

RESOLUTION NO. R-2008-0273

RESOLUTION APPROVING ZONING APPLICATION R2007-00877
(CONTROL NO. 2006-011)
REQUESTED USE
APPLICATION OF BETHESDA HEALTHCARE SYSTEM INC
BY KILDAY & ASSOCIATES, INC., AGENT
(BETHESDA WEST HOSPITAL)

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 applications relating to zoning; and

WHEREAS, the Board of County Commissioners, pursuant to Article 2 (Development Review Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) is authorized and empowered to consider, approve, approve with conditions or deny Requested Uses; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Palm Beach County Unified Land Development Code have been satisfied; and

WHEREAS, Zoning Application R-2007-00877 was presented to the Board of County Commissioners at a public hearing conducted on February 28, 2008; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant 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 2.E (Monitoring) of the Palm Beach County Unified Land Development Code (ULDC) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This Requested Use is consistent with the purposes, goals, objectives and policies of the Palm Beach County Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use.
2. This Requested Use complies with relevant and appropriate portions of Article 4.B, Supplementary Use Standards of the Palm Beach County Unified Land Development Code. This Requested Use also meets applicable local land development regulations.
3. This Requested 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.
4. The proposed design, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
5. This Requested Use has a concurrency determination and complies with Article 2.F (Concurrency) of the ULDC.

5. This Requested 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.
7. This Requested Use, with conditions as adopted, will result in logical, timely and orderly development patterns.
8. This Requested 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.
9. This Requested Use, with conditions as adopted, is consistent with the applicable Neighborhood Plans.
10. The applicant has demonstrated sufficient justification that there are changed circumstances, which would require the Requested Use.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application R2007-877, the application of Bethesda Healthcare System, Inc., by Kilday & Associates, Inc., agent, for a Requested Use to allow a hospital or medical center in the Multiple Use Planned Development 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 February 28, 2008, 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 Marcus and, upon being put to a vote, the vote was as follows:

Addie L. Greene, Chairperson	- Aye
Jeff Koons, Vice Chair	- Aye
Karen T. Marcus	- Aye
Robert J. Kanjian	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Jess R. Santamaria	- Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on February 28, 2008.

Filed with the Clerk of the Board of County Commissioners on March 14, 2008.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 51 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS SAID PLAT IS RECORDED IN PLAT BOOK 2 AT PAGES 45 THRU 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ½ OF TRACT 98 AND ALL OF TRACT 99, SUBJECT TO LAKE WORTH DRAINAGE DISTRICT RIGHT OF WAY FOR CANAL E-1, IF ANY.

TOGETHER WITH TRACT 101, LESS THE SOUTH 230.0 FEET THEREOF AND LESS THE WEST 258.35 FEET OF SAID TRACT 101 LYING WEST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 101; THENCE N.89°04'52"E., ON AN ASSUMED BEARING, ALONG THE NORTH LINE OF TRACT 101, A DISTANCE OF 258.35 FEET TO THE POINT OF BEGINNING; THENCE S.1°00'49"E., A DISTANCE OF 429.74 FEET TO AN INTERSECTION WITH A LINE 230.0 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF TRACT 101, SAID INTERSECTION BEING THE POINT OF ENDING.

TOGETHER WITH THE WEST ½ OF TRACT 102, LESS THE SOUTH 30.0 FEET THEREOF AND LESS THE NORTH 200.0 FEET OF THE SOUTH 230.0 FEET OF THE WEST 24.34 FEET THEREOF.

ALL LYING AND BEING IN SAID BLOCK 51 OF PALM BEACH FARMS COMPANY PLAT NO. 3.

PARCEL TWO: (PCN:00-42-43-27-05-051-0972)

THE EAST ½ OF TRACT 97 AND THE EAST ½ OF TRACT 102, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30.0 FEET OF THE EAST ½ OF TRACT 102.

PARCEL THREE: (PCN: 00-42-43-27-05-51-961, 00-42-43-27-05-051-962, AND 00-42-43-27-05-051-031)

TRACTS 96 AND 103, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30.0 FEET OF TRACT 103.

