

RESOLUTION NO. R-94-791

RESOLUTION APPROVING ZONING PETITION **DOA80-73(I)**
DEVELOPMENT ORDER AMENDMENT
PETITION OF ST. **ANDREWS** PROPERTY OWNERS ASSOC.

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 of the Palm Beach County Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **DOA80-73(I)** was presented to the Board of County Commissioners at a public hearing conducted on June 23, 1994; 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 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 relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach county 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 standards imposed on it by applicable provisions of the Palm Beach County 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 reservation and therefore complies with Art. 11 (Adequate Public Facility Standards) of the Palm Beach County 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 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 **DOA80-73(I)**, the petition of St. Andrews Property Owners Assoc., for a DEVELOPMENT ORDER AMENDMENT in the Residential Transitional (RT) Zoning District, to amend Conditions E.13 & S.10 of Resolution R-93-555 (construction access and limited ingress/egress), previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on June 23, 1994, 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 Newell and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted this 23rd day of June, 1994.

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

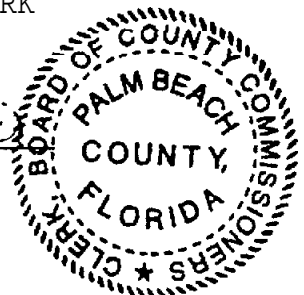


EXHIBIT A
LEGAL DESCRIPTION

ST. ANDREWS PROPERTY OWNERS **ASSOCIATION**

DESCRIPTION:

A portion of Tract "L" according to the Plat of Lake Estates, Plat No. 16 St. Andrews Country Club, (A P.U.D.), as recorded in Plat Book 66, Page 156 through 158, Public Records of Palm Beach County, Florida; being more particularly described as follows:

Beginning at the Southeast corner of said Plat; thence North 00° 50' 30" West, along the East line of said plat, (the East line of said Plat is assumed to bear North 00° 50' 30" West and all other bearings are relative thereto) a distance of 118.01 feet to a point; thence South 89° 19' 43" West, departing from said East line, a distance of 43.88 feet to the beginning of a non-tangent curve concave to the Northwest, being the Easterly Right-of-Way line of Lake Estates Drive, having a radius of 194.50 feet, a central angle of 45° 08' 56", and a radial bearing at this point of North 59° 13' 00" West; thence Southwesterly along the arc of said curve a distance of 153.27 feet to the terminus of said curve; thence departing said Right-of-Way line, South 00° 50' 30" East, along a non-tangent line, 30.29 feet to the Southerly line of said Plat; thence North 89° 19' 43" East, along said Southerly line, a distance of 165.00 feet to said Southeast corner of said plat and the Point of Beginning.

Containing 12,644 square feet, more or less.

80-73 I

MAR 16 1994

1. 2. 3.

