

RESOLUTION NO. R-97-2075

RESOLUTION APPROVING ZONING PETITION DOA89-41(A)
DEVELOPMENT ORDER AMENDMENT
PETITION OF ST. PATRICK CATHOLIC CHURCH
BY KEVIN MCGINLEY, AGENT
(ST. PATRICK CATHOLIC 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 DOA89-41(A) was presented to the Board of County Commissioners at a public hearing conducted on October 23, 1997; 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.

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 DOA89-41(A), the petition of St. Patrick Catholic Church, by Kevin McGinley, agent, for a Development Order Amendment (DOA) to increase square footage (+15,010 s.f.) and amend Condition 5 (Building area) of Resolution 89-1630 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 23, 1997, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on December 4, 1997.

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

LEGAL DESCRIPTION FOR ST. PATRICK CHURCH

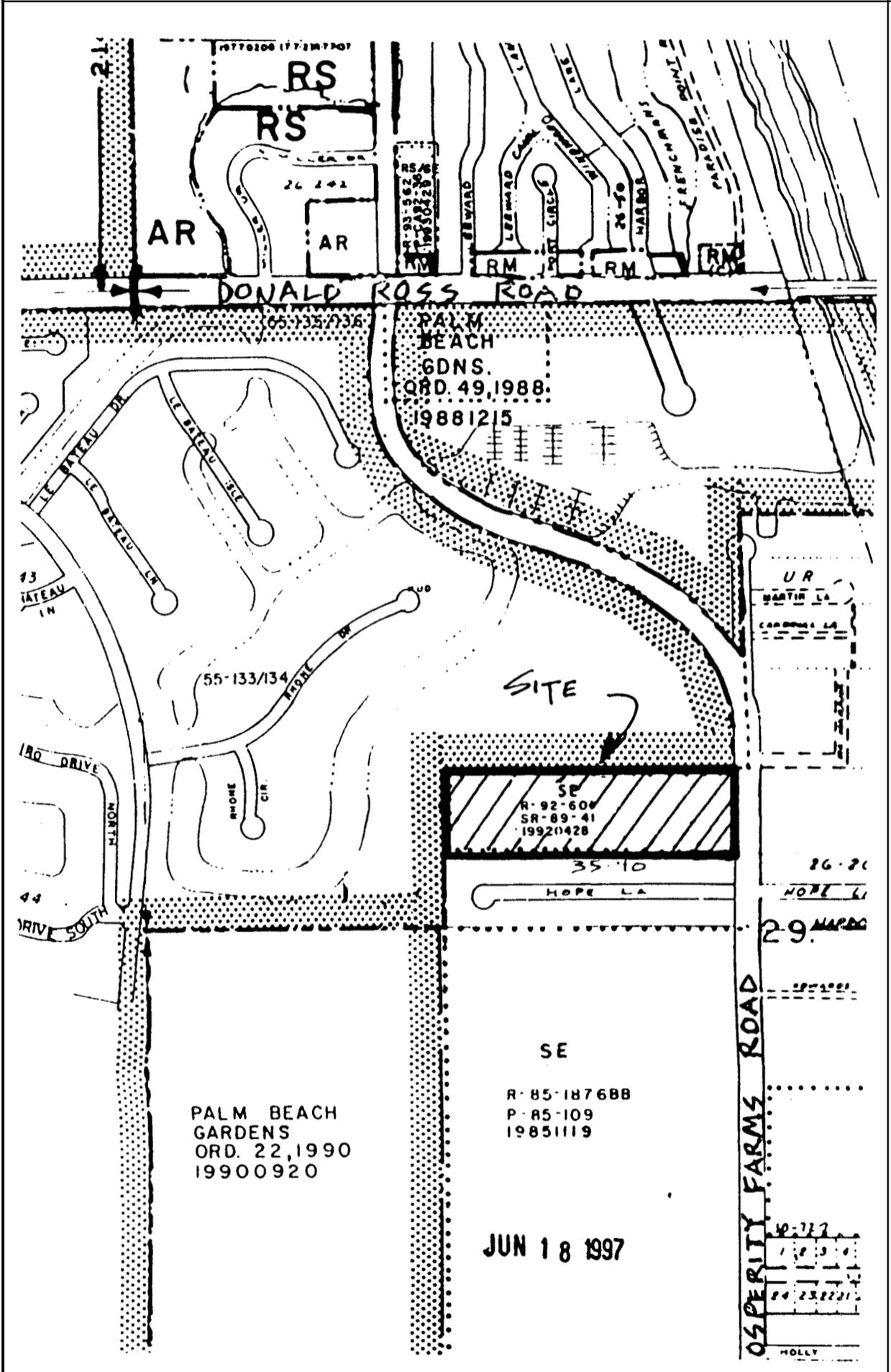
PARCEL 1: A portion of the Southeast quarter of the Northwest quarter of Section 29, Township 41 South, Range 43 East., described as follows: Beginning at a monument marking the Southeast corner of the Northwest quarter of said Section 29; thence run in a Northerly direction along a quarter section line 300 feet to the point of beginning of the herein conveyed property; thence run in a Westerly direction parallel to the South line of the Northwest quarter of said Section 29 a distance of 1326.06 feet to a point marking the Southwest corner of the herein conveyed property; thence run in a Northerly direction parallel to the East line of the Northwest quarter of said Section 29 a distance of 150 feet to a point marking the Northwest corner of the herein conveyed property; thence run in an Easterly direction parallel to the South line of the Northwest quarter of said Section 29 a distance of 1326.06 feet to a point marking the Northeast corner of the herein conveyed property; thence in a Southerly direction along the East line of the Northwest quarter of said Section 29 a distance of 150 feet to the point of beginning.