PARCEL FOUR: (00-42-43-27-05-051-971)

THE WEST ½ OF TRACT 97 AND THE EAST ½ OF TRACT 98, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1, 2 AND 3 THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 13905, PAGE 634, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL FIVE: (PCN: 00-42-43-27-05-051-1000)

TRACT 100, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45
TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE
SOUTH 230.0 FEET THEREOF.

TOTAL AREA (PARCELS 1-5) = 58.77 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

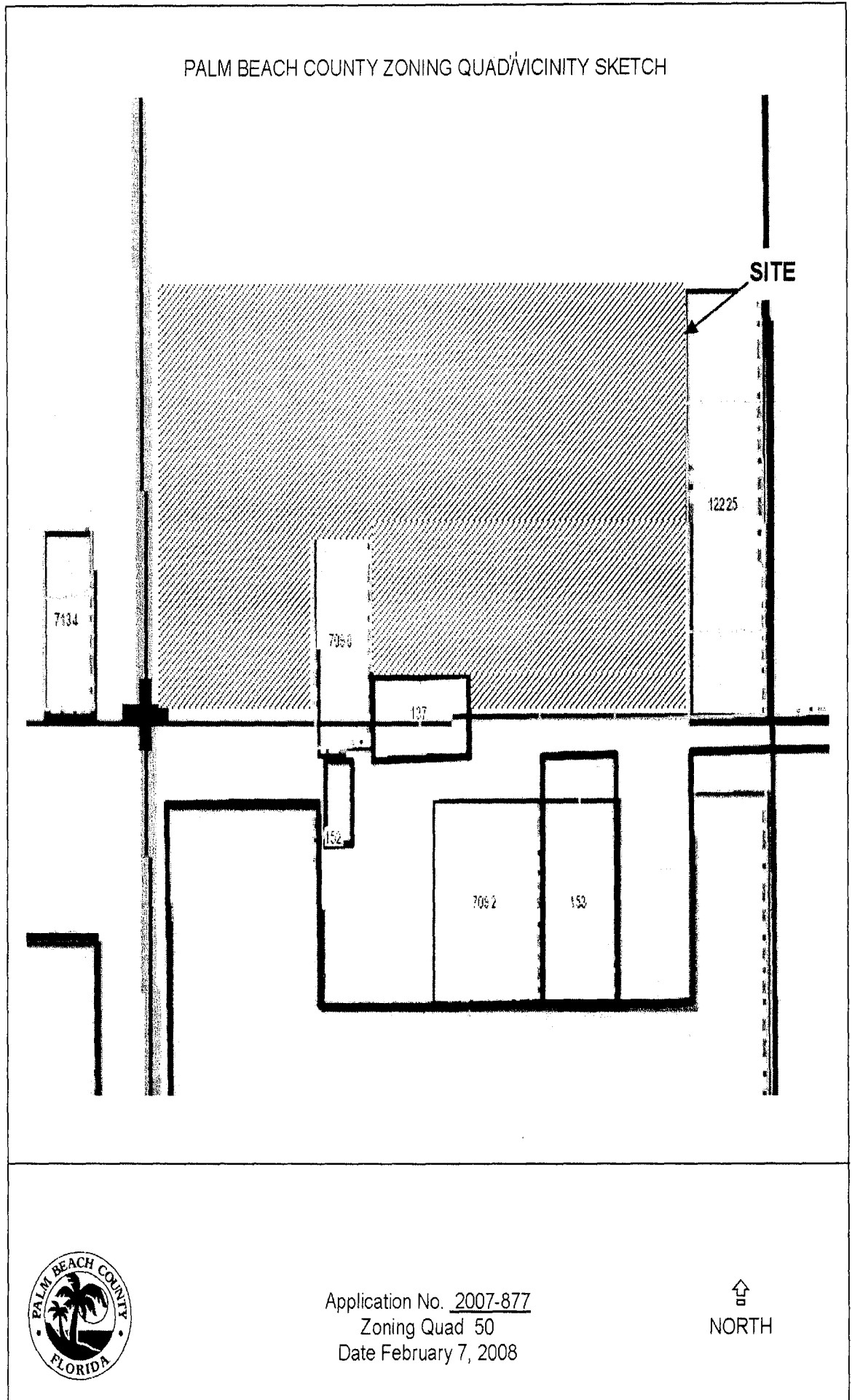


EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved Preliminary Master Plan is dated November 26, 2007. All modifications must be approved by the Board of County Commissioners or Zoning Commission unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: MONITORING – Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for the primary Hospital building shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ZONING - Arch. Review)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:
 - a. No Building Permits for the medical office structures may be issued after January 1, 2012. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)
 - b. No Building Permits for the Hospital structures may be issued after January 1, 2015. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (DATE: MONITORING-Eng)
 - c. Building Permits for more than:
 - 190,090 square feet of gross leasable Hospital floor area
 - 47,910 square feet of gross leasable Medical Office floor area shall not be issued until the construction commences for the construction of an additional north approach and west approach through lane at the intersection of Boynton Beach Boulevard and Lyons Road, plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)
 - d. Building Permits for more than:
 - 190,090 square feet of gross leasable Hospital floor area
 - 55,486 square feet of gross leasable Medical Office floor area shall not be issued until contract has been awarded for the construction of

Hypoluxo Road as a 4 lane facility from Lyons Road to Hagen Ranch Road plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

2. Acceptable surety required for the offsite intersection improvements at Boynton Beach Boulevard and Lyons Road as outlined in Condition No. 1C above shall be posted with the Office of the Land Development Division on or before August 21, 2008. Surety in the amount of 110% shall be based upon a Certified Cost Estimate provided by the Property owner's Engineer. (TPS - Maximum 6 month time extension) (DATE: MONITORING-Eng)
3. Prior to April 1, 2009 the Property owner shall complete construction of the offsite Traffic Performance standards intersection improvements at Boynton Beach Boulevard and Lyons Road as outlined in Condition No. 1.c. above. (DATE: MONITORING -Eng)
