

RESOLUTION NO. R-2001-1860

RESOLUTION APPROVING ZONING PETITION DOA1994-080(B)
DEVELOPMENT ORDER AMENDMENT
PETITION OF ROYAL PALM PRESBYTERIAN CHURCH, INC.
BY GEORGE BREWER, AGENT
(ROYAL PALM PRESBYTERIAN CHURCH)

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 DOA1994-080(B) was presented to the Board of County Commissioners at a public hearing conducted on October 25, 2001; and

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

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

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

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

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 DOA1994-080(B), the petition of Royal Palm Presbyterian Church, Inc., by George Brewer, agent, for a Development Order Amendment (DOA) to modify conditions, reconfigure site plan, add square footage and an access point on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 25, 2001, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 25, 2001.

Filed with the Clerk of the Board of County Commissioners on 25 day of October, 2001.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

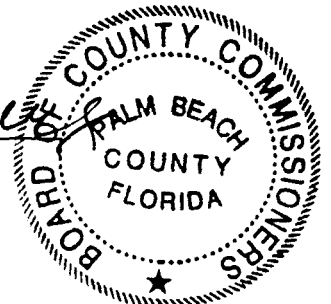


EXHIBIT A

EXHIBIT A
LEGAL DESCRIPTION

The West half (W.1/2) of the Northeast Quarter (N.E.1/4)
Of the Northwest Quarter (N.W.1/4) of the
Northeast Quarter (N.E.1/4) of section 10,
Township 45 South, Range 42 East,
PALM BEACH COUNTY, FLORIDA

Excepting therefrom the Northerly 85 feet
And the Southerly 30 feet.

Also know as:
Lot 6, Block 1, "PALM BEACH RANCHES"