PARCEL 2: The North 150 feet of the South 600 feet of the East one-half of the Northwest quarter of Section 29, Township 41, South, Range 43 East.

PARCEL 3: The North 80 feet of the South 680 feet of the East half of the Northwest quarter of Section 23, Township 41 South, Range 43 East.

EXHIBIT B

PALM BEACH COUNTY
VICINITY SKETCH/ZONING



Petition Number: 89-N/A
 Zoning Quad Page 1
 Date: _____



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-89-1630 (Petition 89-41)** and **R-92-601 (CR 89-41/10.2)**, 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 August 29, 1997. 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 CONTROL

1. All buildings and structures shall be designed and constructed to be compatible with the general architectural character of surrounding residential areas. Compatibility shall mean utilizing similar elements such as materials, architectural details, or roof design. (BLDG PERMIT: BLDG-Zoning)
2. The architectural design of all new buildings shall create an overall unified image, utilizing, but not limited to, three (3) or more of the following common elements such as consistent forms, colors, materials, architectural details and landscape materials. (BLDG PERMIT: BLDG-Zoning)
3. Similar architectural character and treatment shall be provided on all sides of the building. (BLDG PERMIT: BLDG-Zoning)
4. Exterior storage areas shall be screened from view and integrated into the building design to make it compatible with the building architecture. (BLDG PERMIT: MONITORING - Bldg)
5. All air conditioning and mechanical equipment shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principle structure or equivalent landscape material. (CO: BLDG - Zoning)

C. BUILDING AND SITE DESIGN

1. The site shall be limited to the use of a total of 1,136 seats at any one time for all scheduled events. (ONGOING: CODE ENF)
2. The minimum setback for all structures, except for the Sanctuary, adjacent to the south property line shall be sixty-seven (67) feet. The minimum setback for the Sanctuary shall be one hundred (100) feet from the north and south property lines. (DRC: ZONING)