4. Prior to the issuance of a building permit the property owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Boynton Beach Boulevard at the project's middle and east entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. 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. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents (BLDG PERMIT: MONITORING-Eng)
5. Prior to issuance of the first building permit, the property owner shall provide a cross access easement to the property owner to the north. Location of this cross access easement shall be approved by the County Engineer. Legal Sufficiency for this cross access easement shall be approved by the County Attorney. (DRO APPROVAL:MONITORING-Eng)
6. The Property owner shall construct:
 - right turn lane south approach on SR 7 at the project's entrance onto SR 7.
 - restricted median opening and associated left turn north approach on SR 7 at the project's entrance onto SR 7.
 - right turn lane east approach on Boynton Beach Boulevard at each of the project's entrances onto Boynton Beach Boulevard.
 - relocate the proposed median opening on Boynton Beach Boulevard to the project's middle entrance onto Boynton Beach Boulevard to provide for a left turn lane east and west approaches.

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.

- a. Permits required from the Florida Department of Transportation this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

7. Landscape Within the Median of SR 7 and Boynton Beach Boulevard

- a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of S R 7 and Boynton Beach Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph D below. (ONGOING: ENGINEERING - Eng)
- b. The necessary permit(s) for this landscaping and irrigation shall be applied for prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)
- c. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)
- d. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: ENGINEERING - Eng)
- e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's front footage along SR 7 and Boynton Beach Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGOING: ENGINEERING - Eng)

8. SIGNALIZATION REQUIRMENTS - Boynton Beach Boulevard and the project's middle entrance:

The Property Owner shall fund the cost of signal installation if warranted as determined by the Florida Department of Transportation at Boynton Beach Boulevard and the project middle entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

- a. No Building Permits shall be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT:MONITORING-Eng).
- b. In order to request release of the surety for the traffic signal at Boynton Beach Boulevard and the project middle entrance, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of

occupancy has been issued for this development and requesting that a signal warrant study be conducted at this location. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING-Eng)