Total acreage 4.408
Section 10, township 45 South, range 42 East

EXHIBIT B
VICINITY SKETCH

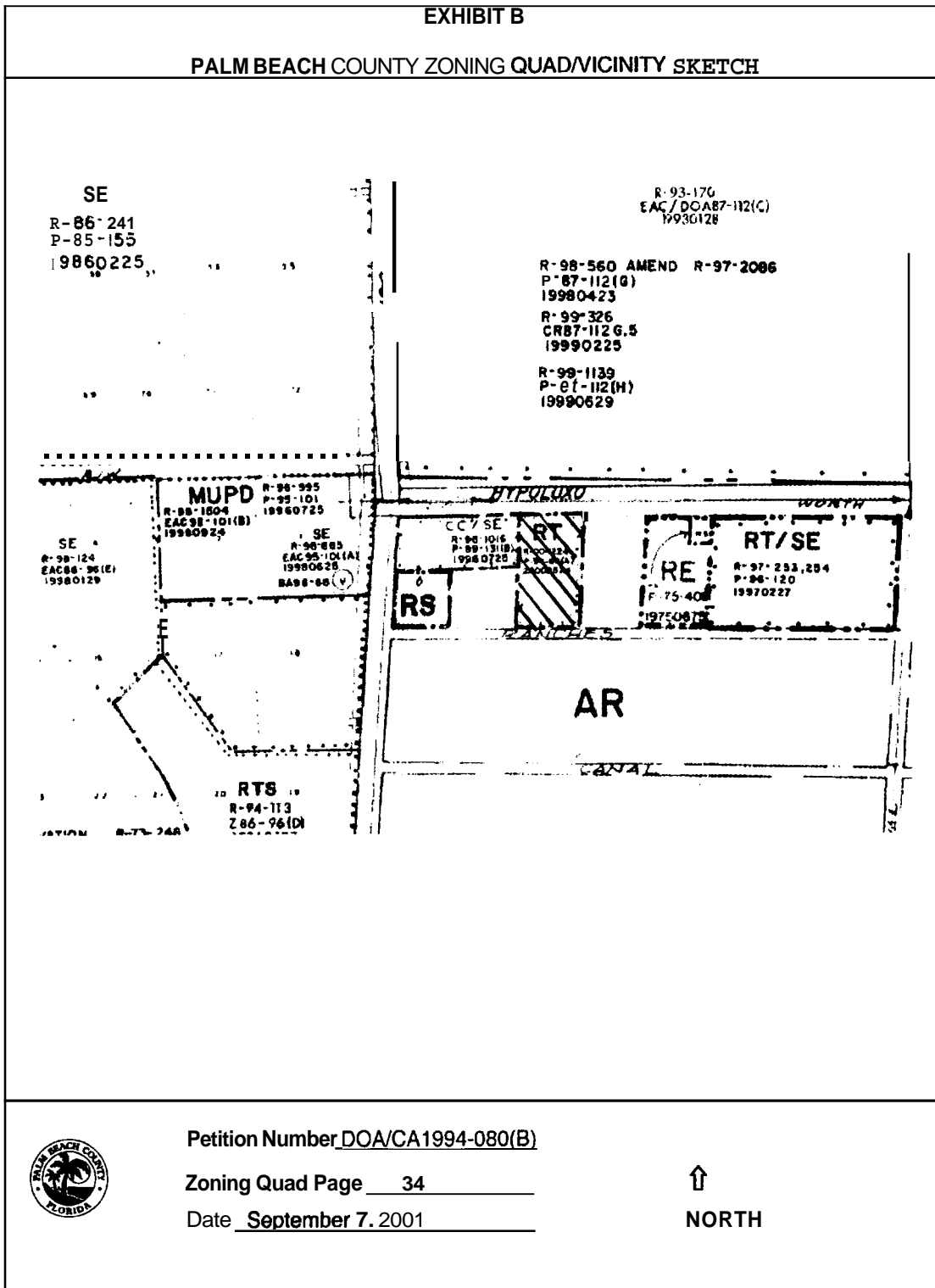


EXHIBIT C

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. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2000-1224 (Petition 94-080(A)), and R-1995-0274 (Petition 94-080), 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 site plan is dated September 20, 2001. 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. ACCESS

1. **Vehicular access to the site shall be prohibited from Ranches Road.** (CO/ONGOING: ZONING/CODE ENF) (Previously condition B.1. of Resolution R-95-0273, Petition CA94-80)

C. BUILDING AND SITE DESIGN

1. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within sixty (60) feet of the south, east and west property lines and shall be confined to the areas designated on the site plan. (DRC/ONGOING: ZONING/CODE ENF)
2. Similar architectural character and treatment, including but not limited to color, material, fenestration and roof lines, shall be provided on all sides of the building. (BLDG PERMIT: BLDG - Zoning)
3. Prior to final DRC certification of the site plan, the petitioner shall submit architectural elevations to the Architectural Review Section of the Zoning Division for approval. Elevations shall be designed to be consistent with the Architectural Design Guidelines adopted by the BCC on July 24, 2001. Development shall be consistent with the approved architectural elevations. (DRC: BLDG PERMIT - Zoning)

D. HEALTH

1. Condition B.1 of Resolution R-95-0273, Petition CA94-80, which currently states:

The application and engineering plans to construct the onsite sewage disposal system in accordance with Chapter 10D-6 FAC and Palm Beach County ECR-I and to construct the water supply system in accordance with Chapter 62-555 FAC and Palm Beach County ECR-II must be submitted prior to issuance of a building permit.

Is hereby deleted. [REASON: Water service is available.]

2. Condition B.2 of Resolution R-95-0273, Petition CA94-80, which currently states:

No food preparation will be allowed on site where an onsite sewage disposal system is required.

Is hereby amended to read:

No food preparation will be allowed on site until the site connects to sewer service. (CO: HEALTH/BLDG)

3. Architectural plans must be submitted to the Institutional/Child Care Section, Palm Beach County Health Department in accordance with Rule 64E-13 FAC. (BLDG: HEALTH/BLDG)

E. ENGINEERING

1. Condition E.1 of Resolution R-95-0273, Petition CA94-80 which currently states:

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 the proposed **150** member church to be paid at the time of issuance of the Building Permit presently ~~is~~ **\$1,375.00** (25 trips X \$55.00 per trip). (IMPACT FEE COORDINATOR)

Is hereby deleted. [REASON: Impact fees are code requirement.]

2. LANDSCAPE WITHIN MEDIAN

- A. Condition E.2.A of Resolution R-95-0273, Petition CA94-80, which currently states:

Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Hypoluxo Road right-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the Palm Beach County Engineering and Public Works Department March **1994** Streetscape Standards. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BUILDING - Engineering)

Is hereby deleted. [Reason: New Landscape condition is being substituted with revised language.]

- B. Condition E.2.B of Resolution R-95-0273, Petition CA94-80, which currently states:

All required median landscaping, including an irrigation system if required shall be installed at the property owners expense. All landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or

assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy. (BUILDING - Engineering)

Is hereby deleted. [Reason: New Landscape condition is being substituted with revised language.]

