

RESOLUTION NO. R-2003-1993

RESOLUTION APPROVING ZONING PETITION DOA1977-046C
DEVELOPMENT ORDER AMENDMENT
PETITION OF FLORIDA LAND & TIMBER CORPORATION
BY LAND RESEARCH MANAGEMENT INC, AGENT
(PLANET KIDS AT CYPRESS LAKES PUD)

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 DOA1977-046C was presented to the Board of County Commissioners at a public hearing conducted on December 4, 2003; 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 has considered the findings in the staff report and 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 DOA1977-046C, the petition of Florida Land & Timber Corporation, by Land Research Management Inc, agent, for a Development Order Amendment to redesignate land use and to allow a general daycare in a previously approved residential planned unit development 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 December 4, 2003, subject to the conditions of approval 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 Aaronson and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted on December 4, 2003.

Filed with the Clerk of the Board of County Commissioners on 6 day of January, 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 1

Beginning at the point of intersection of the North line of the Record Plat CYPRESS LAKES PLAT NO. 2, as recorded in Plat Book 37, pages 148-151 of the Public Records of Palm Beach County, Florida, and a line lying 50 feet West of and parallel to the East line of Section 14; thence with a bearing of N 88 degrees- 21'01" West along the North line of Cypress Lake Plat No. 2 a distance of 254.00 feet; thence North 01 degrees- 38'59" East, along the East line of Cypress Lakes Plat No. 2, a distance of 195.00 feet; thence North 46 degrees- 38'59" East, a distance of 35.36 feet to a point on the South right-of-way line of a future 60 foot wide right-of-way; thence South 88 degrees- 21'01" East, along said South right-of-way line, a distance of 200.00 feet; thence South 43 degrees- 21'01" East, a distance of 35.36 feet; thence North 88 degrees- 21'01" East, a distance of 4.00 feet; to a point on the West right-of-way line of Haverhill Road; thence with a bearing of South 01 degree- 38'59" West, a distance of 195.00 feet more or less to the Point of Beginning less the East 54.00 feet, thereof.

TOGETHER WITH

PARCEL 2

Commencing at the Point of Intersection of the North line of the Record Plat Cypress Lakes Plat No. 2, as recorded in Plat Book 37, Page 148-151 of the Public Records of Palm Beach County, Florida, and a line lying 50.00 feet West of the East line of Section 14, (said line, also being the Centerline of Haverhill Road) thence with a bearing of N 88°21'01"W, along the North line of the above described Subdivision Cypress Lakes Plat No. 2, a distance of 254.00 feet to a point; thence with a bearing of N 01°38'59" E, a distance of 195.00 feet to a point, said point being the Point of Beginning; thence continue with a bearing of N 01°38'59" E, a distance of 85.00 feet to a point, on the North line a future 60 foot wide right-of-way as recorded by the aforescribed Subdivision Cypress Lakes Plat No. 2; thence with a bearing of S 88°21'01" E, along the Easterly extension of the said North right-of-way line a distance of 225.00 feet to a point; thence with a bearing of N 46°38'59" E, a distance of 35.36 feet to a point; thence with a bearing of S 88°21'01" E, a distance of 4.00 feet to a point; on the existing right-of-way line of Haverhill Road; thence with a bearing of S 01°38'59" W, along the West right-of-way of Haverhill Road (said line lying 50.00 feet West of the East line of Section 14) a distance of 110.00 feet to a point; thence with a bearing of N 88°21'01" W, a distance of 4.00 feet to a point; thence with a bearing of N 43°21'01" W, a distance of 35.36 feet to a point; thence with a bearing of N 88°21'01" E, a distance of 200.00 feet to a point; thence with a bearing of S 46°38'59" W, a distance of 35.36 feet more or less to the Point of Beginning.

