

RESOLUTION NO. R-95-4

RESOLUTION APPROVING ZONING PETITION **CA94-65**
CLASS A CONDITIONAL USE
PETITION OF ELWILL ASSOCIATES, INC.

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 Board of county Commissioners, pursuant to Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20) is authorized and empowered to consider, approve, approve with conditions or deny Class A Conditional Uses; 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 **Z94-65** was presented to the Board of County Commissioners at a public hearing conducted on January 6, 1995; 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 recommendations of the Zoning Commission; 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 Class A Conditional Use is consistent with the Palm Beach County Comprehensive Plan.
2. This Class A Conditional Use complies with relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Unified Land Development Code.
3. This Class A Conditional Use is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Class A Conditional Use, 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 Class A Conditional Use, with conditions as adopted, complies with standards imposed on it by all other applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Class A Conditional Use meets applicable local land **development** regulations.

7. This Class A Conditional Use, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Class A Conditional Use has a concurrency reservation and therefore complies with Art. 11, Adequate Public Facility Standards.
9. This Class A Conditional Use, 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 Class A Conditional Use, 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 **294-65**, the petition of Elwill Associates, by: Robert Basehart, AGENT for a CLASS A CONDITIONAL USE allowing a restaurant, fast food, in the General Commercial (CG) Zoning District, 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 6, 1995, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Mary McCarty 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	--	Aye
Burt Aaronson	--	Aye
Ken Foster	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	W=

The Chair thereupon declared that the resolution was duly passed and adopted this 6th day of January, 1995.

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

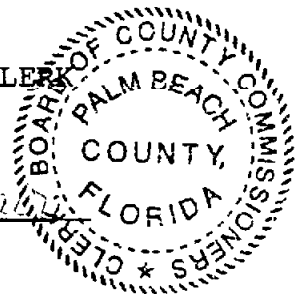


EXHIBIT A

LEGAL DESCRIPTION

PARCELS OF LAND LYING IN THE WEST HALF OF TRACT 5, BLOCK 1, SECTION 1, PALM BEACH PLANTATIONS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE: THE SOUTH 75 FEET OF THE NORTH 250 FEET OF THE WEST HALF OF SAID TRACT 5, LESS THE EAST 400 FEET THEREOF; SUBJECT TO RIGHT-OF-WAY FOR MILITARY TRAIL AS THE SAME NOW EXISTS.

PARCEL TWO: THE NORTH HALF OF THE WEST HALF OF SAID TRACT 5, LESS THE NORTH 250 FEET THEREOF AND LESS THE EAST 400 FEET; SUBJECT TO RIGHT-OF-WAY FOR MILITARY TRAIL AS THE SAME NOW EXISTS.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND ENTERED IN CASE NO. 77-4088 CA(L) **01B**, VIZ:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GUN CLUB ROAD WITH THE CENTERLINE OF MILITARY TRAIL; THENCE, SOUTH **02°01'39"** WEST ALONG THE CENTERLINE OF SAID MILITARY TRAIL A DISTANCE OF 333.64 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH **1/2** OF TRACT 5 OF THE PLAT OF PALM BEACH PLANTATION PLAT NO. 1, AS RECORDED IN PLAT BOOK **20**, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, SOUTH **88°15'30"** EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 53.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME BEARING, AND ALONG SAID NORTH LINE A DISTANCE OF 25 FEET; THENCE, NORTH **02°01'39"** EAST, A DISTANCE OF 15 FEET; THENCE, NORTH **88°15'30"** WEST, A DISTANCE OF 25 FEET TO SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE, SOUTH **02°01'39"** WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES 10 FEET IN WIDTH LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GUN CLUB ROAD WITH THE CENTERLINE OF MILITARY TRAIL; THENCE, SOUTH **02°01'39"** WEST ALONG SAID CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 313.64 FEET TO THE WESTERLY PROLONGATION OF A LINE 20 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH **1/2** OF TRACT 5 OF THE PALM BEACH **PLANTATION PLAT** NO. 1 (MODEL LAND COMPANY), **RECORDED IN PLAT** BOOK **20**, PAGE 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE, SOUTH **88°15'30"** EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 53.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME BEARING ALONG SAID PARALLEL LINE A DISTANCE OF 30 FEET; THENCE, SOUTH **02°01'39"** WEST A DISTANCE OF 20 FEET TO SAID NORTH LINE AND THE END OF THIS DESCRIPTION.

