

RESOLUTION NO. R-2004-0400

RESOLUTION APPROVING ZONING PETITION Z2003-065
OFFICIAL ZONING MAP AMENDMENT (REZONING)
WITH A CONDITIONAL OVERLAY ZONE (COZ)
PETITION OF JASON ACKNER, CBS INC.
BY DAVID CARPENTER & ASSOCIATES, AGENT
(SUMMIT PINES)

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, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition Z2003-065 was presented to the Board of County Commissioners at a public hearing conducted on February 26, 2004; and

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

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan, contingent upon the approval of Small Scale Development Amendment No. SCA 2004-00001;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) with approved conditions is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) with approved conditions does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) with approved conditions will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20, as amended; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (Action by Board of County Commissioners) 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 Z2003-065, the petition of Jason Ackner, CBS Inc. by David Carpenter & Associates, agent, for an Official Zoning Map Amendment Rezoning from Community Commercial and Residential Medium Density Zoning Districts to the Light Industrial Zoning District with a CONDITIONAL OVERLAY ZONE on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on February 26, 2004, subject to the conditions of the CONDITIONAL OVERLAY ZONE described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Koons moved for the approval of the Resolution.

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

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

The Chair thereupon declared that this resolution shall not become effective until Small Scale Development Amendment No. SCA 2004-00001 (SUMMIT PINES INDUSTRIAL a.k.a. SUMMIT PINES) is effective.

Filed with the Clerk of the Board of County Commissioners on 29 day of March, 2004.

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

Parcel 776

The North 240 feet of the West 272 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida.

Parcel 777

The North 250 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 44 South, Range 42 East, LESS and EXCEPT the West 272 feet and the East 60 feet thereof.

Parcel 773

The West 136 feet of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of Lot 4, Block 3, and the South 93.72 feet of the West 136 feet of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of Lot 4, Block 3, Plat No. 1 Palm Beach Plantations (Model Land Company), according to the map or plat thereof as recorded in Plat Book 10, Page 20, LESS and EXCEPTING therefrom that parcel conveyed to the County of Palm Beach, Florida, as described in those certain deeds recorded in Official Records Book 2428, page 1214 and Official Record Book 4771, page 355, Public Records of Palm Beach County, Florida.

Parcel 771

The East 136.00 feet of the West 272 feet of the East $\frac{1}{2}$ of Lot 4, Block 3, Plat No. 1 Palm Beach Plantations (Model Land Company), a Subdivision of Section 1, Township 44 South, Range 42 East, and recorded in Plat Book 10, Page 20, Public Records of Palm Beach County, Florida; LESS the South 70.00 feet thereof; and LESS the North 240.00 feet thereof.

And

The East 13.54 feet of the West 285.54 feet of the North 222.24 feet of the South 292.24 feet of the East $\frac{1}{2}$ of Lot 4, Block 3, of Plat No. 1 Palm Beach Plantations (Model Land Company), a Subdivision of Section 1, Township 44 South, Range 42 East, and recorded in Plat Book 10, Page 20, Public Records of Palm Beach County, Florida.

Total Acreage = 249,390.01 Square Feet or 5.7252 Acres, more or less.