3. The maximum height for all structures, except the Sanctuary, measured from finished grade to highest point, shall not exceed twenty-five (25) feet. The maximum height for the Sanctuary, measured from finished grade to highest point, shall not exceed fifty (50) foot in height from finished grade. (BLDG PERMIT: BLDG - Zoning)
4. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall be indicated on the site plan and shall not be located within one hundred (100) feet of the south property line. (DRC / ONGOING: ZONING / CODE ENF)
5. A maximum of one (1) satellite dish antenna shall be allowed if completely screened from view of all right-of-ways and adjacent residential zoning districts by an opaque wall or fence with similar architectural treatment as the church or equivalent landscaping materials. The satellite dish shall not be roof mounted. (DRC/BLDG PERMIT: ZONING/BLDG - Zoning)
6. Prior to the issuance of a Certificate of Occupancy for the proposed Parish Hall or Rectory, the existing 10,400 square foot church building shall be removed. (CO: BLDG)
7. Prior to final site plan certification by the Development Review Committee (DRC), the site plan shall be amended indicate the relocation of landscaping islands within the grassed parking as indicated on the site plan dated August 29, 1997. The relocation of the islands shall be coordinated with the tree survey to ensure maximum preservation of existing native vegetation. (DRC: ZONING)
8. The designated grassed parking spaces located on the western half of the site the shall be limited to grassed parking only. Proposed grade changes shall be minimal to incorporate existing native vegetation. (DRC: ERM /LANDSCAPE)
9. Prior to final site plan approval by the Development Review Committee (DRC), the site plan shall be amended to indicate the required number of parking spaces in accordance with the ULDC. (DRC: ZONING /ENG)

D. HEALTH

1. Condition No. 6 of Resolution R-89-1630, Petition No. 89-41, which currently states:

The application and engineering plans, calculations, etc. to construct well and/or septic tank must be submitted to the Health Department prior to site plan approval.

Is hereby deleted. [REASON: Connection to public sewer and water is required, no well and septic tank is allowed.]
2. **Water service is available to the property. Therefore, no well st all be permitted on the site to provide potable water.** (Previously Condition No. 7 of Resolution R-89-1630, Petition No. 89-41) (ONGOING: CODE ENF - Health)

E. ENGINEERING

1. Condition No. **8** of Resolution R-89-1630, Petition No. 89-41, which currently states:

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 **onsite** 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.

Is hereby deleted. [REASON: Code Requirement]

2. Within **90** days of approval of this project, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Prosperity Farms Road, **70** feet from centerline 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** at intersections **as** determined by the County Engineer. (Previously Condition No. 9 of Resolution R-89-1630, Petition No. 89-41) [NOTE: Completed]

3. Condition No. 10 of Resolution R-89-1630, Petition No. 89-41, which currently states:

The Property owner shall construct a left turn lane, south approach on Prosperity Farms Road at the project's entrance road prior to **August 1, 1990**. A letter of credit shall be posted prior to the issuance of a Certificate of Occupancy for the first building.

Is hereby amended to read:

The Property owner shall construct a left turn lane south approach on Prosperity Farms Road.

- A) This construction shall be concurrent with the building permit for the new sanctuary 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.
- B) **Permits** required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (**E LDG PERMIT: Monitoring-Eng**)

C) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

4. Condition No. 2 of Resolution R-92-601, Petition No. 89-41, which currently states:

The property owner shall construct a left turn lane, south approach on Prosperity Farms Road at the project's entrance road prior to the issuance of any certificate of occupancy other than those issued prior to February 18, 1992. All land development permits for the construction of the left turn lane shall be obtained prior to issuing any building permits for additional space or phases. Palm Beach County, at its option, may require the property owner to either (a) construct the left turn lane if traffic volumes, accidents, or a combination of the two warrant construction of the left turn lane, or (b) require payment of the sum equal to the total expense associated with the construction of the left turn lane by the County, at its expense, in conjunction with the widening of Prosperity Farms Road before the property owner has constructed the left turn lane. If the county elects either option, the property owner shall commence construction, or deliver the requested sum, within ninety (90) days from receipt of notification from the County.