PARCEL THREE: BEING LOCATED IN THE NORTH **1/2** OF THE NORTHWEST **1/4** OF THE SOUTHWEST **1/4** OF THE NORTHEAST **1/4** OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MARKER WHERE THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD AND RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD A DISTANCE OF 150 FEET TO A POINT; THENCE, RUNNING IN A SOUTHERLY DIRECTION AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 150 FEET TO A POINT; THENCE RUNNING IN A WESTERLY DIRECTION AND PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF GUN

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CLUB ROAD A DISTANCE OF 150 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR MILITARY TRAIL AND GUN CLUB ROAD AS THE SAME NOW EXISTS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED 20 FOOT STRIP OF LAND.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID TRACT 5: THENCE WESTERLY, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 511.68 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 283.63 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 263.63 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.58 FEET TO THE END OF SAID CURVE; THENCE CONTINUE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 16.43 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 20 FEET; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 16.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 283.63 FEET: THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 263.63 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.58 FEET TO THE END OF SAID CURVE; THENCE CONTINUE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 0.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

PARCEL FOUR: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 5, BLOCK 1, **PALM BEACH** PLANTATIONS, A SUBDIVISION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY; FLORIDA, RECORDED IN PLAT BOOK 10, PAGE 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE, EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID NORTH LINE BEING ALSO THE CENTERLINE OF GUN CLUB ROAD, A DISTANCE OF 268.70 FEET; THENCE RUN SOUTH, ANGLING 89 DEGREES 45'30" FROM WEST TO SOUTH, A DISTANCE OF 33 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ON SAME COURSE A DISTANCE OF 150 FEET; THENCE RUN WEST, PARALLEL TO SAID SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD, A DISTANCE OF 78.60 FEET; THENCE RUN NORTH, ANGLING 89 DEGREES 45'00" FROM EAST TO NORTH, A DISTANCE OF 150 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD; THENCE RUN EAST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 7 FEET OF SAID PREMISES DEEDED TO THE COUNTY OF **PALM BEACH** IN OFFICIAL RECORD BOOK 1221, PAGE 207.

LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY FOR GUN CLUB ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES BEING A PORTION OF LOT 5, BLOCK 1 OF THE PLAT OF PALM BEACH PLANTATIONS, PLAT NUMBER 1, RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION, THE NORTH-SOUTH QUARTER (NS 1/4) SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ALSO BEING THE CENTERLINE RIGHT-OF-WAY OF S.R. 809 (MILITARY TRAIL IS ASSUMED TO BEAR NORTH 01'25'52" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATIVE THERETO.

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COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 01'25'52" WEST ALONG SAID NORTH-SOUTH QUARTER (NS 1/4) SECTION LINE, A DISTANCE OF 1334.41 FEET, MORE OR LESS TO THE RIGHT-OF-WAY CENTERLINE OF GUN CLUB ROAD; THENCE, SOUTH 88'48'48" EAST ALONG SAID RIGHT-OF-WAY CENTERLINE OF GUN CLUB ROAD, A DISTANCE OF 53.00 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF S.R. 809, BEING A LINE 53.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID NORTH-SOUTH QUARTER (NS 1/4) SECTION LINE OF SECTION 1; THENCE, SOUTH 01'25'52" WEST ALONG EXISTING EAST RIGHT-OF-WAY LINE OF S.R. 809, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID GUN CLUB ROAD, BEING A LINE 33.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE RIGHT-OF-WAY CENTERLINE OF SAID GUN CLUB ROAD AND THE POINT OF BEGINNING; THENCE, SOUTH 88'48'48" EAST ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 137.12 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND FOR PALM BEACH COUNTY RIGHT-OF-WAY PURPOSES RECORDED IN OFFICIAL RECORD BOOK 1221, PAGE 207 PUBLIC RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED IN BOOK 3665, PAGE 1365 OF SAID PUBLIC RECORDS; THENCE, SOUTH 01'26'12" WEST ALONG SAID WEST LINE A DISTANCE OF 7.00 FEET TO THE SOUTH LINE OF THE REQUIRED RIGHT-OF-WAY FOR GUN CLUB ROAD, BEING A LINE 40.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID RIGHT-OF-WAY CENTERLINE OF GUN CLUB ROAD; THENCE, NORTH 88'48'48" WEST ALONG SAID SOUTH REQUIRED RIGHT-OF-WAY LINE A DISTANCE OF 97.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89'45'20"; THENCE, SOUTH 46'18'32" WEST, ALONG THE LONG CHORD OF SAID CURVE A DISTANCE OF 56.45 FEET TO A TANGENT LINE AND SAID EXISTING EAST RIGHT-OF-WAY LINE OF S.R. 809; THENCE, NORTH 01'25'52" EAST ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE A DISTANCE OF 46.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.43 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