- C. Condition E.2.C of Resolution R-95-0273, Petition CA94-80, which currently states:

Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to issuance of a certificate of occupancy to reflect this obligation. (BUILDING - County Attorney)

Is hereby deleted. [Reason: New Landscape condition is being substituted with revised language.]

3. The Property owner shall construct a right turn lane west approach on Hypoluxo Road at the Projects relocated entrance road.

- A) This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way from the LWDD and/or any required piping of the LWDD L-18 Canal.
- B) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)
- C) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

4. LANDSCAPING WITHIN THE MEDIAN ~~OF~~ HYPOLUXO ROAD.

- A. Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide:

- concrete median landscape cutouts on Hypoluxo Road
- median landscaping on Hypoluxo Road

All within the median of Hypoluxo Road-right-of-way contiguous to the frontage. As part of this permit process, the property owner shall enter into a Median Landscaping, concrete median cutout, Landscape Installation and Maintenance, Removal, and Indemnification Agreements. All new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Standards. Alternative plant and paver block material other than those listed in the County standards may be permitted subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng.)

- B. All required median landscaping, including an irrigation system, the cost of the removal or cutting out the existing concrete median as well as the installation of all landscape material, paver block or similar materials shall be funded at the property owners expense. When landscape cutouts are permitted landscaping shall consist of Landscape Material approved by the County Engineer. All new and existing landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association. The maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and the irrigation system. All landscape material shall be installed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Eng)

- C. If the County does not assume maintenance responsibility, then appropriate property owners' documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a Building Permit. (BLDG. PERMIT: MONITORING- Eng)

F. LANDSCAPING – STANDARD

- 1. Fifty percent (50%) of canopy trees required to be planted in the perimeter buffer shall 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.

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 site by this approval shall meet the following minimum standards at installation:
 - a. Palm heights: twelve (**12**) feet clear trunk; and
 - b. Clusters: staggered heights twelve (**12**) to eighteen (**18**) feet.

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 a hierarchy of layers, consisting of a minimum of three (3) varying heights, as follows:
 - a. Eighteen (**18**) to twenty-four (**24**) inches – ground cover and small shrubs;
 - b. Twenty-four to thirty-six (36) inches – medium shrubs; and
 - c. Forty-eight (**48**) to seventy-two (72) inches – large shrub.

These heights shall be continuously maintained to achieve the hierarchal effect. (CO: LANDSCAPE – Zoning)

4. All trees, palms and shrub/hedge material shall be planted in a meandering and naturalistic pattern. Landscaping shall be compatible with the rural nature of the surrounding community. (CO: LANDSCAPE - Zoning)
5. A group of three (3) or more palm or pine trees may not supersede the requirement for canopy trees. (CO: LANDSCAPE - Zoning)
6. All canopy trees to be planted within overhead utilities easement shall be consistent with FP&L's tree list suggested in the "Plant the Right Tree in the Right Place" guidelines and pursuant to Section 7.3.E.12.a of the ULDC. (CO: LANDSCAPE - Zoning)
7. Existing native vegetation shall be incorporated into the site design where possible. (DRC: LANDSCAPE – Zoning/Planning)

G. LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING HYPOLUXO ROAD)

1. Condition C.I of Resolution R-95-0273, Petition CA94-80, which currently states:

Landscaping and buffering along Hypoluxo Road shall be upgraded to include:

- a. One (1) canopy tree planted every thirty (30) feet on center.
- b. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches.

Is hereby amended to read:

Landscaping along the north property line shall be upgraded to include:

- a. A minimum twenty (20) foot right-of-way buffer. No buffer reduction or easement encroachment shall be permitted;
- b. A continuous two and one-half (2.5) foot high berm (measured from top of curb);
- c. One (1) native canopy tree for each thirty (30) linear feet of frontage;
- d. One (1) palm or pine for each thirty (30) linear feet of frontage with a maximum spacing of sixty (60) feet;
- e. One eighteen (18) inch high shrub for each two (2) linear feet of frontage, to be maintained at a minimum height of twenty-four (24) inches; and
- f. One twenty-four (24) inch shrub for each four (4) linear feet of frontage, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

H. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING RANCHES ROAD)

1. Condition D.I of Resolution R-95-0273, Petition CA94-080, which currently states:

Landscaping and buffering along Ranches Road shall be upgraded to include:

- a. One (1) canopy tree planted every thirty (30) feet on center.
- b. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of six (6) feet.