Is hereby deleted. [REASON: New condition]

5. The petitioner 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 **\$5,412.00 (202 trips X \$26.79 per trip)**. (Previously Condition No. 11 of Resolution R-89-1630, Petition No. 89-41)
6. 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 petition, 89-41(A), to be paid at the time of issuance of the Building Permit presently is **\$4,400.00 (80 additional trips X \$55.00 per trip)** (ONGOING: ACCOUNTING-Fair Share Fee Coordinator).
7. In addition the Developer shall contribute the amount of **\$541.00** as established in Article V Section 3 (Insignificant Project Standard) of the Traffic Performance Standards Code. These total funds of **\$541.00** shall be paid prior to the issuance of the first Building Permit. (Previously Condition No. 12 of Resolution R-89-1630, Petition No. 89-41) (ONGOING: ACCOUNTING-Fair Share Fee Coordinator).
8. If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of **\$541.00** shall be credited toward the increased Fair Share Fee. (Previously Condition No. 13 of Resolution R-89-1630, Petition No. 83-41) (ONGOING: ACCOUNTING-Fair Share Fee Coordinator).

F. ERM

1. Condition No. 1 of Resolution R-89-1630, Petition No. 89-41, which currently states:

Prior to site plan review submittal, the site plan shall be **amended** to indicate the following:

- a. Preservation areas. The areas shall be clearly labeled and dimensioned showing approximate locations. this vegetation shall be preserved until future plans for expansion is approved by **the** Board of County Commissioners. **If** future expansion is approved, the petitioner shall preserve native vegetation to the maximum extent possible.

Is hereby deleted. [REASON: Code requirement and new site plan]

2. Condition No. 2 of Resolution R-89-1630, Petition No. 89-41, which currently states:

Prior to the removal of any vegetation the petitioner shall schedule a preclearing inspection with the Zoning Division.

Is hereby deleted. [REASON: Code requirement]

3. Condition No. 3 of Resolution R-89-1630, Petition No. 89-41, which currently states:

The Developer shall preserve all existing native vegetation on ~~site~~ and shall incorporate the vegetation into the project design. Clearing shall be limited to the developable areas, retention areas, driveway!; and other vehicular use areas. The areas for preservation shall receive appropriate protection from damage and disturbance in **accordance** with Section **500.36** of the Zoning Code during the site **development** and construction phase. Landscaping shall be installed as ~~shown~~ on the Landscape Plan on file, as of the date **May 29, 1989**. Vegetation within the parking **lot** area shall consist ~~of~~ *quecus virginiana* (live oak).

Is hereby amended to read:

The Developer shall preserve all existing native vegetation on site ~~and~~ shall incorporate **the** vegetation into the project design. Clearing shall be limited to the developable areas, retention areas, driveways and other vehicular use areas. The areas for preservation shall receive appropriate protection from damage and disturbance in accordance with Sections 7.3 and 9.5 of the Unified Land Development Code (ULDC) during the site development and construction phase. Landscaping shall be installed as shown on the Landscape Plan on file, as approved by the Development Review Committee (DRC). Vegetation within the parking lot area shall consist of *Q uecus virginiana* (live oak) or other native tree species. (DRC: ERM/ZONING - Landscape)

4. Documentation of the approval from the Florida Game and Freshwater Fish Commission with regard to the Gopher Tortoise issue shall be received by ERM prior to the issuance of the primary Vegetation Permit for the site. (VEGETATION PERMIT: ERM)

5. Prior to final site plan certification by the Development Review Committee (DRC), a tree survey meeting the standards of Sections 3.2 and 7.3 of the ULDC shall be required for the affected area. The affected area shall consist of all areas west of the existing 10,400 square foot church, 620 feet west of the east property line. (DRC: ERM/ZONING - Landscape)

G. LANDSCAPING - STANDARD

1. All canopy 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.
 - d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)
2. All palms required to be planted on site by this approval, except on individual residential lots, 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. A group of three or more palm or pine trees may not supersede the requirement for a perimeter canopy tree in that location. (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG NORTH, SOUTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL)