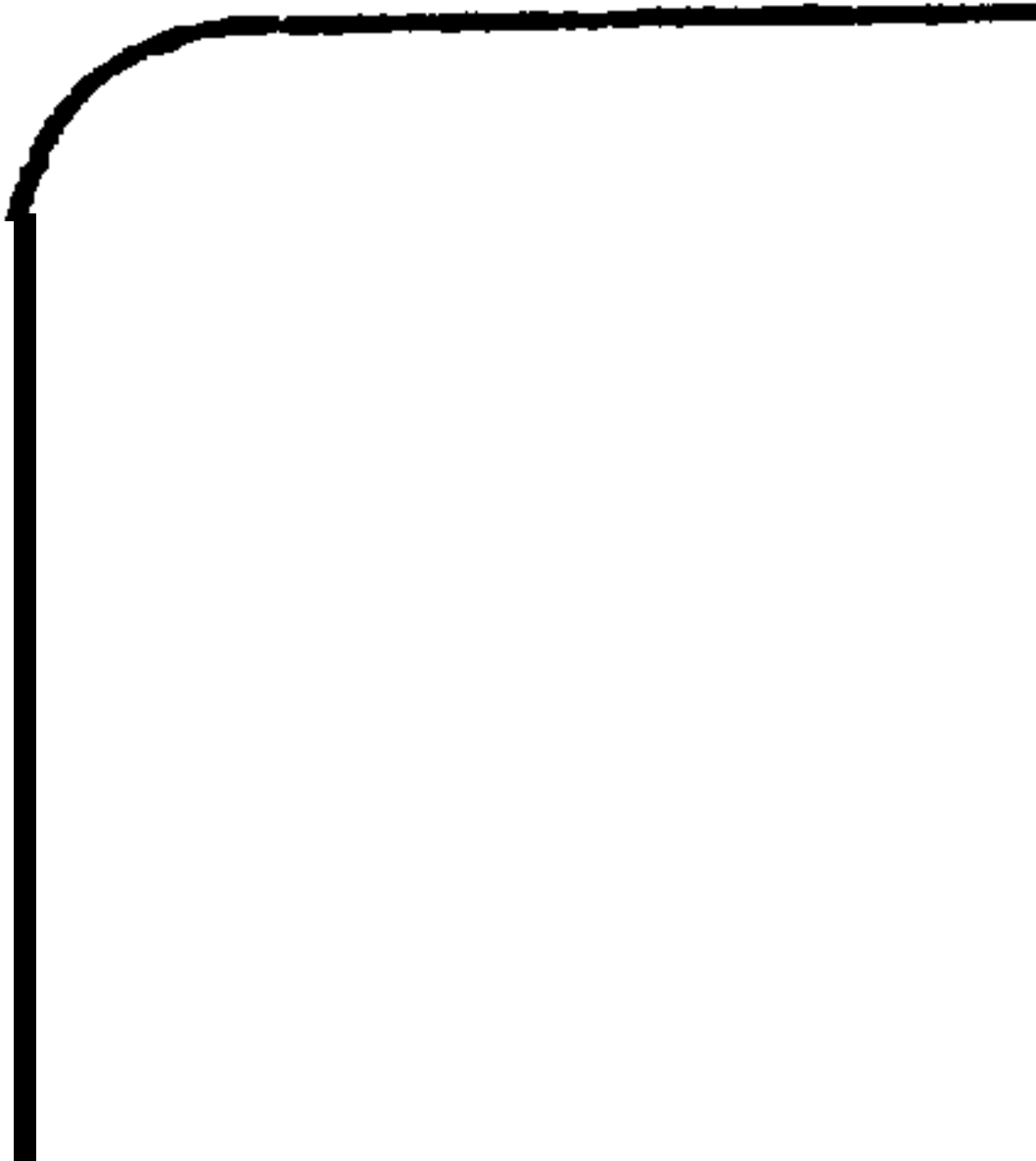


EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. All previous conditions of approval applicable to the subject property have been consolidated as **contained** herein. The petitioner shall comply with all **previous** conditions of approval, including original deadline: for Zoning Code Section 402.9 compliance (Ordinance **73-8**, as amended) and Unified Land Development Code **Section 5.8** compliance, as amended, unless expressly **modified**. (MONITORING) (Previously Condition No. A.1 of Resolution No. R-93-555, Petition No. 80-73(G))
2. Development of the site is limited to the uses and site design shown on the site plan approved by the **Board of County Commissioners** (Exhibit No. 157). Any **modifications** must be approved by the Board of County **Commissioners** unless the proposed use or design changes are **permitted** pursuant to the Development Review Committee **Powers** and Standards of Review or required by the conditions of approval contained herein. (Previously Condition No. A.4 of Resolution No. R-93-555, Petition No. 80-73(G))
3. The petitioner shall submit an application to the Development Review Committee for the certification of the site plan approved by the Board of County **Commissioners** for this site prior to October 1, 1993. (Previously Condition No. A.5 of Resolution No. R-93-555, Petition No. 80-73(G))

C. BUILDING AND SITE DESIGN

1. Prior to Master Plan Certification, the Master Plan shall be revised to reflect exact dwelling unit counts for all tracts that have been previously site planned and/or platted. (Previously Condition No. C.2 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING))
2. In the event the appropriate variances are not **granted** by the Board of Adjustment for the 1.2 acre **commercial** parcel, the commercial parcel may be relocated to the area shown on the previously approved Master Plan. Lot area shall not exceed 1.62 acres. (Previously Condition No. C.3 of Resolution No. R-93-555, Petition No. 80-53(G) (ZONING))
3. Prior to certification of the Master Plan, all improvements, structures, buildings, parking areas and landscaping on the subject site (Petition 80-73(B)) shall conform with all land development regulations, including, but not limited to, platting and setback requirements: and all building requirements of Palm Beach County or meet the requirements for and obtain appropriate variance relief from the Board of Adjustment in accordance with the Unified Land Development Code. (Previously Condition No. C.4 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING-Engineering))
4. Prior to August 1, 1994, the petitioner shall **remove** the temporary structure and construct a permanent structure in accordance with all requirements of Palm Beach County in effect at the time. (Previously Condition No. C.5 of Resolution No. R-93-555, Petition No. 80-73(G) (MONITORING-Zoning))