EXHIBIT B
VICINITY SKETCH

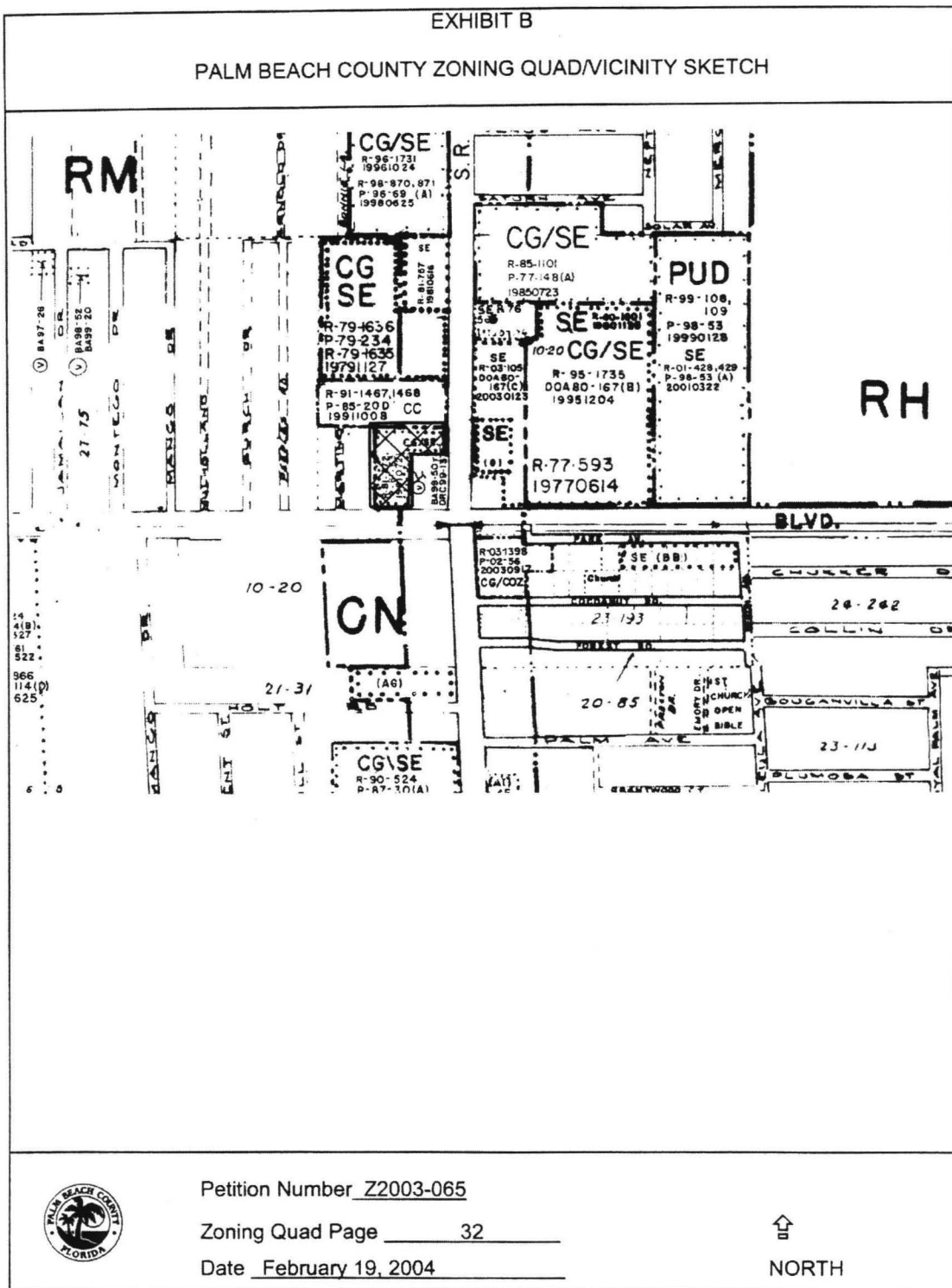


EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. 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 February 17, 2004. 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 – Zoning)

B. ARCHITECTUAL REVIEW

1. At time of submittal for final Development Review Officer (DRO) approval of the site plan, the architectural elevations for all the buildings shall be submitted simultaneously with the site plan for final architectural review. Elevations shall be designed to be consistent with Sec. 6.6.E of the ULDC. Development shall be consistent with the approved architectural elevations. (DRO: ARCH REVIEW – Zoning)
2. All roof or ground mounted air conditioning, mechanical equipment and satellite dishes 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)

C. BUILDING AND SITE DESIGN

1. Prior to final site plan approval by the Development Review Officer (DRO), the site plan shall be revised to include pedestrian connections between all buildings. Each pedestrian crossing shall be a minimum of five (5) feet in width; and shall be paved with either decorative paver blocks or stamped concrete. (DRO: ZONING – Zoning)

D. HEALTH

1. Disposal of any hazardous waste into the sanitary sewer system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department and the agency responsible for sewage works are provided and used by project tenants or owners generating such waste. (ONGOING: HEALTH/CODE ENF – Health)

E. ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
 - a) No Building Permits for the site may be issued after February 26, 2007. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study, which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Chapter E of the Unified Land Development Code. (DATE: MONITORING – Eng)

2. Prior to the issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed for:
 - a. Summit Boulevard, an additional 20.5 feet of right of way
 - b. Expanded Intersection on Military Trail at Summit Boulevard as shown on the preliminary development plan

Right of way conveyances shall free of all encumbrances and encroachments. The 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. The Grantor further warrants that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees. Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." (BLDG PERMIT: MONITORING – Eng)

3. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Military Trail and Summit Boulevard to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING – Eng)
4. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENG – Eng)
5. Prior to issuance of a Building Permit the Developer shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. A recorded plat waiver is also acceptable, provided this property is eligible for a plat waiver in accordance with the provision of the ULDC as determined by the County Engineer. (BLDG PERMIT: MONITORING – Eng)