EXHIBIT B
VICINITY SKETCH

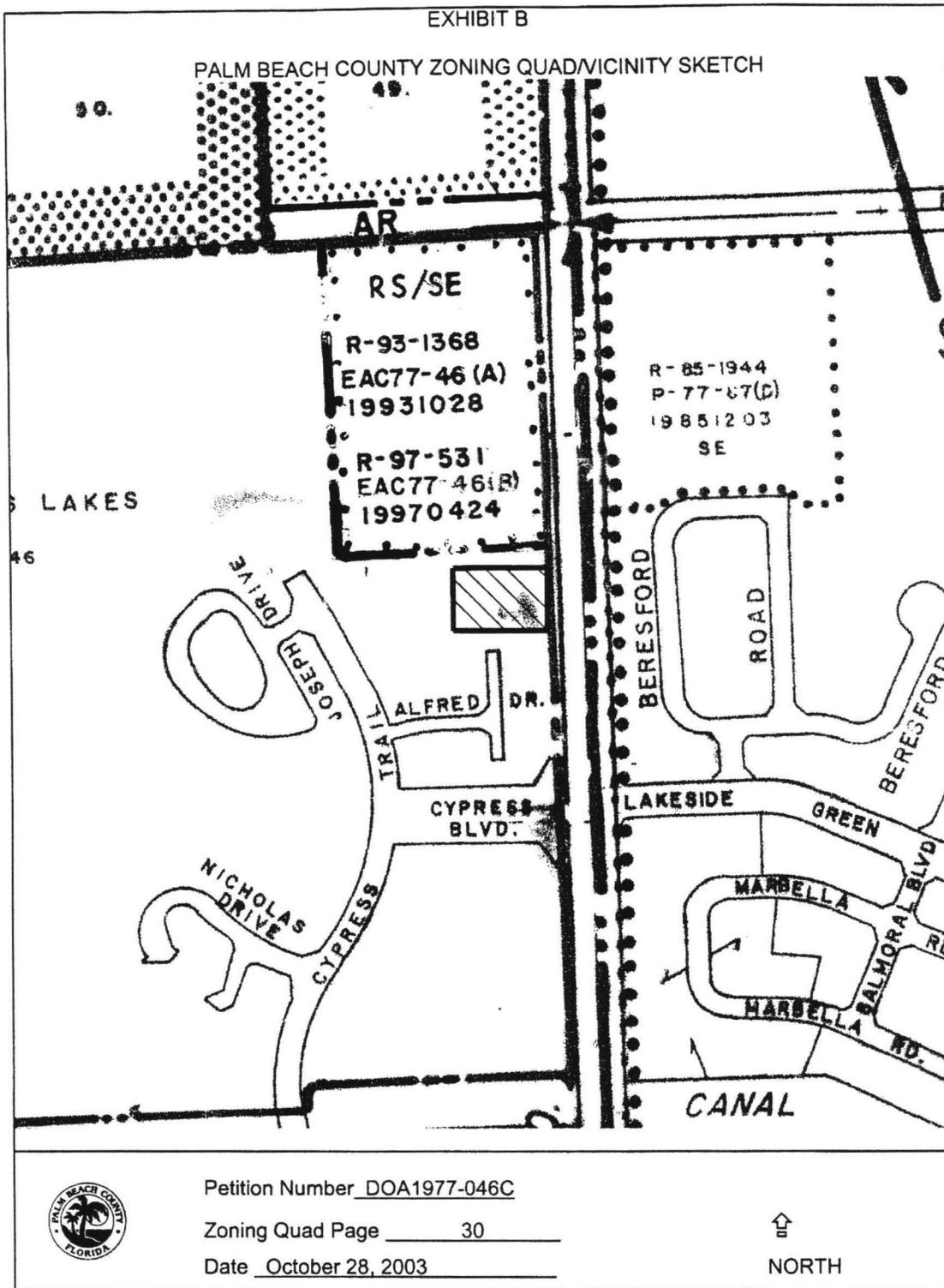


EXHIBIT C

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. Condition A.1 of Resolution R-1995-1317, Petition 1977-046(B), which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-77-481 (Petition 77-46) and R-93-1368 (Petition 77-46(B) have been consolidated herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to state:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-1995-1317, Petition 1977-046B, 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)

2. Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master plan is dated August 18, 2003, and the site plan for the 1.38 acre civic parcel/daycare center is dated September 15, 2003. 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 REVIEW (DAYCARE PARCEL ONLY)

1. At time of submittal for final DRC approval, the architectural elevations shall be submitted for architectural review and approval. Elevations and the site plan shall be designed to be consistent with Section 6.6.E of the ULDC. Development shall be consistent with the approved architectural elevations and DRC approved site plan. (DRC: ARCH REVIEW – Zoning)
2. All mechanical and electrical equipment, including satellite dishes, shall be screened from view on all sides by the parapet or roof treatment consistent with the color, character and architectural style of the principal structure. (DRC: ARCH REVIEW – Zoning)
3. Design of gutters and downspouts shall be integrated into the architectural design of the buildings. Painting of the gutters and downspout shall not constitute architectural integration. (DRC: ARCH REVIEW – Zoning)

C. ERM

1. **A Wellfield Affidavit of Notification shall be submitted to the Department of Environmental Resources Management prior to DRC Final Plan certification.** (Previous Condition C.1 of Resolution R-1995-1317, Petition 1977-046(B)) (DRC: ERM-ERM) [NOTE: Completed].