HEALTH

1. The property owner shall not develop any areas of the site that is identified as contaminated or potentially contaminated as determined through environmental site assessments performed by a qualified professional, unless the property owner is in receipt of written comments from the Florida Department of Environmental Protection (FDEP) or Palm Beach County's Environmental Resource Management (ERM) approving the assessment and any site rehabilitation for which FDEP or ERM has jurisdiction. (ONGOING: CODE ENF-Health)

LANDSCAPE – STANDARD

1. Prior to the issuance of a building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with all landscape related conditions of approval as contained herein. (BLDG PERMIT: LANDSCAPE - Zoning)
2. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDG PERMIT: LANDSCAPE - Zoning)
3. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE - Zoning)
4. All landscape focal points shall be subject to review and approval by the Landscape Section and reflected on the Regulating Plan prior to final approval by the Development Review Officer (DRO). (DRO: LANDSCAPE - Zoning)
5. All palms required to be planted on the property by this approval shall meet the following minimum standards at installation:
 - a. Palm heights: twelve (12) feet clear trunk;
 - b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
 - c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning)
6. A minimum of sixty (60%) percent of canopy trees to be planted in the landscape buffers shall be native and meet the following minimum standards at installation:
 - a. tree height: fourteen (14) feet;
 - b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
 - c. canopy diameter: seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
 - d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning)

LANDSCAPING ALONG THE SOUTHEAST AND SOUTHWEST PROPERTY LINES
(FRONTAGE OF BOYNTON BEACH BOULEVARD)

7. Landscaping and buffering along the southeast and southwest property lines shall be upgraded to include:
 - a. a minimum twenty-five (25) foot wide landscape buffer strip, No width reduction shall be permitted;
 - b. a minimum two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) feet;
 - c. one (1) native canopy tree (Live Oak) for each twenty-five (25) linear feet of the property line;
 - d. one (1) palm (Royal Palm) tree for each fifty (50) feet on center; Ixora 'Nora Grant' shall be planted in a bed at the base of each Royal Palm;
 - e. one (1) small shrub for each two (2) linear feet of the property line;
 - f. Shrub shall be a minimum of eighteen (18) inches at installation;
 - g. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum of twenty-four (24) inches at installation; and,
 - h. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum of thirty (30) inches at installation. (BLDG PERMIT: LANDSCAPE - Zoning)
8. In addition to the code requirements and the proposed landscaping, landscaping and/or buffer width along the west property line shall be upgraded to include:
 - a. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)
9. In addition to the code requirements and the proposed landscaping, landscaping and/or buffer width along the north and east property lines shall be upgraded to include:
 - a. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)

PALM TRAN

1. Prior to Plat Recordation, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT:ENG-Palm Tran)
2. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM TRAN-Palm Tran)
3. Prior to final approval by the Development Review Officer (DRO), the property owner shall amend the Master Site Plan to indicate mass transit circulation, bus access, and/or bus stops on or adjacent to the subject property. (DRO: PALM TRAN-Zoning)

SIGNS

1. Freestanding signs fronting on Boynton Beach Boulevard and U S Highway No. 441 (State Road 7) shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point - twelve (12) feet;
 - b. maximum sign face area per side – one hundred and fifty (150) square feet;
 - c. maximum number of signs - two (2) per frontage;
 - d. style - monument style only;
 - e. location - Boynton Beach Boulevard and U S Highway No. 441 (State Road 7). (BLDG PERMIT: BLDG - Zoning)

UTILITIES

1. If any relocation/modifications to the County's existing facilities are required that are a direct or indirect result of the development, the developer shall pay for the complete design and construction costs associated with these relocations/modifications. (ONGOING: PBCWUD-PBCWUD)

COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the property owner/applicant 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. 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 Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Departmental administrative actions made pursuant to this condition may be appealed as 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 Circuit Court, Appellate Division, 15th Judicial Circuit of Florida. (ONGOING: MONITORING – Zoning)