Is hereby amended to read:

Landscaping and buffering along Ranches Road shall be upgraded to include:

- a. A minimum fifteen (15) foot right-of-way buffer. No buffer width reduction or easement encroachment shall be permitted;
- b. A two (2) foot high berm (measured from top of curb);
- c. One (1) native canopy tree for each twenty (20) linear feet of frontage;
- d. One (1) palm or pine for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet;
- e. One eighteen (18) inch high shrub for each two (2) linear feet of frontage, to be maintained at a minimum height of twenty-four inches;
- f. One twenty-four (24) inch high shrub for each four (4) linear feet of frontage, to be maintained at a minimum height of thirty-six (36) inches; and
- g. One thirty (30) inch high shrub for each two (2) linear feet of frontage, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of seventy-two (72) inches. (CO: LANDSCAPE)

I. LANDSCAPING ALONG THE EAST AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL, NURSERY AND BANK)

1. Landscaping along the east and west property lines shall be upgraded to include:
 - a. A minimum fifteen (15) foot right-of-way buffer. No buffer width reduction or easement encroachment shall be permitted;
 - b. A continuous two (2) foot high berm (measured from top of curb);
 - c. One (1) native canopy tree for each twenty (20) linear feet of property line;
 - d. One (1) palm or pine for each thirty (30) linear feet of property line, with a maximum spacing of sixty (60) feet;
 - e. One eighteen (18) inch high shrub for each two (2) linear feet of property line, to be maintained at a minimum height of twenty-four inches;
 - f. One twenty-four (24) inch high shrub for each four (4) linear feet of property line, to be maintained at a minimum height of thirty-six (36) inches; and
 - g. One thirty (30) inch high shrub for each two (2) linear feet of property line, spaced no more than twenty-four (24) inches on center at installation, to be maintained at a minimum height of seventy-two (72) inches. (CO: LANDSCAPE)

J. LIGHTING

1. Condition F.1 of Resolution R-95-0273, Petition CA94-80, which currently states:

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.

Is hereby amended to read:

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. (COIONGOING: BLDG/CODE ENF - Zoning)

2. **All outdoor lighting fixtures shall not exceed fifteen (15) feet in height, measured from finished grade to highest point.** (BUILDING) (Previously Condition F.2 of Resolution R-95-0273, Petition CA94-80)

3. All outdoor lighting (including parking lot lighting) shall be extinguished no later than 10:00 p.m. or 30 minutes after the completion of evening services or special events. (ONGOING: CODE ENF)
4. The lighting condition above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF)

K. SIGNS

1. Condition G.I of Resolution R-95-0273, Petition CA94-80, which currently states:

Point of purchase and/or freestanding signs fronting on Hypoluxo Road 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.**

Is hereby amended to read:

Freestanding signs shall be limited as follows:

- a. Maximum sign height: Six (6) feet - measured from finished grade to highest point;
- b. Maximum sign face area per side: Sixty (60) square feet;
- c. Maximum number of signs: One (1);
- d. Style: Monument style only; and
- e. Location: Hypoluxo Road. (CO: BLDG)

L. PARKING

1. Prior to final site plan certification by the Development Review Committee (DRC), the site plan shall be amended to delineate the minimum number of day care transient parking spaces required. (DRC: ZONING)
2. Proposed grade changes shall be minimal to incorporate existing native vegetation. (CO: LANDSCAPE)

M. USE LIMITATION

1. All services shall be held within the church and the hours of operation **shall** be limited to 7:00 a.m. to 10:00 p.m., excluding holiday services. (ONGOING: CODE ENF)
2. Hours of operation for the proposed day care shall be limited to weekdays between the hours of 7:00 a.m. and 7:00 p.m.
3. Accessory outdoor uses such as temporary sales events shall be limited to a maximum of four (**4**) events per year and shall be setback a minimum of 100 feet from all perimeter property lines. No temporary amusements or special events are permitted on the site. (ONGOING/SPECIAL PERMIT: CODE ENF/ZONING)
4. Maximum number of church seating shall be a total of 480 seats at anytime. (ONGOING: CODE ENF - ZONING)
5. Day care shall be limited to a maximum of fifty (50) children. (ONGOING: CODE ENF - ZONING)

6. No outdoor or amplified music shall be audible from the property lines.
(ONGOING: CODE ENF)

N. 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 H.1 of Resolution R-95-0273, Petition CA94-80 which currently states:

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;
- 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 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)

~~It~~ hereby amended to read:

Failure to comply with any of the conditions of approval for the subject property at any time may result in:

- a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or

- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a 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. (MONITORING)