D. HEALTH (DAYCARE PARCEL ONLY)

1. Prior to issuance of a building permit, Architectural plans shall be submitted to the Institutional/Child Care Section, Palm Beach County Health Department in accordance with Rule 64E-13 FAC. (BLDG: HEALTH/BLDG - Health)

E. ENGINEERING

1. **Developer shall plat the proposed lake and residential area on a one acre to one acre basis, up to a maximum of thirty (30) acres for residential. No additional residential units shall be platted until legal positive outfall is provided.** (Previous Condition E.1 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
2. **Developer shall provide signalization at the main entrance on Haverhill Road, when warranted, as determined by the County Engineer.** (Previous Condition E.2 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
3. **Developer shall provide a left turn lane at the projects main entrance, north approach Haverhill Road; a left turn lane at the main entrance, south approach Haverhill Road; and a four (4) lane entrance road.** (Previous Condition E.3 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
4. **Developer shall provide a left turn lane at the Haverhill Road north entrance, south approach; and a three (3) lane north entrance road (two (2) exit lanes, one (1) entrance lane).** (Previous Condition E.4 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
5. **Developer shall dedicate to Palm Beach County, fifty-four (54) feet from the centerline for the ultimate right of way for Haverhill Road.** (Previous Condition E.5 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
6. **Developer shall dedicate to Palm Beach County forty (40) feet for right-of-way for Roebuck Road.** (Previous Condition E.6 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
7. **Developer shall deed to the School Board of Palm Beach County, an acceptable twenty (20) acre school site prior to the issuance of any residential building permits for this project.** (Previous Condition E.7 of Resolution R-1995-1317, Petition 1977-046(B))
8. **Limited to the Commercial site, a fifty (50) foot landscape buffer zone, containing no paving, shall be provided within the one hundred (100) foot setback. Furthermore, a "no access" easement shall be dedicated to Palm Beach County along Haverhill Road within the buffer zone with the intent to exclude motor vehicular access to Haverhill Road. Signage within this easement this area is prohibited.** (Previous Condition E.8 of Resolution R-1995-1317, Petition 1977-046(B))
9. Condition E.9 of Resolution R-1995-1317, Petition 1977-046(B) which currently states:

Developer must apply for a surface water management permit for the proposed development, prior to construction.

Is hereby deleted. [REASON: drainage reviews are required prior to issuance of building permits.]

10. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

No Building Permits for the daycare site may be issued after December 1, 2006. A time extension for this condition may be approved by the County Engineer only if 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 Section 5.8 of the Unified Land Development Code. (DATE: MONITORING-Eng)

11. The daycare Property owner shall re-stripe the existing pavement markings on Campanelli Boulevard to provide for a left turn lane east approach into this site. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)
12. The concurrency approval for the daycare parcel is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (ONGOING: ENG-Eng)

F. LANDSCAPING (COMMERCIAL POD ONLY)

1. **The property owner shall receive certification of an Alternative Landscape Betterment Plan (ALBP) for the entire subject property by the Development Review Committee prior to October 1, 1996. The ALBP shall satisfy the landscape code requirements in effect at the time the vested development order for the shopping center was approved, and current ULDC requirements to the maximum extent possible.** (MONITORING-Zoning) (Previous Condition F.1 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].
2. **All landscape improvements required by the certified Alternative Landscape Betterment Plan shall be installed prior to October 1, 1997.** (MONITORING-Zoning) (Previous Condition F.2 of Resolution R-1995-1317, Petition 1977-046(B)) [NOTE: Completed].

G. LANDSCAPING – STANDARD (DAYCARE PARCEL ONLY)

1. Fifty (50) percent of canopy trees to be planted in the landscape buffers shall be native and meet the following minimum standards at installation:
 - a. Tree height: Fourteen (14) feet;
 - b. Trunk diameter: three and one-half (3.5) inches measured at four and one-half (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 three and one-half (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 thirty (30) inches – groundcover and small shrub;
 - b. twenty-four (24) to forty-eight (48) inches – medium shrub;
 - c. 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. (CO: LANDSCAPE - Zoning)
4. 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)
5. Field adjustment of plant materials and berm may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings. (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG NORTH PROPERTY LINE OF THE DAYCARE PARCEL (ABUTTING CAMPANELLI BOULEVARD)