5. Prior to master plan certification, the master plan **shall** be revised to reflect the following:
 - a. All surrounding land uses.
 - b. The proposed guardhouse for the proposed **access** point on Old Clint Moore Road.
 - c. The proposed access width.
 - d. Clarification of **the pod boundaries** for pods O and P.
 - e. The landscaping details for the proposed **entrance** pursuant to the attached Entrance Gate **Detail** (Previously Condition No. C.6 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING))

D. CONCURRENCY

1. Prior to site plan certification, the petitioner **shall** amend **the Concurrency Reservation for the site** (Case #90-03-05-004X1) to reflect 6,000 Square Feet on 1.2 **acres** of commercial. (Previously Condition No. D.1 of Resolution No. R-93-555, Petition No. 80-73(G) (PLANNING))

E. ENGINEERING

1. Petitioner shall contribute the pro-rata share for the construction at the intersection of Clint Moore Road and S.R. 7 a left turn lane, north approach. (Previously Condition No. E.2 of Resolution No. R-93-555, Petition No. 80-73(G) (ENGINEERING))
2. Petitioner shall contribute One Hundred Fifty-eight Thousand, Nine Hundred Twenty-five Dollars (**\$158,925.00**) or Two Hundred Forty-eight Dollars (**\$248.00**)/dwelling units toward the cost of meeting this project's **direct** and identifiable traffic impact to be paid at the **time** of issuance of the building permit(s). (Previously Condition No. E.3 of Resolution No. R-93-555, Petition No. 80-73(G) (BUILDING-Impact Fee Coordinator))
3. This development shall retain on-site the first one **inch** of stormwater runoff **per** the Palm Beach County Subdivision and Platting Ordinance No. 73-4, as **amended**. (Previously Condition No. E.4 of Resolution No. R-93-555, Petition No. 80-73(G) (ENGINEERING))
4. The property owner shall convey for the ultimate **right-of-way** of Jog Road, **60 feet from centerline, within** ninety (90) days of approval. Conveyance must be accepted by Palm Beach County prior to issuance of the first building permit. **Previously Condition No. 4 of R-84-1287, Petition 80-73(A), and Condition E.9. of Petition 80-73(H), approved by the Board of County Commissioners on July 30, 1992, resolution approved on March 16, 1993.** (Previously Condition No. E.5 of Resolution No. R-93-555, Petition No. 80-73(G) (MONITORING/BUILDING-Engineering))
5. The Developer shall pay a fair share fee in the **amount** and manner required by **"The Fair share Contribution for Roadway Improvements Ordinance"** as it presently **exists**, or as it may, from time to time, be amended. **Presently**, the Fair Share Fee **for** this project is **\$31,400.00 (\$200.00 per dwelling unit)**.

In addition, based upon the amount of traffic generated by this development, the Developer has agreed to contribute an additional **\$128,600.00** toward Palm Beach County's existing Roadway Improvement Program. Payment shall be in the form of a clean, irrevocable letter of credit in favor of Palm Beach County posted within two (2) months of Special Exception approval by the Board of County Commissioners. Said funds shall be used to construct roadway improvements in the area, including Military Trail from Clint Moore Road to **Linton** Boulevard. If the Fair Share Contribution for Roadway Improvements Ordinance is amended to increase the fair share fee, this additional amount shall be credited toward the increase Fair Share Fee. (Previously Condition No. **E.6** of Resolution No. R-93-555, Petition No. 80-73(G) (IMPACT FEE COORDINATOR-Engineering))

