

RESOLUTION NO. R-2003-0758

RESOLUTION APPROVING ZONING PETITION DOA1996-086A  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF SYMPHONY BUILDERS  
BY JAY HUEBNER, AGENT  
(DELRAY CO-HOUSING (AKA SYNERGY CO-HOUSING))

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 DOA1996-086A was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2003; 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 has considered the findings in the staff report and 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 DOA1996-086A, the petition of Symphony Builders, by Jay Huebner, agent, for a Development Order Amendment to reconfigure site plan 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 May 22, 2003, subject to the voluntary commitments described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Koons moved for the approval of the Resolution.

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

Karen T. Marcus, Chair	-	Nay
Tony Masilotti, Vice Chairman	-	Absent
Jeff Koons	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Absent
Burt Aaronson	-	Aye
Addie L. Greene	-	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on May 22, 2003.

Filed with the Clerk of the Board of County Commissioners on 3 day of June, 2003

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

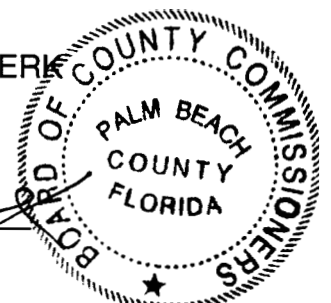


EXHIBIT A

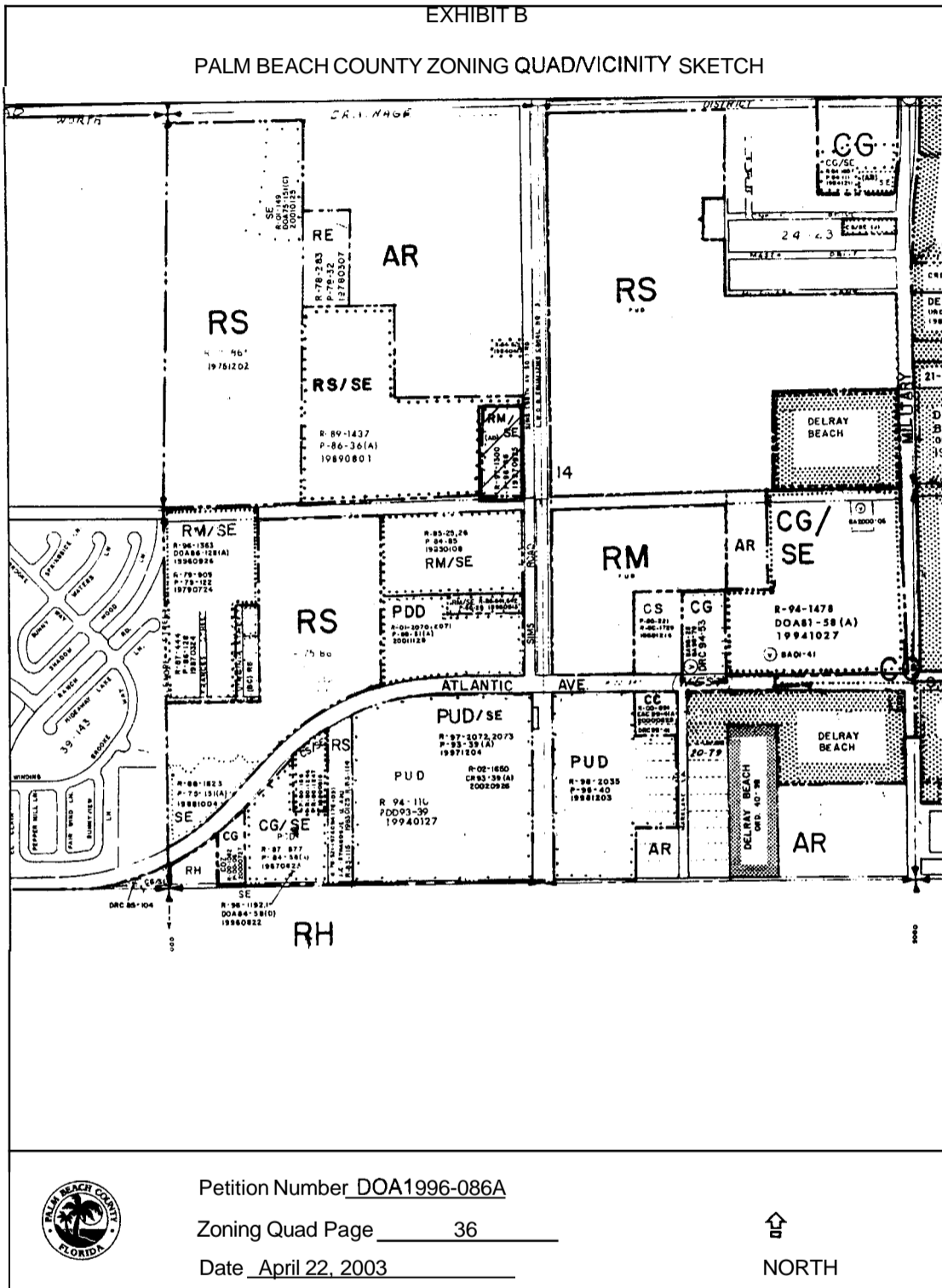
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE SOUTH 00°17'26" EAST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 2202.06 FEET; THENCE SOUTH 89°42'34" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°17'26" EAST, ALONG A LINE 120.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 605.89 FEET; THENCE SOUTH 88°05'34" WEST, ALONG A LINE 13.20 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 243.96 FEET; THENCE NORTH 00°10'41" WEST, ALONG THE EAST LINE OF LOTS 1 THROUGH 7, "ASPEN RIDGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68 AT PAGES 10 THROUGH 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 632.16 FEET; THENCE NORTH 88°13'54" EAST, ALONG THE SOUTH LINE OF ASPEN RIDGE CIRCLE, AS SHOWN ON SAID PLAT, A DISTANCE OF 217.05 FEET; THENCE SOUTH 46°01'46" EAST, ALONG THE SOUTHERLY LINE OF A RIGHT-OF-WAY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 5773 AT PAGE 996 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.521 ACRES, MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### VOLUNTARY COMMITMENTS