1. Landscaping and buffering along the north property line of the daycare parcel shall be:
 - a. a minimum ten (10) foot wide landscape buffer strip;
 - b. a continuous one and one half (1.5) foot high berm measured from top of curb; and
 - c. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
 - 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;
 - 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,
 - 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)~~ thirty (30) inches at installation. (CO: LANDSCAPE - Zoning)

I. LANDSCAPING ALONG SOUTH AND WEST PROPERTY LINES OF THE DAYCARE PARCEL (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the south and west property lines shall be upgraded to include:
 - a. a minimum fifteen (15) foot wide landscape buffer strip;
 - b. a continuous two (2) foot high berm measured from top of curb;
 - c. a six (6) foot high opaque wall or hedge. 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; and
 - f. The required wall per Condition I.1.c may replace the requirement of the fence along the perimeter of the outdoor play area. However, the buffer area interior to the wall shall not be counted toward the landscape requirement of the outdoor play area. (CO: LANDSCAPE - Zoning)

2. The following landscaping requirements shall be installed on the exterior side of the required wall:
 - a. 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,
 - b. 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. (CO: LANDSCAPE - Zoning)
3. Along the interior side of the required wall, the petitioner shall install twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE - Zoning)

J. LANDSCAPING – INTERIOR (DAYCARE PARCEL ONLY)

1. Foundation planting shall be provided along the north, east and west facades of the structure 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 fifty (50) percent of the total length of each side of the structure; and,
 - c. landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (CO: 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. Landscaping for divider median in any parking area shall consist of the following:
 - a. one (1) flowering tree for each twenty-five (25) linear feet of the median;
 - b. one (1) palm for each thirty-five (35) linear feet of the median; and,
 - c. a continuous hedge between all trees within the median where applicable. Shrub or hedge materials or groundcover shall be maintained at a maximum height of thirty (30) inches. (CO: LANDSCAPE - Zoning)

K. LIGHTING (DAYCARE PARCEL ONLY)

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, minimum necessary to satisfy the Palm Beach County Security Code, 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 twenty-five (25) feet in height, measured from finished grade to highest point and shall be setback a minimum of forty (40) feet from all residential property lines. (CO: BLDG - Zoning)
3. All outdoor lighting shall be extinguished no later than 8:00 p.m., excluding security lighting only. (ONGOING: CODE ENF)

4. 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)
- L. PLANNING (DAYCARE PARCEL ONLY)
1. Prior to final site plan approval by the Development Review Committee (DRC), the site plan shall be amended to continue the sidewalk in front of the western parking spaces marked "drop off" to connect to the sidewalk on Campanelli Boulevard. (DRC: PLANNING-Planning)
- M. SIGNS (DAYCARE PARCEL ONLY)
1. Freestanding point of purchase sign fronting on Haverhill Road shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point - eight (8) feet;
 - b. maximum sign face area per side – sixty-four (64) square feet;
 - c. maximum number of signs - one (1);
 - d. style - monument style only; and,
 - e. location - on the south side of Campanelli Blvd within fifty (50) feet of the access point from Haverhill Road. (CO: BLDG - Zoning)
- N. SITE DESIGN AND USE LIMITATIONS (COMMERCIAL POD ONLY)
1. **To ensure consistency with the application the veterinary clinic shall be limited to indoor operation, and no outdoor activities, pens, cages, or runs shall be permitted on site.** (Previous Condition B.1 of Resolution R-1995-1317, Petition 1977-046(B)) (ONGOING: ZONING/BLDG-Code Enf)
 2. **Total gross floor area of the synagogue (place of worship) shall be limited to a maximum of 3,000 square feet.** (Previous Condition B.2 of Resolution R-1995-1317, Petition 1977-046(B)) (BLDG PERMIT/ ONGOING: BLDG-Zoning)
- O. USE LIMITATION (DAYCARE PARCEL ONLY)
1. The day care center shall be limited to a maximum of 140 children. (ONGOING: HEALTH - Zoning)
 2. Business hours of operation for the daycare facility shall be limited from 6:30 a.m. to 7:00 p.m. Monday to Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Sunday business operations shall not be permitted. (ONGOING: CODE ENF-Zoning)
 3. Hours of operation for outdoor activities shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:30 a.m. to 5:00 p.m. on Saturday. (ONGOING: CODE ENF-Zoning)
 4. Vehicular and pedestrian traffic shall be prohibited west of the daycare center along Campanelli Boulevard. (ONGOING: CODE ENF –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. Condition G.1 of Resolution R-1995-1317, Petition 1977-046(B) 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. (MONITORING)

Is hereby amended to read:

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)