1. Landscaping and buffering along the affected areas (620' from east property line for a distance of 636 feet to west property line) of the north and south property lines and along the entire west property line shall be upgraded to include:
 - a. A minimum twenty-five (25) foot wide landscape buffer strip;
 - b. A one (1) to three (3) foot high undulating berm with an average height of two (2) feet, measured from the top of the curb;
 - c. Staggered and alternating double rows of canopy trees. One (1) canopy tree shall be planted every twenty (20) feet on center for each row; and,
 - d. 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. (CO: LANDSCAPE)

I. LANDSCAPING ALONG EAST PROPERTY LINE (ABUTTING PROSPERITY FARMS ROAD)

1. Landscaping and buffering along the east property line shall be upgraded to include supplementation of the existing landscaping with the following:
 - a. A minimum twenty-five (25) foot wide landscape buffer strip;

- b. One (1) canopy tree planted every thirty (30) feet on center;
- c. One (1) palm or pine tree for each thirty (30) linear feet of frontage with a maximum spacing of sixty (60) feet on center; and,
- d. 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. (CO: LANDSCAPE)

J. LIGHTING

- 1. Condition No. 4 of Resolution R-89-1630, Petition No. 89-41, which currently states:

All lighting shall be of low intensity, shielded, and directed away from surrounding residential properties and right-of-way.

Is hereby amended to read:

All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, 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 (20) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning)
- 3. All outdoor lighting shall be extinguished no later than 9:00p.m., excluding the lighting at holiday services and 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)

K. SIGNS

- 1. All signage, including directional, entrance wall and wall mounted signs, shall be limited to the existing permitted signs as approved by the previous building permits. Future signage or replacement of the existing sign shall be restricted to the following:
 - a. Maximum sign height, measured from finished grade to highest point - not to exceed height as indicated on the approved building permit;
 - b. Maximum sign face area per side - not to exceed area as indicated on the approved building permit of the freestanding signs (median and entrance wall signs);
 - c. Maximum number of signs - two (2) entrance wall signs, or one (1) monument median sign along Prosperity Farms Road frontage;
 - d. Style - monument style only; and,
 - e. Maximum wall signs on buildings shall be limited to one (1), 100 square foot sign per building. (CO: BLDG)
- 2. No off-premise signs or relocated billboards shall be permitted on the site. (ONGOING/DRC: CODE ENF/ZONING)

L. USE LIMITATION

1. Condition No. 5 of Resolution R-89-1630, Petition No. 89-41, which currently states:

Building area shall be limited to 10,400 square feet.

Is hereby amended to read:

Use of the site shall be limited to the following:

- a. A 19,010 square foot Sanctuary. A maximum of five (5) percent or 1,000 square feet, whichever is less, may be relocated from the other buildings on the site;
 - b. A 6,400 square foot Parish Hall; and,
 - c. A 4,000 square foot Rectory. (DRC: ZONING)
2. All services shall be held within the church and the hours of operation shall be limited to 7:00 a.m. - 9:00 pm, excluding holiday services. (ONGOING: CODE ENF)
3. Accessory outdoor uses such as temporary sales events, (i.e. Christmas tree and pumpkin sales, rummage sales, bake sales, etc.), shall be limited to a maximum of three (3) events per year and shall be setback a minimum of 100 feet from all perimeter property lines. No temporary amusements or special events, (i.e. carnivals, circuses, auctions, or tent revivals, etc.) are permitted on the site. (ONGOING/SPECIAL PERMIT: CODE ENF - Zoning/ZONING)

M. COMPLIANCE

1. Condition No. 14 of Resolution R-89-1630, Petition No. 89-41, which currently states:

Failure to comply with any conditions of approval may result in 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. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.

Is 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; 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 noncompliance, 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 majority vote of the Code Enforcement Board 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)