BY: Stephen L. Shirley
STEPHEN L. SHIRLEY
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 3918

DATE: 8.17.94

EXHIBIT B
VICINITY SKETCH

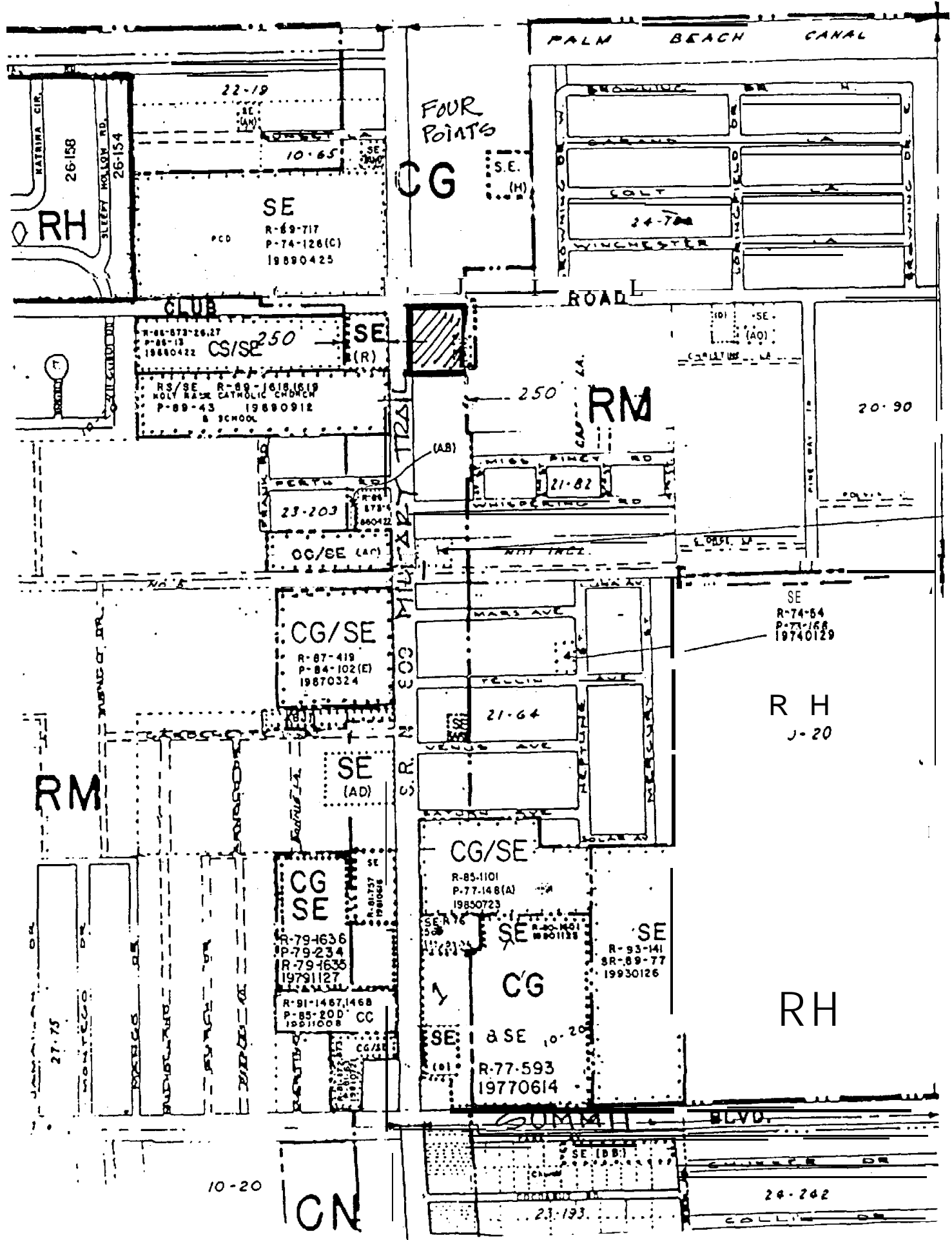


EXHIBIT C

CONDITIONS OF APPROVAL

A. 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 the 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. (UTILITIES)

B. LANDSCAPING - STANDARDS

1. All trees required to be planted on site by this approval shall meet the following minimum standards at installation:
 - a. Tree height: fourteen (14) feet.
 - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
 - 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. (BUILDING-Zoning)

C. LANDSCAPING ALONG NORTH AND WEST PROPERTY LINES (ABUTTING RIGHTS-OF-WAY)

1. Landscaping within the required buffers along Military Trail and Gun Club Road shall be upgraded to include:
 - a. One (1) canopy tree planted every twenty (20) feet on center.
 - b. One (1) palm tree for each thirty (30) linear feet of frontage. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location.
 - c. Thirty (30) inch high shrub or hedge material spaced twenty-four (24) inches on center at installation. (BUILDING-Zoning)

D. LIGHTING

1. All outdoor lighting used to illuminate the premises and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (BUILDING/CODE ENFORCEMENT)

E. ENGINEERING

1. The property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Military Trail, 65 feet from centerline on or before June 1, 1995 or prior to the issuance of the first Building Permit, whichever shall first occur. This right of way shall be along the project's entire frontage, free of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include **"Safe Sight Corners"** where appropriate as determined **by the County Engineer.**
(MONITORING/BUILDING - Engineering)
2. 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 proposed fast food restaurant to be paid at the time of issuance of the Building Permit presently is **\$46,503.00 (1,691 additional trips X \$27.50 per trip)** (IMPACT FEE COORDINATOR).