6. The petitioner shall accept the runoff of the **adjacent** roads (Jog Road and Clint Moore Road) through this development's internal lake system, and, the **design** of such drainage plan shall be subject to all **applicable** government standards. (Previously Condition No. **E.7** of Resolution No. R-93-555, Petition No. **80-73(G)** (ENGINEERING))
7. The property owner shall provide Palm Beach county a road drainage easement within the project's internal lake system for legal positive out fall to accommodate the runoff of Jog Road and Clint Moore Road along the property boundary lines along Clint Moore Road and Jog Road. The drainage system within the project shall have sufficient retention/detention capacity to **accommodate** the ultimate Thoroughfare Plan Section road **drainage** runoff and be subject to all governmental **agency** requirements. (Previously Condition No. **E.9** of Resolution No. R-93-555, Petition No. **80-7B(G)** (ENGINEERING))
8. 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.10** of Resolution No. R-93-555, Petition No. **80-7(G)** (ENGINEERING/CODE ENFORCEMENT))
9. 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 **presently** is **\$1,650.00** per approved single family dwelling unit. (Previously Condition No. **E.11** of Resolution No. R-93-555, Petition No. 80-73(G) (IMPACT FEE COORDINATOR))

10. The Developer
accordance
Subdivision
(Previously Condition
555, Petition No. 8

11. Condition No.
currently
Access
Clint Moore Road for
period of three (3)
Land Development
a security guard
Is hereby deleted.

12. No cross access shall
of the development.
Resolution No. R-9
ENFORCEMENT)

G. LANDSCAPE WITHIN THE MEDIAN

1. **No** later than 90 days after award or issuance of a construction contract by Palm Beach County for the widening of Clint Moore Road to a **4** lane median **divided** section, 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 consist of a minimum of one **(1)** fourteen **(14)** foot tall native tree for each thirty **(30)** linear feet of the adjacent median to be planted and appropriate ground cover. Trees may be planted singly or in clusters. All landscaping and maintenance shall be subject to the standards as set forth by the Palm **Beach** County Engineering and Public Works Department. All landscape material shall be selected for the **following** list:

Trees:

Laurel Oak
Live Oak
Slash Pine
Sabal Palmetto

Groundcover:

Wedilia
Bahia Grass

Alternative species may be allowed subject to approval by the County Engineer. All plant material shall be installed and selected according to xeriscape **principles** and shall conform with the following:

- a) All plants shall be container grown or field collected and transplanted from the project **site**.
- b) All plantings shall be done in accordance **with** detailed planting plans and specifications **to** be submitted and approved by the County **Engineer** concurrent with Site Plan certification.

All required median landscaping, including watering, shall be the perpetual maintenance obligation of the petitioner and its successors, legal heirs or **assignees**, or duly established Property Owner's Association **and/or** Homeowner's Association, and shall be installed **on** or before issuance of the first Certificate of occupancy or filing of the first plat, whichever occurs first. Declaration of Covenants and Restriction **Documents shall** be established or amended as required, prior to **receiving** the first building permit or filing of the first **plat**, whichever occurs first, to reflect this obligation. Maintenance shall be in accordance with the **issued** permits. (Previously Condition No. G.1 of Resolution NO. R-93-555, Petition No. 80-73(G) **(ENGINEERING/BUILDING)**)

H. CIVIC SITE

1. The petitioner may exchange the required **on-site** dedication of land for civic uses either for; **1]** a parcel of land off site, acceptable to the county, **equal** in acreage; or **2]** cash of equal value. The value of the site shall be determined by appraisal, acceptable **to** the county based upon its value as a civic site. this off site acreage or cash contribution shall be used to offset the identifiable impacts directly attributable to this project.

In the event that the off site land dedication is **of less oash** value than the on-site dedication, the petitioner shall also contribute an amount in cash equal to the difference between the value of **the on-site and off-site land** dedications.