NOTE: All previous Voluntary Commitments are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

#### A. ALL PETITIONS

1. All previous voluntary commitments applicable to the subject property, as contained in Resolutions R-1997-1300 (Petition Z1996-086) have been consolidated as contained herein. The petitioner shall comply with all previous voluntary commitments and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. Voluntary Commitment A.I of Resolution R-1997-1300, which currently states:

**Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan with the parking lot located along the southern property line is dated September 17, 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)**

Is hereby amended to read:

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 May 14, 2003. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet voluntary commitments or conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING-Zoning)

3. The petitioner shall have three (3) years from adoption of the resolution approving Petition DOA1996-086A to commence development on the site. Only one (1) administrative time extension for a maximum of twelve (12) months may be granted. (DATE: MONITORING-Zoning)

#### B. ARCHITECTURAL

1. The elevations and the site plan shall be designed to be consistent with Section 6.6.E and Section 6.6.C of the ULDC. Development shall be consistent with the approved architectural elevations and the certified DRC site plan. (DRC: ZONING – Zoning)
2. Prior to final approval of the site plan by the DRC, the petitioner shall submit an architectural elevation for the bus shelter for review and approval by the Architectural Review Section. The bus shelter shall be located at the northeast corner of the site. (DRC:ZONING-Zoning)

#### C. LANDSCAPING - STANDARD

1. Voluntary Commitment B.I of Resolution R-1997-1300, Petition Z1996-086, which currently states:

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)

Is hereby by amended to read:

All trees along the west property line, and fifty-percent (50%) of trees to be planted in the perimeter north, south, and east buffers shall be native canopy trees and 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; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (CO: LANDSCAPE - Zoning)

2. Voluntary Commitment 8.2 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

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 or grey wood, whichever is greater;
- 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)

Is hereby by amended to read:

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. (CO: LANDSCAPE - Zoning)

3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:

- a. eighteen (18) to twenty-four **(24)** inches – groundcover and small shrub;