F. SIGNS

1. Should existing point of purchase or freestanding signs be relocated, removed or altered, all point of purchase or freestanding signs fronting on Military Trail shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - ten (10) feet;
 - b. Maximum sign face area per side - 100 square feet;
 - c. Maximum number of signs - one (1);
 - d. Style - monument style only. (BUILDING)
2. No freestanding or point of purchase on Gun Club.

G. HEALTH

1. A site rehabilitation completion order approved **by the** Department of Environmental Protection shall be submitted prior to final (DRC) site plan certification. (HEALTH)

H. ENVIRONMENTAL RESOURCE MANAGEMENT

1. Site plan modifications which will require the removal, relocation or alteration of the existing contamination remediation system, prior to the certification of a clean site, shall require the approval of the Department of Environmental Resources Management prior final (DRC) site plan certification. (ERM)

I. RECYCLE SOLID WASTE

1. All property owners or lessee's 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. (SWA)

J. COMPLIANCE

1. Failure to comply with any of these conditions of approval at any time may **result in:**

- a. The denial or revocation of a building permit; the issuance of a stop work order; cease and desist order; the denial of a Certificate of Occupancy on **any** building or structure; or the denial or revocation of any permit or approval for any developer; owner, commercial-owner, lessee, or user of the subject property; and/or
- b. The revocation of the Conditional Use and any/or zoning which was approved concurrently with the Conditional Use;
- c. A requirement of the development to conform with updated standards of development, applicable at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions;
 - a. 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 Conditional Use, Rezoning, or other actions based on a Board of County Commission decision, shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)