The off-site land or cash contribution shall be coordinated and accepted by the Palm Beach **County** Department **of** Real Property Management and shall be approved by the Board of County Commissioners. Once this approval is obtained the petitioner shall be **deemed** to **have** satisfied the intent **of** the Zoning Code, Section 500.21.H (Minimum Land Area Requirements). **(Previously** Condition No. H.2 of Resolution No. R-93-555, Petition No. 80-73(G) (PREM)

2. Future Board of County Commissioner's approval shall be required to change the land use designation of the civic tract. (Previously Condition No. H.3 of Resolutior No. R-93-555, Petition No. 80-73(G) (PREM)
3. The petitioner may exchange the required on-site dedication of land for civic uses either by **conveying** fee simple title for a parcel of land off-site equal in acreage (14.0 acres minimum) or cash of equal value. In addition, in the event that the off-site land **dedication** is of less cash value than the on-site **dedication**, petitioner shall also contribute an amount in cash **equal** to the difference between the value of the on-sitt and off-site land dedications. The value of the land **shall** be based upon its value as a civic site. This contribution shall be used to offset the **identifiable** impacts directly attributable to this project. **If** an off-site land or cash contribution is accepted by **Palm** Beach county, the petition shall be deemed to have satisfied the intent of Zoning Code Section **500.21.H**.

The value **for** this release shall be determined **by** the Department of Property and Real Estate Management, and be approved and accepted by the Board of **County** Commissioners prior to master plan certification. This agreement shall be clearly noted by the applicant **on** the approved master plan.

The Petitioner shall have finalized the cash in **lieu** of land transaction prior to September 1, 1990. (Previously Condition No. H.4 of Resolution No. R-93-555, **Petition** No. 80-73(G) (MONITORING/PREM)

I. DUMPSTER

1. All areas or receptacles for the storage and disposal of trash, garbage or vegetation, shall be concealed **behind** a solid enclosure. The open end of the enclosure **shall** have an obscuring, opaque gate. (Previously Condition No. **I.1** of Resolution No. R-93-555, Petition No. 80-73(G) (BUILDING/CODE ENFORCEMENT)

J. ENVIRONMENTAL RESOURCES MANAGEMENT

1. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface **waters**. (Previously Condition No. J.1 of Resolution No. R-93-555, Petition No. 80-73(G) (ERM)
2. The Petitioner shall submit an Affidavit of Notification to the Department of Environmental Resources Management prior to site plan certification. (Previously Condition No. 5.3 of Resolution No. R-93-555, Petition No. 80-73(G) **(ERM)**

K. HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. (**Previously** Condition No. K.1 of Resolution No. R-93-555, **Petition** No. 80-73(G) (HEALTH/BUILDING))
2. Water service is available to the property. Therefore, no well shall be permitted on the site to provide **potable** water. (Previously Condition No. K.2 of Resolution No. R-93-555, **Petition** No. 80-73(G) (HEALTH/ BUILDING))

L. 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 No. L.1 of Resolution No. R-93-555, **Petition** No. 80-73(G) (UTILITIES))

N. LANDSCAPING - GENERAL

1. Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site **plan** to reflect conformance to minimum Landscape **Code** requirements and all landscape/vegetation preservation conditions of approval. (Previously Condition No. **N.1** of Resolution No. R-93-555, **Petition** No. 80-73(G) (ZONING))
2. All trees required for the landscaping of the proposed entrance, as indicated on Exhibit A, shall be a minimum of fourteen (14) feet in height. (Previously Condition No. N.2 of Resolution No. R-93-555, **Petition** No. 80-73(G) (ZONING))
3. All shrubs or hedge material required for the landscaping of the proposed entrance, as indicated on **Exhibit** A, shall be:
 - a. A minimum of thirty-six (36) inches in height spaced no more than twenty four (24) **inches** on center at installation, to be maintained **at** a minimum height of thirty-six (**36**) inches. (Previously Condition No. N.3 of Resolution No. **R-**93-555, **Petition** No. 80-73(G) (ZONING))

O. LIGHTING

1. All outdoor lighting used to illuminate the **premises** and identification signs shall be of low intensity, **shielded** and directed downward and away from adjacent **properties** and streets. (Previously Condition No. 0.1 of **Resolution** No. R-93-555, **Petition** No. 80-73(G) (CODE ENFORCEMENT))

P. RECYCLE SOLID WASTE

1. All property owners 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** No. P.1 of Resolution No. R-93-555, **Petition** No. 80-"3(G) (**SWA**))

Q. SCHOOL

BOARD

1. Within 30 months
plat:
the School
tenths
each residential
development on a c
if an ordinance
adopted,
ordinance;
of any ordin
provide as a
initial
development's scho
Q.1 of Resolution
(ENGINEERING/SCHOO