- b. twenty-four (24) to thirty-six (36) inches – medium shrub;
  - c. forty-eight (48) to seventy-two (72) inches – large shrub; and,
  - d. this condition does not apply to the five (5) foot wide compatibility buffer or where a single row of hedge is required on one or both sides of a wall. (CO: LANDSCAPE - Zoning)
- 4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE - Zoning)
  - 5. A group of three (3) or more palm or pine trees may not supersede the requirement for canopy tree in that location, unless specified herein. (CO: LANDSCAPE - Zoning)
- D. LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES (FRONTAGE OF ASPEN RIDGE CIRCLE AND SIMS ROAD)

- 1. Voluntary Commitment D.1 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

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

- a. **A minimum ten (10) foot wide landscape buffer strip; and**
- b. **A six (6) foot high opaque concrete wall located minimum five (5) feet setback from property line. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development. (CO: LANDSCAPE)**

Is hereby amended to read:

Landscaping and buffering along the north and east property lines shall be upgraded to include:

- a. a minimum fifteen (15) foot wide landscape buffer strip;
  - b. a minimum two (2) foot high continuous berm measured from finish grade to top of curb;
  - c. a four **(4)** foot high opaque concrete wall shall be located on the plateau of the berm. The wall shall be setback a minimum of ten (10) feet from the property line. The exterior side of the wall shall be given a finished architectural treatment that is consistent in color and style with the abutting development.
  - d. one (1) canopy tree planted for each twenty (20) linear feet of the property line, alternating on both sides of the wall;
  - e. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters, alternating on both sides of the wall;
  - f. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four **(24)** inches at installation, to be planted on both sides of the wall; and
  - g. one (1) medium shrub for each four **(4)** linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, to be planted on exterior side of the wall. (CO: LANDSCAPE - Zoning)
- 2. Voluntary Commitment D.2 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

**The following landscaping requirements shall be installed on the exterior side of the required wall:**

- a. One (1) canopy tree planted every twenty **(20)** feet on center;
- b. One (1) palm or pine tree for each twenty **(20)** linear feet, with a maximum spacing of sixty (60) feet on center; and
- c. 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 forty-eight **(48)** inches. (CO: LANDSCAPE)

Is hereby deleted. [REASON: superceded by condition C.1]

E. ENGINEERING

- 1. Property owner shall accommodate any historical drainage inflow from the adjacent Aspen Ridge PUD. (DRAINAGE PERMIT: ENG) (Previous Voluntary Commitment E.I of Resolution R-1997-1300, Petition Z1996-086)

F. LANDSCAPING ALONG EAST PROPERTY LINE (ABUTTING SIMS ROAD)

- 1. Voluntary Commitment F.I of Resolution R-1997-1300, Petition Z1996-086, which currently states:

Landscaping and buffering along the east property line shall be upgraded to include:

- a. A minimum ten (10) foot wide landscape buffer strip;
- b. One (1) canopy tree planted every twenty **(20)** feet on center;
- c. One (1) palm or pine tree for each twenty **(20)** linear feet, 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 in areas where the existing wall does not exist, and to be maintained at a minimum height of forty-eight **(48)** inches. (CO: LANDSCAPE)

~~Is~~ hereby deleted. REASON [superceded by condition D.1]

G. LANDSCAPING ALONG SOUTH PROPERTY LINE (ABUTTING LWDD L-33 CANAL)

- 1. Voluntary Commitment G.1 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

Landscaping and buffering along the south property line shall be upgraded to include:

- a. A minimum ten (10) foot wide landscape buffer strip;
- b. One (1) canopy tree planted every twenty (20) feet on center;
- c. One (1) palm or pine tree for each twenty **(20)** linear feet, 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 in areas where the existing wall does not exist, and to be maintained at a minimum height of forty-eight **(48)** inches. (CO: LANDSCAPE)

Is hereby amended to read:

- a. a minimum ten (10) foot wide landscape buffer strip;
- b. a six (6) foot high black vinyl coated chain link fence;