F. LANDSCAPING – STANDARD

1. Fifty-percent (50%) of trees to be planted in the perimeter buffer shall be native canopy trees and meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. trunk diameter: 3.5 inches measured at 4.5 feet above grade;
 - c. canopy diameter: Seven (7) feet – diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of 3.5 feet in length; and,
 - d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (CO: LANDSCAPE – Zoning)
2. All palms required to be planted on the property by this approval shall meet the following minimum standards at installation:

- a. palm heights: twelve (12) feet clear trunk;
 - b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
 - c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE – Zoning)
3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:
- a. eighteen (18) to twenty-four (24) inches – groundcover and small shrub;
 - b. twenty-four (24) to thirty-six (36) inches – medium shrub;
 - c. forty-eight (48) to seventy-two (72) inches – large shrub; and,
 - d. this condition does not apply to the five (5) foot wide compatibility buffer or where a single row of hedge is required on one or both sides of the wall/fence. (CO: LANDSCAPE – Zoning)
4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE – Zoning)
5. A group of three (3) or more palm or pine trees may not supersede the requirement for a canopy tree in that location, unless specified herein. (CO: LANDSCAPE – Zoning)
6. Field adjustment of plant materials and berm locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE – Zoning)

G. LANDSCAPING ALONG THE EAST PROPERTY LINE (FRONTAGE OF MILITARY TRAIL)

1. Landscaping and buffering along the east property line shall be upgraded to include:
- a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
 - b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one half (2.5) feet measured from top of curb;
 - c. one (1) native canopy tree for each thirty (30) linear feet of the property line;
 - d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,
 - e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
 - f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
 - g. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE – Zoning)

H. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF SUMMIT BOULEVARD)

1. Landscaping and buffering along the south property line shall be upgraded to include:

- a. a minimum fifteen (15) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
- b. a minimum two (2) foot high berm measured from top of curb;
- c. one (1) native canopy tree for each thirty (30) linear feet of the property line;
- d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
- e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
- f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
- g. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation.
(CO: LANDSCAPE - Zoning)

I. LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

- 1. Landscaping and buffering along the west property line shall be upgraded to include:
 - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
 - b. a continuous three (3) foot high berm measured from top of curb;
 - c. a six (6) foot high opaque concrete block wall or concrete panel wall to be located on the plateau of the berm. The exterior side of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;
 - d. one (1) canopy tree planted for each twenty (20) linear feet of the property line, alternating on both sides of the wall;
 - e. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters, alternating on both sides of the wall;
 - f. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation, and shall be planted on both sides of the wall;
 - g. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, and shall be planted on both sides of the wall; and,
 - h. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation, and shall be planted on the exterior side of the wall. (CO: LANDSCAPE – Zoning)

J. LANDSCAPING ALONG THE NORTH AND THE SOUTHEAST PROPERTY LINES (ABUTTING COMMERCIAL)

- 1. Landscaping and buffering along the north and southeast property lines shall be upgraded to include:
 - a. a minimum five (5) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
 - b. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
 - c. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; and,

- d. a forty-eight (48) inch high hedge material spaced no more than twenty-four (24) inches on center and shall be maintained at a minimum height of seventy-two (72) inches at maturity. (CO: LANDSCAPE – Zoning)

K. LANDSCAPING – INTERIOR

1. Foundation planting or grade level planters shall be upgraded to include 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 fifty (50) percent of the total length of the front of each building and one-hundred (100) percent of the side of each structure, except in areas abutting a landscape buffer; and,
 - c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each ten (10) linear foot of building facade and appropriate ground cover. (DRO / CO: ZONING / LANDSCAPE – Zoning)
2. Landscaping for terminal islands in the parking area shall consist of the following:
 - a. one (1) canopy tree for each island; and,
 - b. a continuous hedge between all trees within the islands where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE – Zoning)
3. Special planting treatment shall be provided on both sides of the access point on Summit Boulevard. Planting shall consist of the following:
 - a. a minimum of three (3) Royal Palms or similar species acceptable to the Landscape Section;
 - b. a minimum of three (3) flowering trees; and
 - c. shrub or hedge materials. (CO: LANDSCAPE – Zoning)
4. Special planting treatment shall be provided on both sides of the access point on Military Trail, and on the southeast corner of the property line fronting along Military Trail. Planting shall consist of the following:
 - a. a minimum of three (3) Royal Palms or similar species acceptable to the Landscape Section;
 - b. shrub or hedge materials; and,
 - c. a minimum of four (4) flowering trees to be installed only on the southeast corner of the property line fronting on Military Trail. (CO: LANDSCAPE – Zoning)
5. Special planting treatment shall be provided on the northeast and southeast corners of the dry retention area. Planting shall consist of a minimum cluster of three (3) Royal Palms or similar species acceptable to the Landscape Section and shrub or hedge material in each location. (CO: LANDSCAPE – Zoning)
6. The landscape median located behind building A on the site plan dated February 17, 2004 shall be upgraded to include the following:
 - a. a minimum width of eight (8) feet excluding curb;
 - b. one (1) palm planted for each twenty (20) linear feet;