2. The petitioner sha
literature and a
children in the
School Board pol
imbalancing
shall be updated

4. The permitted uses on the subject site (Petition **80-73 (H)**) shall be limited to the following:
 - a. The general administrative **offices** of Jerome **V. Ansel and** of Realty, and their **respective** assignees **or** successors in interest.
 - b. Real estate sales offices.
 - c. The sale and servicing of property, casualty and life insurance.
 - d. Title insurance offices.
 - e. **st.** Andrews travel club service for the exclusive use and for benefit of St. Andrews residents only.
 - f. Office related services such a fax, copying, Federal Express and Wail **box"** type services for the exclusive use and for benefit of St. Andrews residents only. (Previously condition **no.** 5.7 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING/BUILDING))
5. No **access** to the subject site (Petition **80-73 (H)**) from Clint Moore Road shall be permitted. (Previously Condition No. S.8 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING/ENGINEERING/ BUILDING))
6. Ingress and egress to the PUD from Old Clint Moore Road shall be limited to the residents of Pods **"O"** and **"P"** and emergency vehicles only. The method of restrictive access shall be provided to the Zoning Division **by** the petitioner in writing, in a manner and form acceptable to the Zoning Director, prior to site plan **certification** of the Master Plan amendment. At a minimum, ingress and egress shall be restricted at this location **through** the use of electronic or mechanical devices. (Previously Condition No. **S.10** of Resolution No. R-93-555, **Petition** No. 80-73(G) (ZONING/CODE ENFORCEMENT))

Is hereby amended to state:

Ingress and egress to the **PUD** from Old Clint Moore Road shall be limited to the residents of Pods **"O"** and **"P"** and their associated traffic, including construction **traffic** within Pods **"O"** and **"P"**, and emergency vehicles. The method of restrictive access shall be provided **to** the Zoning Division by the petitioner in writing, in a **manner** and form acceptable to the Zoning Director, prior to site plan certification of the Master Plan amendment. At a minimum, ingress and egress shall be restricted at this location through the use of electronic or **mechanical** devices and shall be installed prior to June 23, 1995. (ZONING/CODE ENFORCEMENT)

7. No vehicle stacking shall be permitted on Old Clint **Moore** Road beyond the southeast property line of the **PUD**. (Previously Condition No. **S.11** of Resolution No. R-93-555, Petition No. 80-73(G) (CODE ENFORCEMENT-Zoning))

T. VEGETATION PRESERVATION

1. The developer shall relocate and/or preserve existing significant vegetation wherever possible and **shall** incorporated said vegetation into the project design. Appropriate measures **shall** also be taken to protect any individual trees and/or preservation areas during site clearing and construction. (Previously Condition **No.** T.1 of Resolution No. R-93-555, Petition No. 80-73(G) (ZONING))

U. VEGETATION REMOVAL

1. All prohibited species shall **be removed from site.**
(Previously Condition No. U.1 of Resolution No. R-93-555,
Petition No. 80-73(G) (ZONING))

V. COMPLIANCE

1. As provided in the Palm Beach county Zoning **Code**, Sections 400.2 **and** 402.6 (Ordinance 73-2, as amendad), failure to comply with any of these conditiona of approval at any time may result in:
 - a. The denial or revocation of a building permit; the issuance of a stop **work** 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 Special Exception and any zoning which was approved concurrently with the Special Exception as well as any previously **granted** certifications of concurrency or exemptions therefrom; **and/or**
 - 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 conditions **reasonably** related to the failure to comply with **existing** conditions. (Previously Condition No. v.2 of Resolution No. R-93-555, Petition No. 80-73(G)
(MONITORING))
2. Appeals of **any** departmental-administrative **actions** hereunder may be taken to the Palm Beach County **Board** of Adjustment or as otherwise provided in the Palm **Beach** County Zoning Code. Appeals of any revocation of **Special** Exception, 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 No. V.3 of Resolution No. R-93-555, Petition No. 80-73(G) (MONITORING))
3. The approval of this petition shall not affect any Unified Land Development Code (ULDC) review **date** established as the result of a previous approval for **this** property or future review and/or action in **accordance** with Section 5.8 of the ULDC. (Previously Condition No. V.4 of Resolution No. R-93-555, Petition No. 80-73(G)
(MONITORING))