- c. one (1) canopy tree planted for each twenty (20) linear feet of the property line, alternating on both sides of the fence;
- d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters, alternating on both sides of the fence;
- e. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation, to be planted on both sides of the fence; and
- f. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of thirty-six (36) inches at installation, to be planted on the exterior side of the fence. (CO: LANDSCAPE - Zoning)

H. LANDSCAPING ALONG WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

1. Voluntary Commitment C.1 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

Landscaping and buffering along the west property line, shall be upgraded to include:

- a. A minimum ten (10) foot wide landscape buffer strip; and
- b. A continuous two (2) foot high berm measured from finished grade;
- c. One (1) canopy tree planted every twenty (20) feet on center on the plateau of the berm;
- d. Two (2) native evergreen shrubs minimum six (6) foot high planted on the plateau of the berm and evenly spaced between the canopy tree locations;
- e. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center; and
- f. Twenty-four (24) inch high shrub or hedge material, set back minimum three (3) feet from property line, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches. (CO: LANDSCAPE)

Is hereby amended to read:

- a. a minimum ten (10) foot wide landscape buffer strip;
- b. a continuous one and half (1.5) foot high berm measured from top of curb; and
- c. one (1) canopy tree planted for each twenty (20) linear feet of the property line;
- d. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
- e. one (1) shrub for each two (2) linear feet of the property line. Shrubs shall be located at the plateau of the berm. Shrubs shall be a minimum height of sixty (60) inches at installation and shall be maintained at a minimum height of seventy-two (72) inches at maturity; and
- f. one (1) shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation and shall be set back minimum three (3) feet from property line. Shrub shall be maintained minimum height of forty-eight (48) inches at maturity. (CO: LANDSCAPE - Zoning)

I. LIGHTING

1. 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. (CO / ONGOING: BLDG / CODE ENF - Zoning)
2. All outdoor, freestanding lighting fixtures shall not exceed twenty-five (25) feet in height measured from finished grade to highest point, and shall be setback a minimum of twenty-five (25) feet from the west property line. (CO: BLDG - Zoning)
3. 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 - Zoning)

J. SCHOOL BOARD

1. Voluntary Commitment H.1. of R-1997-1300, Petition Z1996-086, which currently states:

The petitioner shall post in a clear and visible location in all sales offices and model homes a sign provided by the School Board of Palm Beach County which indicates that school age children in the development may not be assigned to the most proximate public school because of overcrowding, racial balancing, or other School Board policies. (ONGOING: SCHOOL BOARD-School Board)

Is hereby amended to read:

The property owner shall post a notice of annual boundary school assignments for students from this development. A sign 11" X 17" shall be posted in a clear and visible location in all sales offices and models with the following:

**"NOTICE TO HOME BUYERS/TENANTS"**

School age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. Please contact the Palm Beach County School District Boundary Office at (561) 434-8100 for the most current school assignment(s). (ONGOING: SCHOOL BOARD-School Board)

K. SIGNS

1. Voluntary Commitment 1.1 of Resolution R-1997-1300, Petition Z1996-086, which currently states:

Freestanding signs fronting on Sims Road shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - eight (8) feet;
- b. Maximum sign face area per side - 60 square feet;
- c. Maximum number of signs - one (1); and
- d. Style - monument style only. (CO: BLDG)

Is hereby amended to read:

Sign shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point - six (6) feet;
  - b. maximum sign face area per side – fifty (50) square feet;
  - c. maximum number of signs - one (1) pair;
  - d. style - monument style only; and,
  - e. location - frontage of Sims Road.
  - f. Signs shall be limited to identification of the residential community only. (CO: BLDG - Zoning)
2. No signs shall be permitted on Aspen Ridge Circle. (CO: BLDG) (Previous Voluntary Commitment 1.2 of Resolution R-1997-1300, Petition Z1996-086)

L. 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. Voluntary Commitment J.I of Resolution R-1997-1300, Petition Z1996-086, which currently states:

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 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 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)**

Is hereby amended to read:

Failure to comply with any of the voluntary commitments 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 voluntary commitments.

Appeals of any departmental administrative actions hereunder maybe 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. (ONGOING:MONITORING-Zoning)