- c. one (1) shrub for each four (4) linear feet of the median. Shrub shall be a minimum height of twenty-four (24) inches at installation and shall be maintained at a maximum height of thirty (30) inches at maturity.
(CO: LANDSCAPE – Zoning)

7. Prior to final site plan approval by the Development Review Officer (DRO), the property owner shall submit a landscape plan indicating compliance of landscape conditions K.1 through K.6 and subject to review and approval by the Landscape Section. (DRO: LANDSCAPE – Zoning)

L. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF – Zoning)
2. All outdoor, freestanding lighting fixtures shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (CO: BLDG – Zoning)
3. All outdoor, freestanding lighting fixtures shall be setback a minimum of forty (40) feet from the western property line. (CO: BLDG – Zoning)
4. All outdoor lighting shall be extinguished no later than 9:30 p.m. excluding security lighting only. (ONGOING: CODE ENF – Zoning)
5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF – Zoning)

M. MASS TRANSIT

1. The location of an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran, shall be shown on the site plan prior to the final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of Mass Transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN – Palm Tran)
2. Prior to the issuance of the first building permit, the property owner shall convey to Palm Beach County an easement for a Bus Stop, Boarding and Alighting Area, subject to the approval of Palm Tran. The location sketch, legal description, and dedication documents of this easement shall be approved by Palm Tran prior to the recordation of the documents. (BLDG PERMIT: MONITORING – Eng)

N. SIGNS

1. Freestanding signs fronting on Military Trail and Summit Boulevard shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point – twelve (12) feet;
 - b. maximum sign face area per side – one hundred (100) square feet;
 - c. maximum number of signs - one (1) for each location;
 - d. style - monument style only;
 - e. location - south side of the Military Trail access drive and the west side of the Summit Boulevard access drive; and,

- f. Signs shall be limited to identification of tenants only. (CO: BLDG – Zoning)
- 2. Wall signs shall be limited to front facades of the buildings and individual lettering size shall be limited to twenty-four (24) inches high. Wall signs shall be limited to only identification of tenants only. (CO: BLDG – Zoning)

O. USE LIMITATION

- 1. Repair or maintenance of vehicles shall not be permitted on the property. (ONGOING: CODE ENF – Zoning)
- 2. Outdoor retail business activities shall not be allowed on the property. (ONGOING: CODE ENF – Zoning)
- 3. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on the property, except within designated loading and delivery areas. (ONGOING: CODE ENF – Zoning)
- 4. Business hours of operation shall be limited to 7:00 am till 9:00 pm Monday through Saturday and 9:00 am till 6:00 pm on Sunday. (ONGOING: CODE ENF – Zoning)
- 5. Loading shall not be permitted within one hundred (100) feet of the western property line. (DRO/ONGOING: ZONING/CODE ENF – Zoning)
- 6. The site shall be limited to the following uses, and subject to ULDC requirements:
 - a. broadcasting studio
 - b. building supplies
 - c. butcher shop, wholesale
 - d. catering service
 - e. data processing
 - f. dispatching office (fleet vehicles shall not be permitted to be stored or parked in the required parking spaces)
 - g. fitness center
 - h. government services
 - i. landscape maintenance service
 - j. landscape installation service
 - k. machine or welding shop (indoor)
 - l. manufacturing and processing
 - m. medical or dental laboratory
 - n. monument sales, retail (no outdoor storage or display)
 - o. motion picture studio
 - p. office, business or professional
 - q. printing or copying services
 - r. vocational school
 - s. warehousing
 - t. wholesale, general
 - s. repair or maintenance, limited
(ONGOING: CODE ENF – Zoning)
- 7. Baydoors shall not be located on the west facade of buildings A and B. (BLDG PERMIT: ZONING/BLDG – Zoning)
- 8. Accessory office space shall be limited to no more than thirty (30) percent of the total gross floor area for each bay. (BLDG PERMIT: ZONING/BLDG – Zoning)

P. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)
2. 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 Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

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