall signs shall be permitted on the facades of the building.

~~Is~~ hereby amended to read:

No wall signs shall be permitted on the facades of the buildings. (BLDG PERMIT: BLDG - Zoning)

L. USE LIMITATION

1. K.1 of Resolution R-96-1946, Petition 88-121(A), which currently states:

A maximum of twenty-six (26) vehicles, boats or trailers shall be stored on site and located only in the designated outside storage spaces on the west side of the self service storage building. (ONGOING: CODE ENF - Zoning)

~~Is hereby deleted. [Reason: New site plan and deletion of outdoor storage use]~~

2. Condition K.2 of Resolution R-96-1946, Petition 88-121(A), which currently states:

No vehicles shall be available for rent or lease.

Is hereby amended to read:

Vehicle rental or lease shall be prohibited. (ONGOING: CODE ENF - Zoning)

3. Condition K.3 of Resolution R-96-1946, Petition 88-121(A), which currently states:

The self service storage facility and outdoor storage area **shall** be limited to the business hours from 7:00 a.m. to 7:00 p.m. daily.

Is hereby amended to read:

The self service storage facilities shall be limited to the business hour; from 7:00 a.m. to 7:00 p.m. daily. (ONGOING: CODE ENF - Zoning)

4. ,Repair or maintenance of vehicles, boats or trailers shall **not** be permitted on site at any time. (ONGOING: CODE ENF - Zoning) (Previously Condition K.4 of Resolution R-96-1946, Petition 88-121(A))

5. Condition K.5 of Resolution R-96-1946, Petition 88-121(A), which currently states:

All site improvements shall be in compliance with the certified site plan and all other code requirements. **All** site improvements **shall** be completed prior to the issuance of a Certificate of Occupancy (CO) for the self service storage facility.

Is hereby amended to read:

All site improvements for the 43,245 square foot building shall be in compliance with the certified site plan and all other code requirements. All proposed site improvements associated with this petition, 88-121(B) shall be completed prior to the issuance of a Certificate of Occupancy (CO) for the 43,245 square foot self service storage building. (CO: MONITORING - Bldg/Zoning)

6. There shall be no underground or bulk storage of gasoline, propane or diesel fuel on the property. (BLDG PERMIT: BLDG) (Previously Condition K.6 of Resolution R-96-1946, Petition 88-121(A))

7. Condition K.7 of Resolution R-96-1946, Petition 88-121(A), which currently states:

No barbed wire or hazardous topping shall be installed **on** the proposed eight (8) feet high wall.

Is hereby amended to read:

No barbed, razor wire, or hazardous topping shall be installed on the proposed eight (8) feet high wall or used elsewhere on the site. (CO/ONGOING: BLDG -Zoning/CODE ENF)(ONGOING: CODE ENF)

8. A black or green colored vinyl coated chain link fence shall be installed to enclose the proposed preservation area. (CO: LANDSCAPE/ZONING) (Previously Condition K.8 of Resolution R-96-1946, Petition 88-121(A))
9. Prior to final site plan certification by the Development Review Committee or January 2, 1999, whichever comes first, the petitioner shall convey ownership and Title for the 3.22 acre contiguous parcel to the west (Lot 2 of Plat Book 81, Pages 15 and 16) to the Board of County Commissioners of Palm Beach County. All supportive documents shall be reviewed and approved by the County Attorney, Department of Environmental Resource Management, and the Zoning Division prior to recordation. (DRC/DATE: ZONING/ERM/CO ATT/MONITORING - Zoning/ERM/Co Att)

M. COMPLIANCE

1. Condition L. 1 of Resolution R-96-1946, Petition 88-121(A), 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.

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; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the 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 majority vote of the Code Enforcement Board to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

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

2. In granting this approval, the Board of County Commissioners relies 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)